

BZA RESOLUTION NO. 42-88

WHEREAS, Cornerstone Church of God, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit the establishment of a child daycare center on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lots 1 and 2, Block A, Replat of Sower's Gardens, Sedgwick County, Kansas. Generally located at the southeast corner of Glenn and Crawford (2706 S. Glenn).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of November 22, 1988, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for an exception under the provisions of Section 2.12.590.C, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has authority to permit the establishment of a child daycare center on property zoned the "AA" One-Family Dwelling District, subject to the conditions outlined in Section 28.04.185, Code of the City of Wichita.

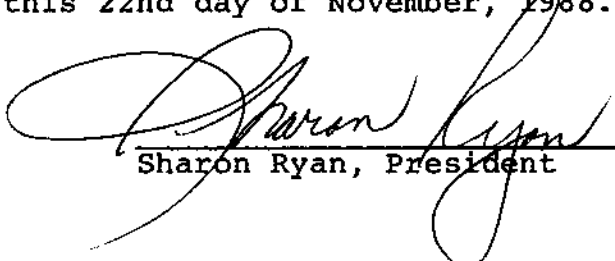
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit the establishment of a child daycare center on property zoned the "AA" One-Family Dwelling District and legally described as follows:

Lots 1 and 2, Block A, Replat of Sower's Gardens, Sedgwick County, Kansas. Generally located at the southeast corner of Glenn and Crawford (2706 S. Glenn).

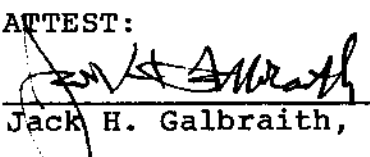
subject to the following conditions:

1. The center shall comply with the licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State and the City.
2. Because of this site's close proximity to single-family dwellings, outdoor play shall be limited to the hours between 9:00 a.m. and 4:00 p.m.
3. Parking shall be provided at the ratio of one space for every teacher and employee, plus one space for each vehicle used in the operation of the center. When the capacity of the center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.
4. A 6-foot to 8-foot high solid fence shall be constructed along the east and south property lines, but shall be reduced to 3 feet in height within the north 25 feet.
5. The location of the new construction, playground and parking lot shall be substantially in compliance with the revised site plan as submitted to the Board, subject to variance of the rear yard requirement (see BZA 51-88).

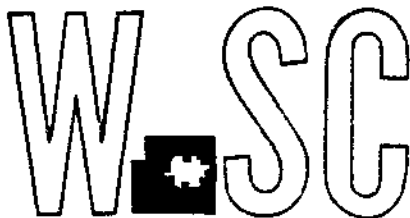
ADOPTED AT WICHITA, KANSAS, this 22nd day of November, 1988.


Sharon Ryan, President

ATTEST:


Jack H. Galbraith, Secretary

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

November 23, 1988

Pastor Wade S. Kerns
3042 Exchange
Wichita, KS 67211


Re: BZA 42-88 - Exception to permit a child daycare center at
2706 S. Glenn.

Dear Pastor Kerns:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on November 22, 1988. This resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,


Louise Olivarez
Assistant Secretary
Board of Zoning Appeals

LO:jcm
Enclosure

cc: Monty Robson, Superintendent of Central Inspection
Joe Donnelly, Zoning Administrator, CID
Dale Rea, Deputy City Clerk

FILE COPY

4. A 6-foot to 8-foot high solid fence shall be constructed along the east and south property lines, but shall be reduced to 3 feet in height within the north 25 feet and the west 6 feet thereof.
5. The location of the new construction, playground and parking lot shall be substantially in compliance with the revised site plan as submitted to the Board, subject to variance of the rear yard requirement (see BZA 51-88).

November 22, 1988

REVISED SECRETARY'S REPORT

CASE NUMBER: BZA 42-88

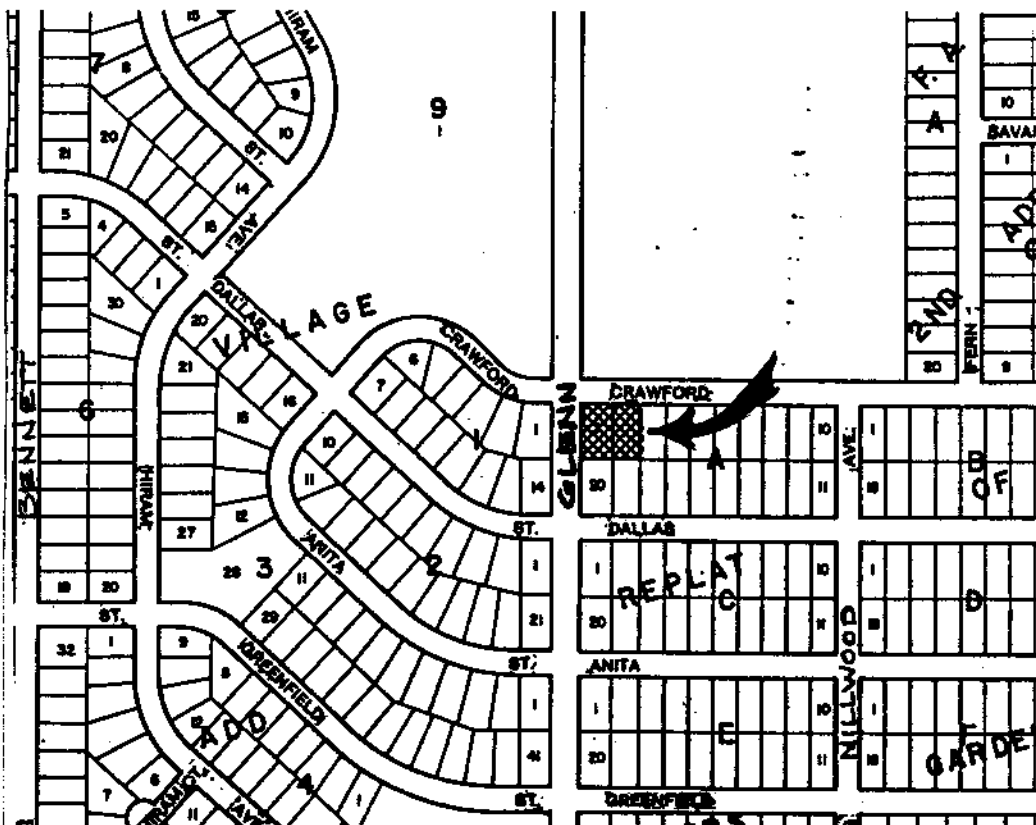
OWNER/APPLICANT/AGENT: Cornerstone Church of God (owner/applicant)
Pastor Wade Kerns (agent)

REQUEST: Exception to permit the establishment of a
child day care center.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 148.5 ft. x 135 ft.

LOCATION: Southeast corner of Glenn & Crawford
(2706 S. Glenn)



JURISDICTION: The Board has jurisdiction to consider this request under the provisions outlined in Section 2.12.590.C, Code of the City of Wichita. The Board may grant the exception, provided the conditions set out in Section 28.04.185 can be complied with.

BACKGROUND: The applicant, Cornerstone Church of God, is requesting an exception to permit the establishment of a day care center on platted property approximately 1/2 acre in size which is located at the southeast corner of Glenn and Crawford. The existing brick church building contains 1,950 square feet and observes a 30-foot setback from Crawford and approximately a 28-foot setback from Glenn. The case has been deferred from the last two agendas to allow time for a revised site plan to be prepared. The revised plan shows that a new 2,600 sq. ft. metal building would be constructed south of the church to house the day care center and new handicapped access to the sanctuary. A vestibule addition is also proposed now for the west side of the sanctuary. The required building setback from Glenn was verified by Central Inspection to be only 6 feet, because this is defined as a side yard. The revised site plan does require a variance of the required 20-foot rear yard, however (see BZA 51-88).

The day care center is still proposed for up to 60 children between the ages of 2 and 12 years and will be operated between the hours of 6 a.m. and 6 p.m. Mondays through Fridays (except holidays). The playground is now proposed on the east side of the new building and has been enlarged to approximately 2,200 square feet with the paved portion being adjacent to the sanctuary.

A solid fence, or 25-foot yard, is required for all public or semi-public buildings located in the "AA" district when adjoining another building site. This will help in separating the uses on this property from the single-family uses to the east and south.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Public junior high school
SOUTH	"AA"	One-family dwellings
EAST	"AA"	One-family dwellings
WEST	"AA"	One-family dwellings

RECOMMENDATION: Should the Board determine that a child daycare center is appropriate at this location, it is recommended that the exception be approved, subject to the following conditions:

1. The center shall comply with the licensing requirements of the Kansas State Department of Health, including all building and fire safety regulations of the State and the City.
2. Because of this site's close proximity to single-family dwellings, outdoor play shall be limited to the hours between 9:00 a.m. and 4:00 p.m.
3. Parking shall be provided at the ratio of one space for every teacher and employee, plus one space for each vehicle used in the operation of the center. When the capacity of the center exceeds twelve, one off-street loading space shall be provided for each ten children or major fraction thereof.