



FILE COPY

**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 18, 2005

Rev. H. P. Malone  
Holy Savior Parish  
1425 N. Chautauqua St.  
Wichita, KS 67214-2426

**RE: CON2005-37 – Conditional Use to permit “Community Assembly”, on property zoned “TF-3” Two-family Residential. Generally located at the southeast corner of Erie and 14th Street (1432 N. Erie). (District I)**

Dear Ladies and Gentlemen:

At its regular meeting on October 6, 2005, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request subject to the conditions stated in the enclosed resolution.

If you have any questions concerning this case please contact our office at 268-4421.

Sincerely,

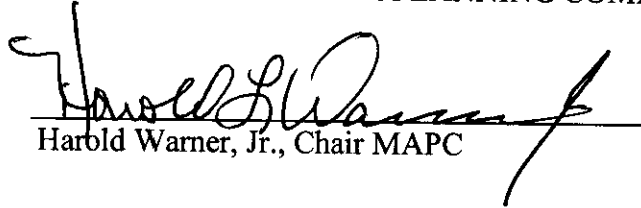
Dale Miller, Manager  
Current Plans Division

DLM/rms

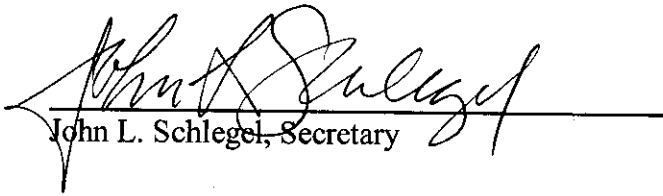
Cc: Eldon Thompson, Mental Health Assoc. of SC KS, 555 N. Woodlawn, Ste. 3105,  
Wichita, KS 67208  
Darian Rohr, Mental Health Assoc. of SC KS, 555 N. Woodlawn, Ste. 3105,  
Wichita, KS 67208  
Carl Brewer, WCC I, Mail Stop 1-13  
Kurt Schroeder, Office of Central Inspection, Mail Stop 1-72  
Randy Sparkman, Office of Central Inspection, Mail Stop 1-72  
Paul Hays, Office of Central Inspection, Mail Stop 1-72  
J.R. Cox, Office of Central Inspection, Mail Stop 1-72

Adopted this 6TH DAY of OCTOBER, 2005. This resolution shall become effective on the fifteenth day after the date last noted above unless the matter is forwarded to the Governing Body for final action under the provisions of Section V-D.6. When any one or more of the exceptions listed in Section V-D.6 exist, this resolution with its conditions of approval shall be considered a recommendation of the MAPC to the Governing Body which shall then have final authority to approve, approve with conditions or modifications, or deny the Conditional Use application.

METROPOLITAN AREA PLANNING COMMISSION

  
Harold Warner, Jr., Chair MAPC

ATTEST:

  
John L. Schlegel, Secretary

## **CONDITIONAL USE RESOLUTION NO. CON2005-00037**

**WHEREAS**, Catholic Dioceses of Wichita (H. Pat Malone)/Mental Health Association of South Central Kansas, (Eldon Thompson) (Owners/Applicants); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to permit "Community Assembly" on 3.78 acres zoned "TF-3" Two-family Residential described as:

Odd Lots 1 through 47, inclusive, on Chautauqua Avenue and Even Lots 2-48, on Erie Avenue, Girard Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Erie and 14th Street (1432 N. Erie).

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of October 6, 2005, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow "Community Assembly" on 3.78 acres zoned "TF-3" Two-family Residential described as:

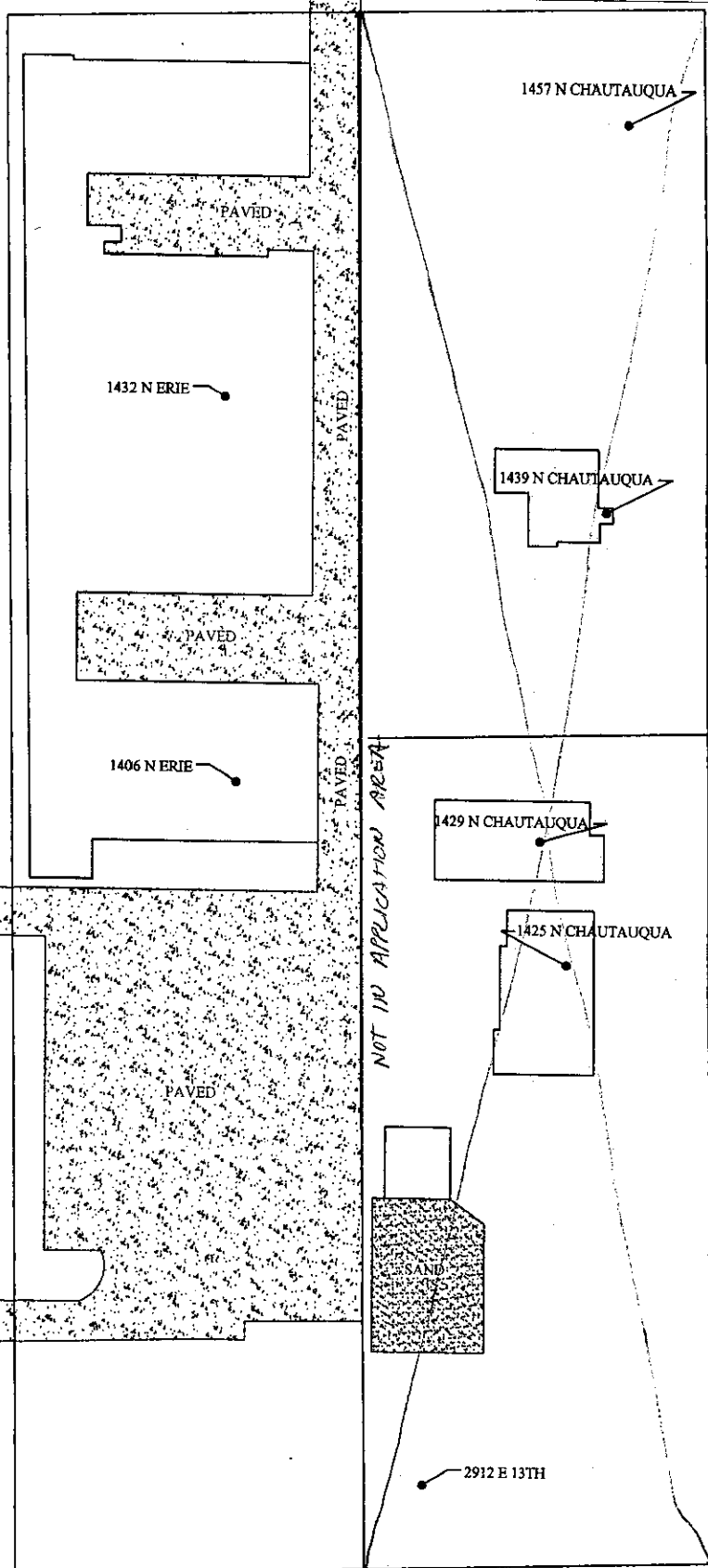
Odd Lots 1 through 47, inclusive, on Chautauqua Avenue and Even Lots 2-48, on Erie Avenue, Girard Addition, Wichita, Sedgwick County, Kansas. Generally located at the southeast corner of Erie and 14th Street (1432 N. Erie).

**APPROVED**, subject to the following conditions:

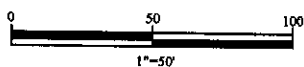
1. The church facilities located within the application area may be used by the Mental Health Association of South Central Kansas or a similar service provider to provide psychosocial services to special needs school children in grades K-12.
2. The maximum number of children to be served by this Conditional Use shall be limited to the capacity of the facility as established by the Fire Marshal or other fire or building code official, as appropriate.
3. Violation of any conditions of approval of this Conditional Use may result in the nullification of approval for this Conditional Use.

14<sup>TH</sup> STREET

ERIE  
60



CHAUTAUQUA  
60



CON 2005-37 MAPC 10-6-05

and other similar residential-serving uses.

6. Impact of the proposed development on community facilities: None identified, traffic may increase over current levels but not beyond the capacity of existing facilities to accommodate or of levels experienced in the past.

## STAFF REPORT

MAPC 10-6-05

**CASE NUMBER:** CON2005-00037

**APPLICANT/AGENT:** Catholic Diocese of Wichita (H. Pat Malone) / Mental Health Association of South Central Kansas (Eldon Thompson)

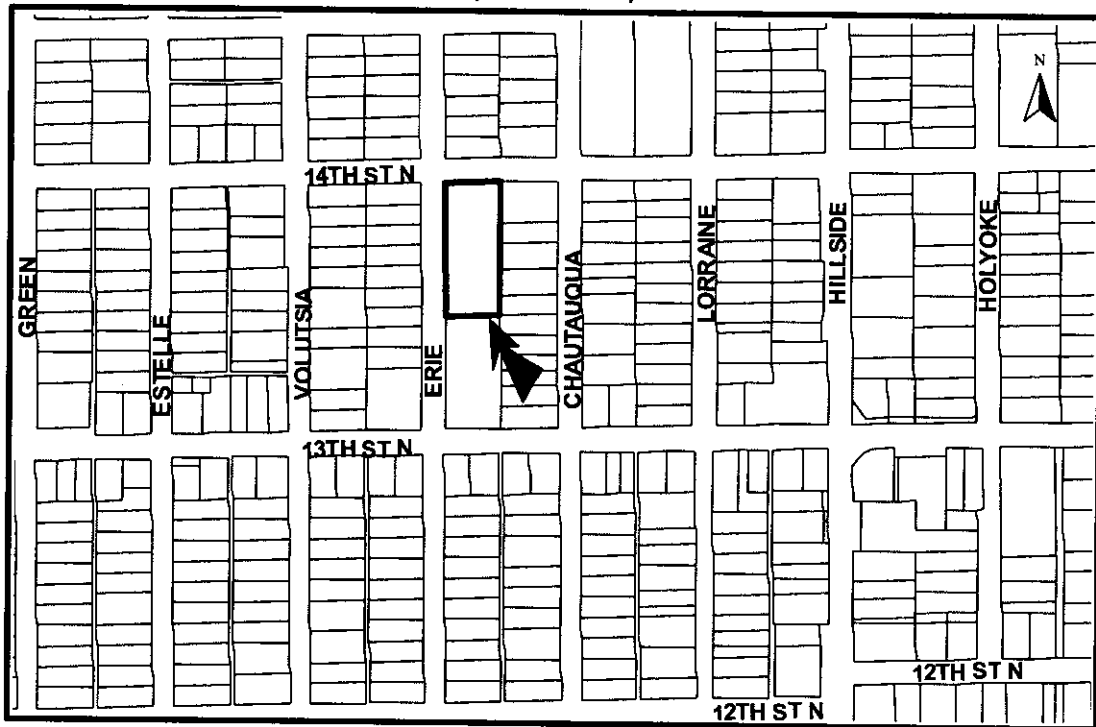
**REQUEST:** Conditional Use to permit "Community Assembly"

**CURRENT ZONING:** TF-3 Two-family Residential

**SITE SIZE:** 3.78 acres

**LOCATION:** Southeast corner of Erie and 14<sup>th</sup> Street (1432 N. Erie)

**PROPOSED USE:** Community Assembly



**BACKGROUND:** The application area is 3.78 platted acres that are located southeast of the intersection of Erie and 14<sup>th</sup> Street at 1432 North Erie, and is zoned TF-3 Two-family Residential. The Holy Savior church, which includes space that was at one time used for a church school, is located on the site. The church school that formerly existed at Holy Savior has been transferred to another church. The Mental Health Association of South Central Kansas provides psychosocial counseling and guidance services throughout south-central Kansas. They would like to provide psychosocial services to special needs children, grades K-12, at the Holy Savior church. During the school year, the Mental Health Association indicates they would provide serves to approximately 20 children per day, normally between the hours of 3:30 P.M. and 8:00 P.M. During the summer months their client load could be as high as 120 children a day between 8:30 A.M. and 3:30 P.M. The children will be brought to the church by their parents or the Mental Health Association will provide transportation. Most of the children served are from USD 259.

All surrounding property is zoned TF-3 Two-family Residential and is used for residential purposes. The church owns the entire block located between Erie and Chautauqua and 12<sup>th</sup> and 13<sup>th</sup> streets. So additional church property directly abuts the application area to the east and south.

If the church school still existed at this site this application would probably not be required since public schools and private schools with curriculums similar to public schools are allowed by right in residential zoning districts as the counseling services would most likely be considered as ancillary activities to school activities. Lacking the church school the Office of Central Inspection determined this application was necessary.

**CASE HISTORY:** Girard Addition was platted in 1887.

**ADJACENT ZONING AND LAND USE:**

NORTH: TF-3 Two-family Residential; residential  
SOUTH: TF-3 Two-family Residential; residential  
EAST: TF-3 Two-family Residential; residential  
WEST: TF-3 Two-family Residential; residential

**PUBLIC SERVICES:** All typical public services are available to the site. Erie and 14<sup>th</sup> streets are local serving residential streets.

**CONFORMANCE TO PLANS/POLICIES:** The *2030 Wichita Functional Land Use Guide* depicts this location as appropriate for "urban residential" uses. In addition to residences, this designation includes elementary and middle school facilities, churches, playgrounds, parks and other similar residential-serving uses.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to the following conditions:

1. The church facilities located within the application area may be used by the Mental Health Association of South Central Kansas or a similar service provider to provide psychosocial services to special needs school children in grades K-12.
2. The maximum number of children to be served by this Conditional Use shall be limited to the capacity of the facility as established by the Fire Marshal or other fire or building code official, as appropriate.
3. Violation of any conditions of approval of this Conditional Use may result in the nullification of approval for this Conditional Use.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: All property surrounding the application area is zoned TF-3 Two-family Residential and is used for residential uses.
2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned TF-3 Two-family Residential and developed with a church and church school and other church related uses. The property could continue to operate as currently zoned.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of this request should not detrimentally affect nearby property owners to any greater extent than when the church school was in operation. The zoning code permits schools by right in residential districts and this use should exhibit land use characteristics similar to a school since the client population is restricted to school age children, K-12. Even at its peak proposed use during the summer, the impact of the proposed use should be no more detrimental than that caused by the school.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: Denial would force the applicant to look for another site, and limit the applicant's ability to provide these type of services. This activity will also more fully utilize existing facilities located in the central city.
5. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The request is consistent with adopted plans in that in addition to residences, the urban residential land use designation includes elementary and middle school facilities, churches, playgrounds, parks



May 11, 2018

Scott Knebel  
Planning Department  
2nd Floor – The Ronald Reagan Building  
271 E. 3rd Street  
Wichita, Kansas 67201

CON2005-00037  
**APPROVED** *[Signature]*  
5-15-18

PLF2018-00166 *[Signature]*

Shared parking analysis  
per sec. IV-9.b. of the UZC

**RE: Shared Parking Analysis for the Holy Savior Catholic Church redevelopment project located at 13<sup>th</sup> Street North and Erie Street.**

Dear Mr. Knebel,

On behalf of our client, the Catholic Diocese of Wichita, our office is filing this parking analysis to account for the proposed number of parking spaces per Section IV-A.9(b). The subject property is undergoing an expansion to renovate the existing church and moving their associated school onto the same block.

This project will ultimately require a total of 165 parking spaces – 125 spaces devoted to the church use and another 40 spaces for the school use. Our intent is to provide a total of 125 spaces to serve both uses, or an approximate reduction of 25 percent. This reduction in the number of off-street parking spaces is based on the different time patterns of parking demand between the church's primary use during the weekends and nights, and the school's primary need for parking during the day Monday through Friday. This church campus is also situated within an established neighborhood, which should encourage pedestrian trips and further minimize the need for parking. Last, we are intending to provide the required number of parking spaces for persons with disabilities.

Our office is assisting the client in obtaining building permits through the MABCD, which will rely on the approval of this request. If you have any questions about this adjustment, please contact our office at 262-7271.

Sincerely,  
Baughman Company, P.A.

Russ Ewy, AICP

