CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 4, 2016

Christen Skaer
404 S. Edgemoor, Bldg. 100
Wichita, KS 67218

Jack Glaves
155 N Market, Ste. 1050
Wichita, KS 67202

Derrick Slocum
550 W Central Ave., # 1113
Wichita, KS 67203

RE: **CON2016-00049** - City Conditional Use request to allow a Animal Care Limited in GO General Office zoned property; generally located north of Kellogg on the east side of Edgemoor (404 S. Edgemoor)

Dear Applicants:

At its regular meeting on **October 20, 2016**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request.

No protests were filed. Attached is a copy of the resolution.

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

Sincerely,

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: Kyle J. McLaren, MABCD
J.R. Cox, MABCD
Lavonta Williams, Council Member District I
Kameelah Alexander, CSR District I

CONDITIONAL USE RESOLUTION NO. CON2016-00049

WHEREAS, Christen Skaer and Jack Glaves, (Owners/Applicants), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for a an Animal Care Limited Use on 0.38 acre zoned GO General Office described as:

LOTS 1 and 2 EXC E 20 FT THEREOF VILLAGE SQUARE ADDITION, generally located north of Kellogg on the east side of Edgemoor (404 S. Edgemoor)

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 20, 2016, 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 a Conditional Use for Personal Improvement Service on GO General Office zoned property described as:

LOTS 1 and 2 EXC E 20 FT THEREOF VILLAGE SQUARE ADDITION, generally located north of Kellogg on the east side of Edgemoor (404 S. Edgemoor)

Adopted this 20th Day of October 2016

METROPOLITAN AREA PLANNING COMMISSION

David W. Foster, Chair MAPC

ATTEST:

Dale Miller, Secretary

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

STAFF REPORT

MAPC October 20, 2016
DAB I November 7, 2016

CASE NUMBER: CON2016-00049

APPLICANT/AGENT: Christen Skaer and Jack Glaves (owner/applicant)
Derrick Slocum (Agent)

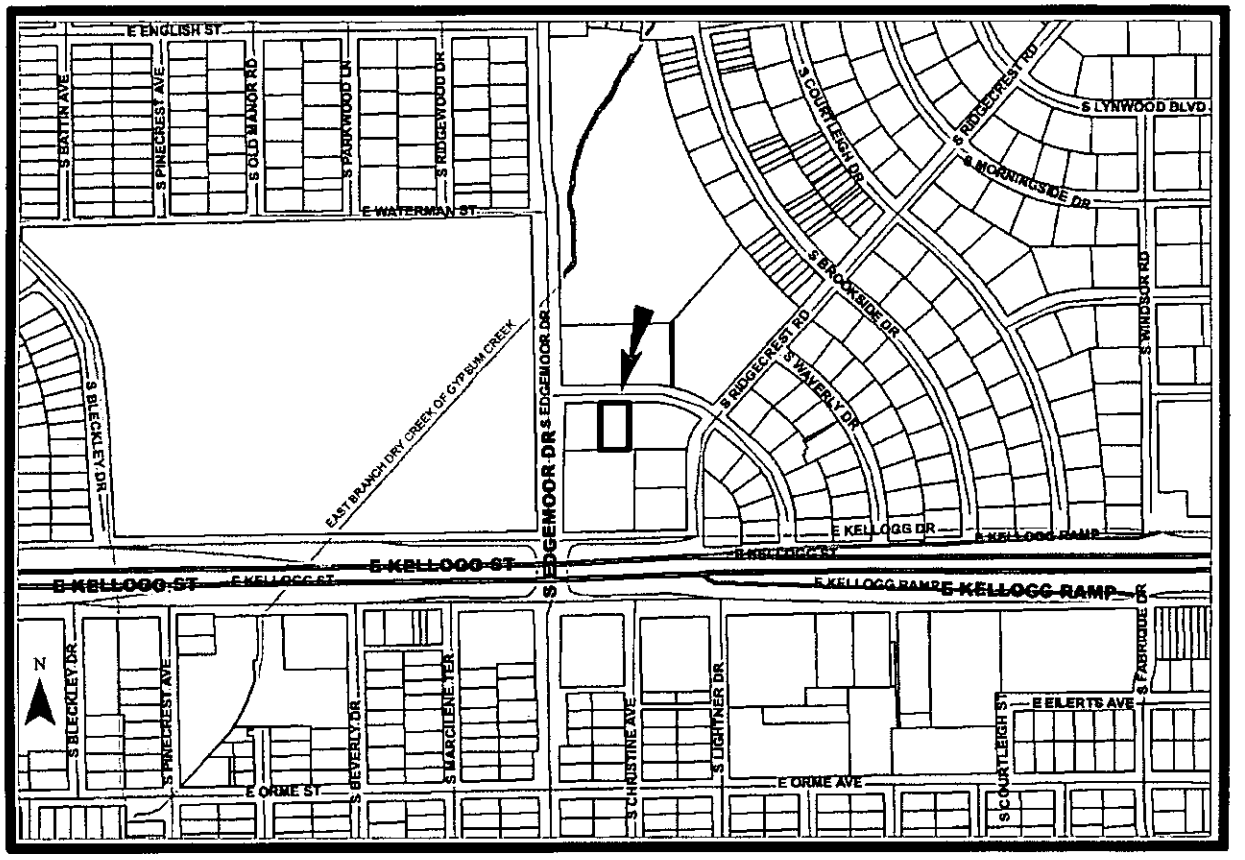
REQUEST: Conditional Use for Animal Care Limited

CURRENT ZONING: GO General Office

SITE SIZE: 0.38 acre

LOCATION: North of Kellogg on the East side of Edgemoor

PROPOSED USE: Expansion of Veterinary Clinic



BACKGROUND: The applicant requests a Conditional Use to provide boarding services and expand an existing veterinary clinic on property zoned GO General Office on at 404 S Edgemoor. The site is located north of Kellogg on the east side of Edgemoor, south of Lexington Drive. Lot 2 is currently vacant and will be the location of the expansion of the one-story commercial building on Lot 1 with on-site parking, as shown on the attached site plan.

Retail office uses abut the subject property. North of the site is SF-5 Single-Family zoning, east and west of the site is GO General Office zoning and south of the site is LC Limited Commercial zoning.

The Wichita-Sedgwick County Unified Zoning Code ("UZC") defines "Animal Care, Limited" as an establishment providing veterinary services for small animals (household pets) for which there are no outside animal runs, and for which boarding facilities may also be provided. When permitted by Conditional Use in GO district Animal Care, Limited is subject to Supplementary use Regulations (Sec. III-D.6.c) that requires:

1. Noise and odor. No noise or odors shall be discernible at the property line.
2. Animals. Treatment shall be limited to dogs, cats, and other small animals.
3. Outdoor runs. All animals shall be harbored indoors.

CASE HISTORY: The subject property was platted in 1997 as part of the Village Square Addition. Four lots in the addition were developed between 1999 and 2002. Currently two lots are unimproved. The existing veterinary clinic was permitted by Conditional Use (CON2000-00032) in 2000.

ADJACENT ZONING AND LAND USE:

NORTH:	SF-5	Fire and Rescue, Police
SOUTH:	LC	Retail Center
EAST:	GO	Strip Office Center
WEST:	GO	VA Hospital

PUBLIC SERVICES: The property is serviced by all publicly supplied municipal services. Edgemoor is a four-lane, two-way arterial. The site has one access to Edgemoor from South Lexington Drive.

CONFORMANCE TO PLANS/POLICIES: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Commercial." The Locational Guidelines indicate that expansion of existing uses to adjacent area should be supported.

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

1. The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to: licensing requirements, building, fire and utility regulations or codes.
2. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This recommendation is based on the following findings:

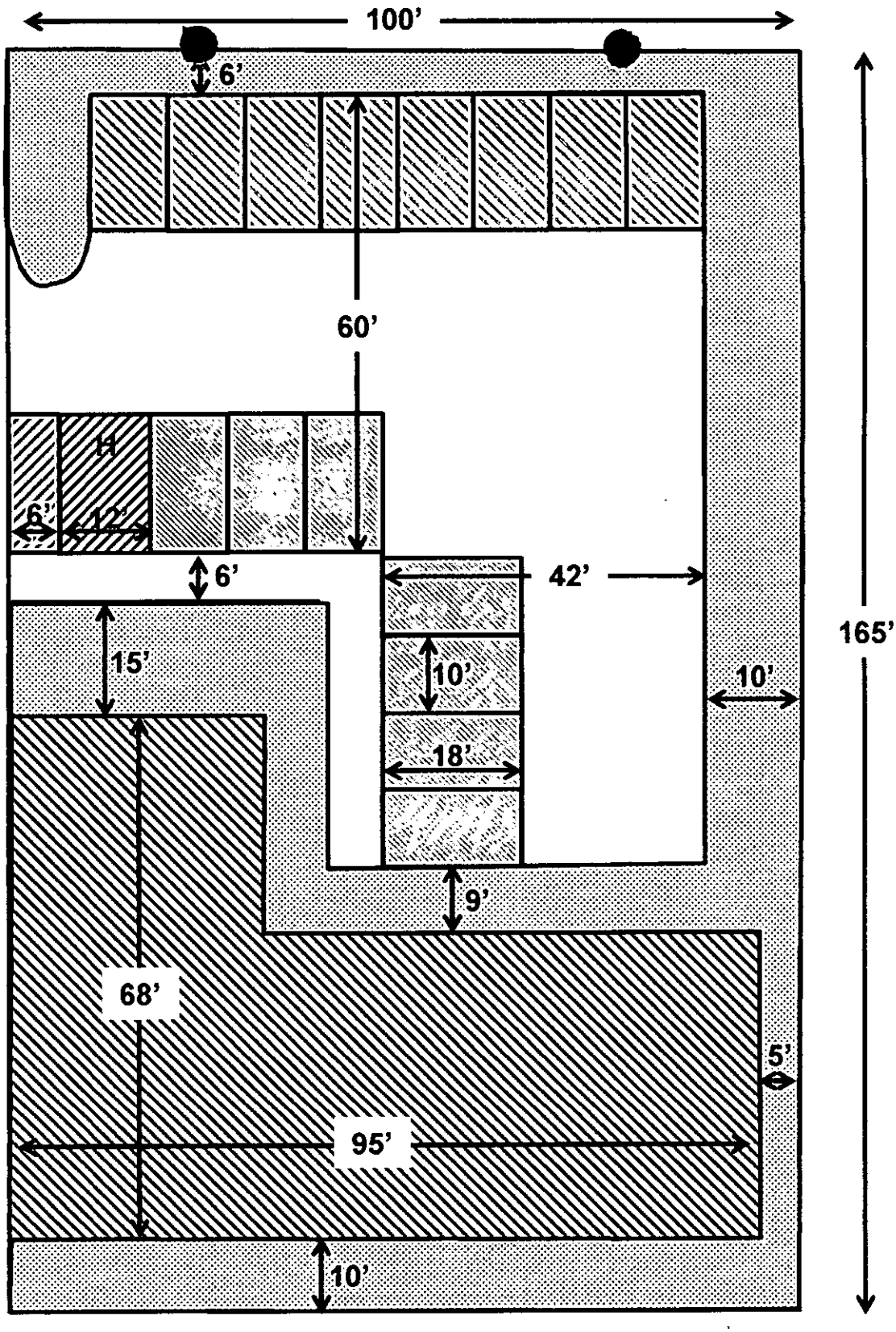
1. The zoning, uses and character of the neighborhood: Residential and office uses abut the subject property. West of the site is zoned TF-3 Two-Family Residential, north is B Multi-Family Residential, east and south of the site is zoned GO.

2. The suitability of the subject property for the uses to which it has been restricted: The property is zoned GO which allows a conditional use approval for Animal Care, Limited.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request should not detrimentally impact nearby properties. The site is developed with adequate on-site parking to accommodate the use.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The adopted Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as within the Established Central Area - the downtown core and mature neighborhoods surrounding it in a roughly three-mile radius. The Plan encourages infill development within the Established Central Area that maximizes public investment in existing and planned infrastructure and services. The Future Growth Concept Map identifies the area "Commercial." The Locational Guidelines indicate that expansion of existing uses to adjacent area should be supported.

5. Impact of the proposed development on community facilities: No additional community facilities demand will be created by allowing this request.



N

Skaer Veterinary Clinic Expansion

Conditional Use Site Plan

Scale: 0.30" = 6'

September 10, 2016

