

BZA RESOLUTION NO. 2-91

WHEREAS, All Saints Catholic Church, pursuant to Section 2.12.590.C, Code of the City of Wichita, requests an exception to permit a child care center and private kindergarten on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Beginning 105 feet east of the northwest corner of Lot 1, Replat of Part of Pineridge Addition to Wichita, Sedgwick County, Kansas; thence south 160 feet; thence east 30 feet; thence southeasterly 280 feet more or less to a point 400 feet south and 170 feet east of the point of beginning; thence east 120 feet; thence north 400 feet; thence west 290 feet to the point of beginning. Generally located on the south side of Grand in an area east of Hillside (3213 E. Grand).

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 March 26, 1991, 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 a child care center and private kindergarten on property zoned the "A" Two-Family Dwelling District, subject to the conditions outlined in Section 28.04.185.2, Code of the City of Wichita.

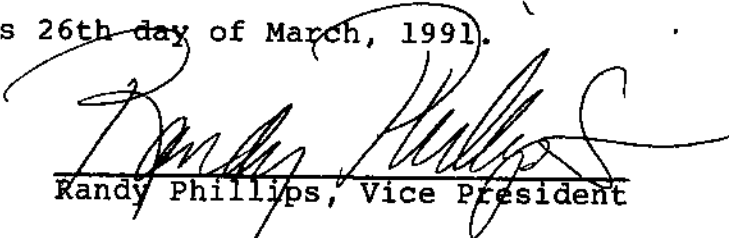
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this application be approved to permit a child care center and private kindergarten on property zoned the "A" Two-Family Dwelling District and legally described as follows:

Beginning 105 feet east of the northwest corner of Lot 1, Replat of Part of Pineridge Addition to Wichita, Sedgwick County, Kansas; thence south 160 feet; thence east 30 feet; thence southeasterly 280 feet more or less to a point 400 feet south and 170 feet east of the point of beginning; thence east 120 feet; thence north 400 feet; thence west 290 feet to the point of beginning. Generally located on the south side of Grand in an area east of Hillside (3213 E. Grand).

subject to the following conditions:

1. The facility shall comply with the regulatory requirements of a federal, state or local governmental agency, including all building and fire safety regulations of the State of Kansas and the City.
2. In addition to the existing paved parking lots located within the overall All Saints "campus", there shall be provided in conjunction with this kindergarten and child care facility 7 parking spaces to the west of the building and 5 loading spaces to the south of the building, as shown on the site plan submitted with this application.

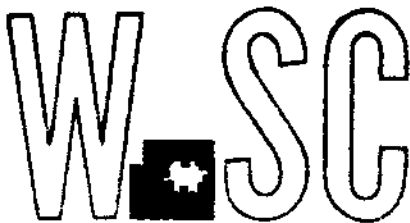
ADOPTED AT WICHITA, KANSAS, this 26th day of March, 1991.


Randy Phillips, Vice President

ATTEST:


Louise Olivarez, Secretary

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4581

March 27, 1991

Arthur Busch, Pastor
All Saints Catholic Church
3205 E. Grand
Wichita, KS 67218

Re: BZA 2-91 - Exception to permit a child care center and private kindergarten on property zoned the "A" Two-Family Dwelling District, located on the south side of Grand in an area east of Hillside (3213 E. Grand).

Dear Pastor Busch:

Enclosed is a signed copy of the above-referenced BZA resolution adopted by the Board of Zoning Appeals on March 26, 1991. 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. A copy of the site plan referenced in condition #2 is also enclosed.

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, Secretary
Board of Zoning Appeals

LO:jcm
Enclosures

cc: Michael Sauerwein, Sauerwein Construction Co., Inc., Box
13057, 67213
Morris Perkins, 120 N. Belmont, 67208
Paul Hays, OCI
Lance Flowers, OCI
Pat Burnett, Deputy City Clerk

BACKGROUND: The All Saints Catholic Church facilities are located on approximately 11 acres of land between Grand and Harry in an area east of Hillside. In addition to the church building, there is a rectory, several school buildings and a former convent. It is in this convent building that they wish to locate a child day care center and a private kindergarten. The child care center will be a new operation, but they already have a kindergarten associated with their private school which accommodates students through the 8th grade. To make room for more upper grade classrooms, the kindergarten will be moved over to the former convent building. There is ample parking already on site for the private school and kindergarten, as well as for the proposed child care center. The traffic engineer approved the site circulation and parking plan, which includes 7 parking spaces west of the building and 5 loading spaces south of the building in addition to the existing paved parking lot to the south.

The agent/general contractor has stated the building remodeling will provide space for approximately 100 children in the day care and 30 in the kindergarten. Hours of operation are anticipated to be between 7 a.m. and 6 p.m. for the day care.

ADJACENT ZONING AND LAND USE:

NORTH	"B"	Parking lot for medical office/hospital uses
SOUTH	"A"	Parking lot for All Saints facility
EAST	"A"	Private school for All Saints
WEST	"A"	Church and rectory for All Saints

RECOMMENDATION: Should the Board determine that a child care center and private kindergarten are appropriate at this location, it is recommended that the exception be approved, subject to the following condition:

1. The facility shall comply with the regulatory requirements of a federal, state or local governmental agency, including all building and fire safety regulations of the State of Kansas and the City.
2. In addition to the existing paved parking lots located within the overall All Saints "campus", there shall be provided in conjunction with this kindergarten and child care facility 7 parking spaces to the west of the building and 5 loading spaces to the south of the building, as shown on the site plan submitted with this application.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO. 3

March 26, 1991

SECRETARY'S REPORT

CASE NUMBER:

BZA 2-91

OWNER/APPLICANT/AGENT:

All Saints Catholic Church (owner/applicant)
Reverend Arthur Busch (agent)
Michael Sauerwein (agent/general contractor)

REQUEST:

Exception to permit a child care center and private kindergarten.

CURRENT ZONING:

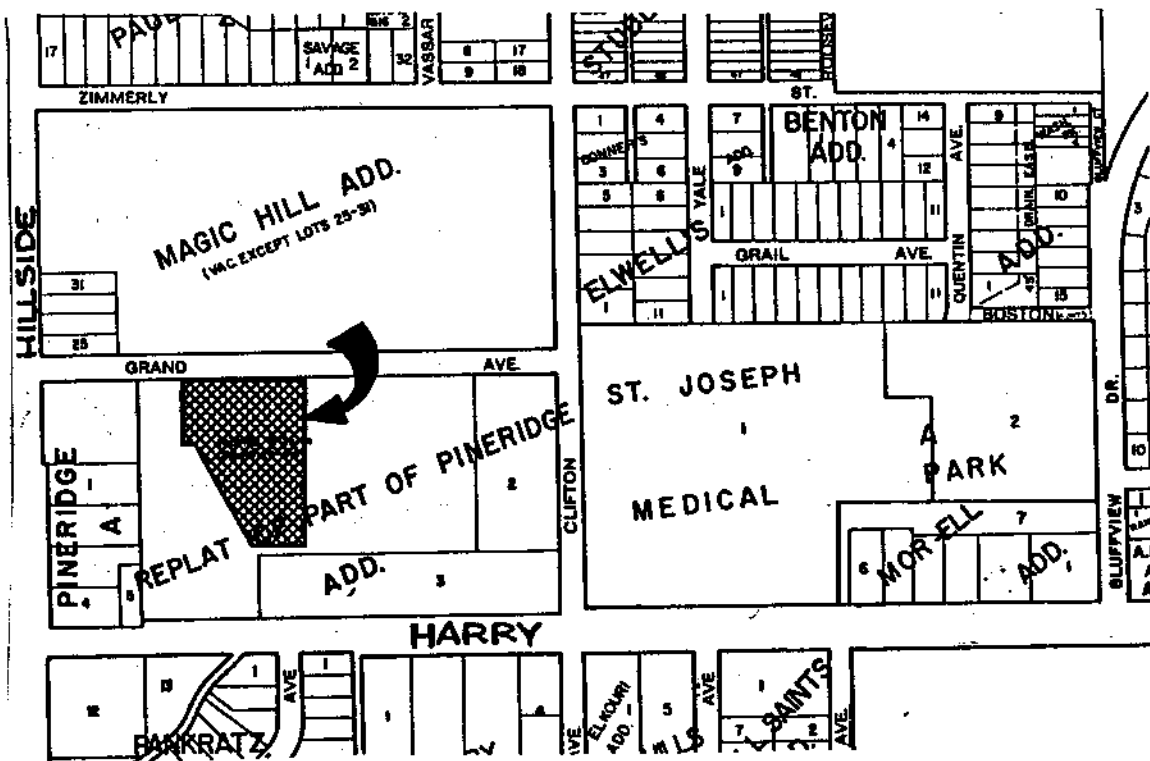
"A" Two-Family Dwelling District

SITE SIZE:

2.1 acres

LOCATION:

South side of Grand in an area east of Hill-side (3213 E. Grand)



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 28.04.185.2 can be complied with.