Wichita-Sedgwick County Metropolitan Area Planning Department

August 23, 2023

Bradley and Julie Hanneman
6301 East Briar Rose Lane
Valley Center, KS 67147

RE: **CON2023-00028:** Conditional Use request in the County to permit an Accessory Apartment on property zoned RR Rural Residential located approximately one-quarter mile north of the intersection of E. 77th St. N. and N. 63rd St E. (6301 E. Briar Rose Lane).

Dear Applicants;

At its regular meeting on **August 23, 2023**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BOCC was to recommend **APPROVAL** of the request with the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.

2. Water and sewer services shall be connected to the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

3. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.

4. Development and maintenance of the site shall be in conformance with the approved site plan.

5. 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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

Sincerely,

Christina Rieth
Current Plans
Associate Planner

Copies to: MABCD

Wichita-Sedgwick County Metropolitan Area Planning Department

July 13, 2023

Bradley and Julie Hanneman
6301 East Briar Rose Lane
Valley Center, KS 67147

RE: **CON2023-00028:** Conditional Use request in the County to permit an Accessory Apartment on property zoned RR Rural Residential located approximately one-quarter mile north of the intersection of E. 77th St. N. and N. 63rd St E. (6301 E. Briar Rose Lane).

Dear Applicants;

At its regular meeting on **July 13, 2023**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request with the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.

2. Water and sewer services shall be connected to the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

3. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.

4. Development and maintenance of the site shall be in conformance with the approved site plan.

5. 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **July 27, 2023**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by **July 27, 2023 at 5:00 p.m.**

To ensure that Conditional Use applications would not be ruled invalid due to the recent American Warrior, Inc. v. Board of County Commissioners of Finney County, Kansas, the Planning Department is sending Conditional Use cases to the respective Governing Body for action. To do this, the Planning Director is submitting an appeal

for all Conditional Use applications, per UZC Sec. V.A.5. This application will be considered by the Board of County Commissioners on **Wednesday, August 23, 2023** beginning at 9:00 a.m.

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

Sincerely,

Christina Rieth
Current Plans
Associate Planner

Copies to: MABCD
Scott Salisbury, 8145 North Woodlawn Boulevard, Valley Center, KS 67147
Chris Bohm, 6201 East Briar Rose Lane, Valley Center, KS 67147
Joey Ritchie, 6220 East Briar Rose Lane, Valley Center, KS 67147

Published in The Ark Valley News on 184-2023
RESOLUTION NO. August 31, 2023

WHEREAS, Bradley and Julie Hanneman, (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 for an Accessory Apartment in the County, on property zoned Rural Residential at 6301 East Briar Rose Lane, and legally described as:

A tract of land lying in the Northeast Quarter of the Southeast Quarter of Section 36, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Southeast Quarter; thence N89°09′00″W, 30.00 feet along the South line of the Northeast Quarter of said Southeast Quarter to the point of beginning; thence N89°09′00″W, 360.00 feet; thence N14°23′45″W, 435.98 feet; thence N55°27′20″E, 282.23 feet to a point on a curve to the right, thence along said curve, 159.77 feet, said curve having a central angle of 34°32′40″, a radius of 265.00 feet, and a long chord of 157.26 feet, bearing N72°43′40″E; thence S90°00′00″E, 90.66 feet to a point lying 30.00 feet west of the East line of the Northeast Quarter of said Southeast Quarter; thence S00°27′20″W, 634.41 feet parallel to the said East line to the point of beginning.

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 July 13, 2023, consider said application; and

WHEREAS, the Board of County Commissioners 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 Board of County Commissioners that:

SECTION I. After having received a recommendation of the Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for an Accessory Apartment in the County, on property zoned Rural Residential at 6301 East Briar Rose Lane, and legally described as:

A tract of land lying in the Northeast Quarter of the Southeast Quarter of Section 36, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Southeast Quarter; thence N89°09′00″W, 30.00 feet along the South line of the Northeast Quarter of said Southeast Quarter to the point of beginning; thence N89°09′00″W, 360.00 feet; thence N14°23′45″W, 435.98 feet; thence N55°27′20″E, 282.23 feet to a point on a curve to the right, thence along said curve, 159.77 feet, said curve having a central angle of 34°32′40″, a radius of 265.00 feet, and a long chord of 157.26 feet, bearing N72°43′40″E; thence S90°00′00″E, 90.66 feet to a point lying 30.00 feet west of the East line of the Northeast Quarter of said Southeast Quarter; thence S00°27′20″W, 634.41 feet parallel to the said East line to the point of beginning.

Approval of the application is subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.

2. Water and sewer services shall be connected to the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

3. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.

4. Development and maintenance of the site shall be in conformance with the approved site plan.

5. 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall be effective upon publication in the official county newspaper.

[remainder of page intentionally left blank]

Commissioners present and voting were:

PETER F. MEITZNER	aye
SARAH LOPEZ	aye
DAVID T. DENNIS	aye
RYAN K. BATY	aye
JAMES M. HOWELL	aye

Dated this 23 day of August, 2023.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

for Karen S Bailey
KELLY B. ARNOLD, County Clerk

PETER F. MEITZNER, Chairman
Commissioner, First District

JAMES M. HOWELL, Chair Pro Tem
Commissioner, Fifth District

APPROVED AS TO FORM:

SARAH LOPEZ
Commissioner, Second District

KIRK W. SPONSEL
Deputy County Counselor

DAVID T. DENNIS
Commissioner, Third District

RYAN K. BATY
Commissioner, Fourth District

Public notice

(Published in The Ark Valley News Aug. 31, 2023.)

RESOLUTION NO. 184-2023

WHEREAS, Bradley and Julie Hanneman, (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 for an Accessory Apartment in the County, on property zoned Rural Residential at 6301 East Briar Rose Lane, and legally described as:

A tract of land lying in the Northeast Quarter of the Southeast Quarter of Section 36, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Southeast Quarter; thence N89°09'00"W, 30.00 feet along the South line of the Northeast Quarter of said Southeast Quarter to the point of beginning; thence N89°09'00"W, 360.00 feet; thence N14°23'45"W, 435.98 feet; thence N55°27'20"E, 282.23 feet to a point on a curve to the right, thence along said curve, 159.77 feet, said curve having a central angle of 34°32'40", a radius of 265.00 feet, and a long chord of 157.26 feet, bearing N72°43'40"E; thence S90°00'00"E, 90.66 feet to a point lying 30.00 feet west of the East line of the Northeast Quarter of said Southeast Quarter; thence S00°27'20"W, 634.41 feet parallel to the said East line to the point of beginning.

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 July 13, 2023, consider said application; and

WHEREAS, the Board of County Commissioners 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 Board of County Commissioners that:

SECTION I. After having received a recommendation of the Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow a Conditional Use for an Accessory Apartment in the County, on property zoned Rural Residential at 6301 East Briar Rose Lane, and legally described as:

A tract of land lying in the Northeast Quarter of the Southeast Quarter of Section 36, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Southeast Quarter; thence N89°09'00"W, 30.00 feet along the South line of the Northeast Quarter of said Southeast Quarter to the point of beginning; thence N89°09'00"W, 360.00 feet; thence N14°23'45"W, 435.98 feet; thence N55°27'20"E, 282.23 feet to a point on a curve to the right, thence along said curve, 159.77 feet, said curve having a central angle of 34°32'40", a radius of 265.00 feet, and a long chord of 157.26 feet, bearing N72°43'40"E; thence S90°00'00"E, 90.66 feet to a point lying 30.00 feet west of the East line of the Northeast Quarter of said Southeast Quarter; thence S00°27'20"W, 634.41 feet parallel to the said East line to the point of beginning.

Approval of the application is subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.

2. Water and sewer services shall be connected to the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

3. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.

4. Development and maintenance of the site shall be in conformance with the approved site plan.

5. 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall be effective upon publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	AYE
SARAH LOPEZ	AYE
DAVID T. DENNIS	AYE
RYAN K. BATY	AYE
JAMES M. HOWELL	AYE

Dated this 23rd day of August, 2023.

Commissioners present and voting were:

PETER F. MEITZNER	aye
SARAH LOPEZ	aye
DAVID T. DENNIS	aye
RYAN K. BATY	aye
JAMES M. HOWELL	aye

Dated this 23 day of August, 2023.

ATTEST:

KELLY B. ARNOLD

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

PETER F. MEITZNER, Chairman
Commissioner, First District

JAMES M. HOWELL, Chair Pro Tem
Commissioner, Fifth District

SARAH LOPEZ
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

RYAN K. BATY
Commissioner, Fourth District

APPROVED AS TO FORM

ERIK W. SPANEL
Deputy County Counselor

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and as published in the regular and entire issue of said wspaper for 1 consecutive weeks, the st publication thereof being made as aforesaid on the 22nd day of June, 2023. th subsequent publications being made on the lowing dates:

_____, 2023 _____, 2023
_____, 2023 _____, 2023
_____, 2023 _____, 2023

Chris Strunk

oscribed and sworn to before me this 22nd day June, 2023.

Notary Public

commission expires _____.

litional copies $ _____

ter's fee $ _____

Lisa K Strunk NOTARY PUBLIC COMMISSION EXPIRES 4/24/24 State of Kansas

Public notice

(Published in The Ark Valley News June 22, 2023.)

MAPC July 13, 2023
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN at on **Thursday, July 13, 2023, o earlier than 1:30 p.m.,** the ichita Sedgwick County Metropoli- n Area Planning Commission/ oard Zoning Appeals will consider e following applications. The eeting will be held at the Ronald eagan Building, 271 West Third treet, 2nd Floor, Wichita, KS 7202. Public participation may also ccur through virtual methods specified at the end of this notice). **f you have any questions regard- ng the meeting or items on this otice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at 316) 268 4421.**

CON2023-00027: Conditional Use request in the County for an Accessory Apartment on property zoned RR Rural Residential; generally located on the south side of West 69th Street North, within one-quarter mile west of North 183rd Street West (18801 W. 69th St. N.).

CON2023-00028: Conditional Use request in the County to permit an Accessory Apartment on property zoned RR Rural Residential located approximately one-quarter mile north of the intersection of E. 77th St. N. and N. 63rd St E. (6301 E. Briar Rose Lane).

CON2023-00029: Conditional Use request in the County to permit a Temporary Manufactured Home on property zoned RR Rural Residential District; generally located north of West 119th Street South and approximately one-half mile west of South 151st Street West (15958 W. 119th St. S.).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

Options to participate (see below):

1) Participate virtually
2) Attend in-person at the Ronald Reagan Building
3) Submit comments ahead of time

Participate Virtually
Join Zoom Meeting
https://us06web.zoom.us/j/4089866967?pwd=a0k3bW0ySIBNbFJQTDFyV0xPVDBXUT09

Meeting ID: 408 986 6967
Passcode: 094136
One tap mobile
+16699006833,,4089866967#,,,*094136# US (San Jose)
+17193594580,,4089866967#,,,*094136# US

Meeting ID: 408 986 6967
Passcode: 094136
Find your local number: https://us06web.zoom.us/u/kc65codfb1

Attend In-Person
You may also participate in the hearing in-person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5pm, 3 days prior to the meeting.

Submit Comments Ahead of Time
You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email Planning@wichita.gov
Mailing Address Wichita-Sedgwick County Metropolitan Area Planning Department
Attn: **Scott Wadle**
271 W. 3rd Street – Suite 201
Wichita, KS 67202
Phone 316.268.4421
Fax 316.858.7764

WITNESS MY HAND on June 22, 2023

Scott Wadle, Secretary
Wichita Sedgwick County Metropolitan Area Planning Commission

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.3

STAFF REPORT
MAPC: July 13, 2023

CASE NUMBER:	CON2023-00028 (County)
APPLICANT/OWNER:	Bradley and Julie Hanneman (Applicants)
REQUEST:	Conditional Use to permit an Accessory Apartment
CURRENT ZONING:	RR Rural Residential
SITE SIZE:	5.26 acres
LOCATION:	Generally located north of 77th Street North and west of 63rd Street East (6301 East Briar Rose Lane).
PROPOSED USE:	Accessory Apartment
RECOMMENDATION:	Approval with conditions.



BACKGROUND: The applicant is requesting a Conditional Use to allow an Accessory Apartment on property zoned RR Rural Residential District. The 5.26-acre subject site is generally located north of 77th Street North and west of 63rd Street East in unincorporated Sedgwick County (6301 East Briar Rose Lane). The property is currently developed with a single-family dwelling. The Accessory Apartment will be a new building on the site.

According to the site plan, the applicant plans to construct an additional driveway off the existing driveway for the proposed Accessory Apartment. Because the subject site is larger than five acres, the accessory structure is permitted in front of the principal structure. The Accessory Apartment will measure 30 feet on the north end, 35 feet on the south end, and 60 feet on the east and west ends.

The Wichita-Sedgwick County Unified Zoning Code ("UZC") defines an "Accessory Apartment" (Art. II.Sec. II-B.1.b) as a dwelling unit that may be wholly within or may be detached from a principal single-family dwelling unit. Accessory Apartments are also subject to Supplementary Use Regulation Art. III.Sec.III-D.6.a:

1. a maximum of one Accessory Apartment may be allowed on the same lot as a single-family dwelling unit that may be within the main building, within an accessory building or constructed as an Accessory Apartment;
2. the appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood;
3. the Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and the ownership shall not be divided or sold as a condominium, and
4. the water and sewer service provided to the Accessory Apartment shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

The character of the neighborhood is rural and low-density residential. All adjacent properties are zoned RR Rural Residential District. Properties to the north and west are developed with single-family dwellings. Properties to the east and south are in use as agricultural land.

CASE HISTORY: The property is unplatted. Section 3 of the Subdivision Regulations states that any expansion of residential uses is exempt from the platting process. There are no zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Single-family dwelling
SOUTH:	RR	Agriculture
EAST:	RR	Agriculture
WEST:	RR	Single-family dwelling

PUBLIC SERVICES: This site has access to East Briar Rose Lane, which is a gravel, two-lane local street. The property uses a septic system. The subject site is served by Sedgwick County Rural Water District 2.

CONFORMANCE TO PLANS/POLICIES: The request for an Accessory Apartment is in conformance with the *Community Investments Plan*. The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as being in the Rural Growth Area on the 2035 Urban Growth Areas Map. This category "encompasses land outside the 2035 urban growth areas for Wichita and the small cities. Agricultural uses, rural based businesses, and larger lot residential exurban subdivision likely will be developed in this area."

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

(1) The Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family residence and the ownership shall not be divided or sold as a condominium. The exterior materials are to be complimentary to the main structure.

(2) Water and sewer services shall be the same as the main structure and provided in compliance with the Sedgwick County Sanitation Code before a building permit will be issued. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

(3) The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning.

(4) Development and maintenance of the site shall be in conformance with the approved site plan.

(5) 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

(1) **The zoning, uses and character of the neighborhood**: The character of the neighborhood is rural and low-density residential. All adjacent properties are zoned RR Rural Residential District. Properties to the north and west are developed with single-family dwellings. Properties to the east and south are in use as agricultural land.

(2) **The suitability of the subject property for the uses to which it has been restricted**: The subject site is currently zoned RR Rural Residential which is suitable for the existing single-family residence. The size of the property can easily accommodate a separate Accessory Apartment and the additional required parking space.

(3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate that approval of the request will generate significant amounts of additional traffic and there is ample space for parking on site. The conditions of approval should minimize any potential detrimental impacts.

(4) **Length of time subject property has remained vacant as zoned**: The subject property is not vacant. The property has been developed with a single-family residential dwelling since 1998.

(5) **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant**: It is not anticipated that the requested Conditional Use will have an effect on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicant.

(6) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The request for an Accessory Apartment is in conformance with the *Community Investments Plan*, as discussed in this staff report.

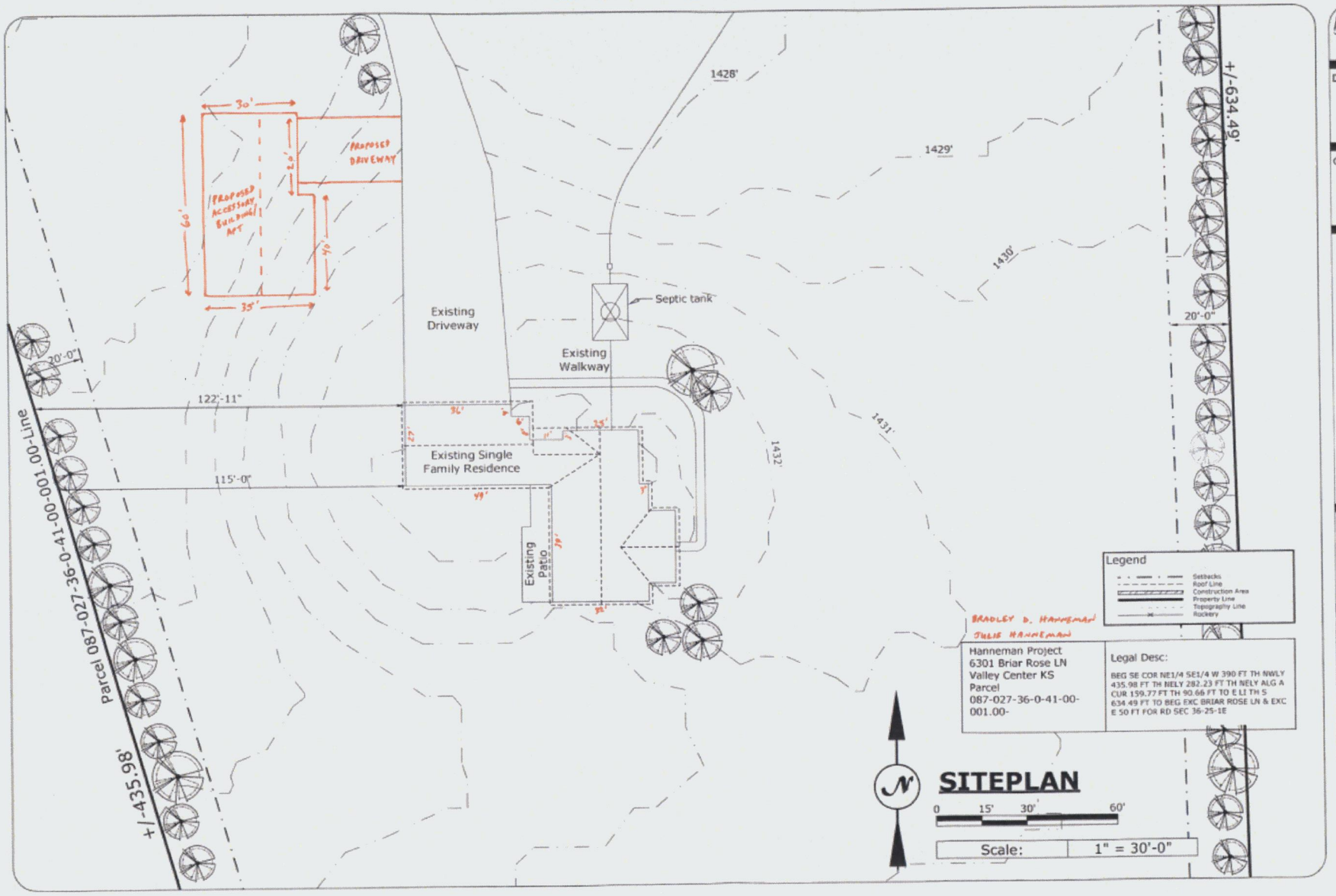
(7) **Impact of the proposed development on community facilities**: Staff expect that there will be minimal impact on public roads and services.

(8) **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff did not receive any public comment on the requested Conditional Use.

Attachments:

1. Site Plans
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos

CONDITIONAL USE - ACCESSORY BUILDING/APT.



FastSitePlans
www.fastsiteplans.com

DESIGNED BY:
Fast Site Plans, LLC.
siteplans@fastsiteplans.com
www.fastsiteplans.com

CLIENT:
Brad Hanneman

FAST SITE PLANS DRAFTING SERVICES
HANNEMAN SITEPLAN DRAWING
6301 BRIAR ROSE LN VALLEY CENTER, KS

DISCLAIMER:
PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. WHILE WE DO NOT DOUBT THE FLOOR PLANS ACCURACY, WE MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY, STRUCTURAL, AND CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION AS THE SUITABILITY OF THE PROPERTY FOR YOUR SPACE REQUIREMENTS.

DATE: MAY 31, 2023
SCALE: 1" = 30'-0"
Drawn by: AN
siteplans@fastsiteplans.com

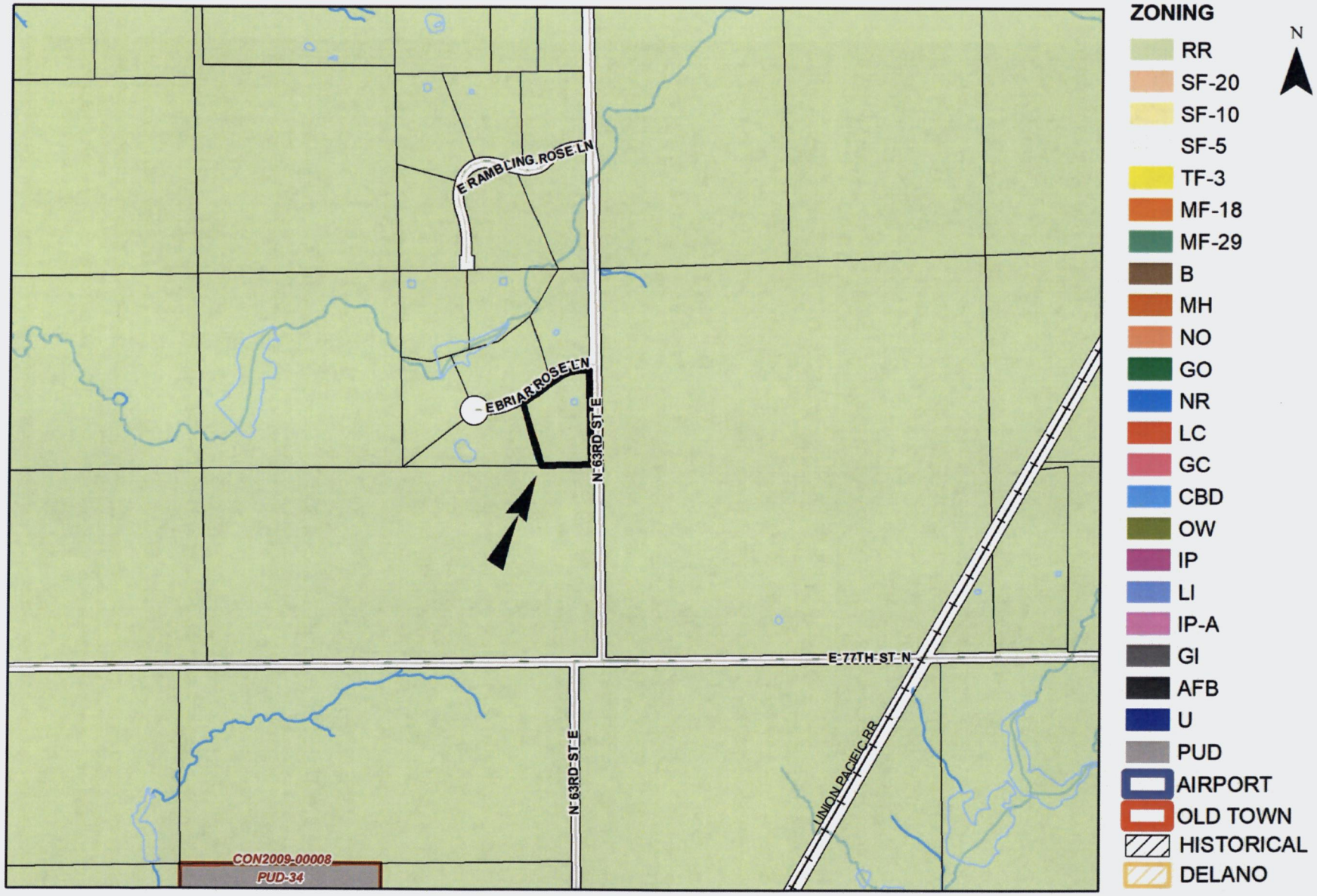
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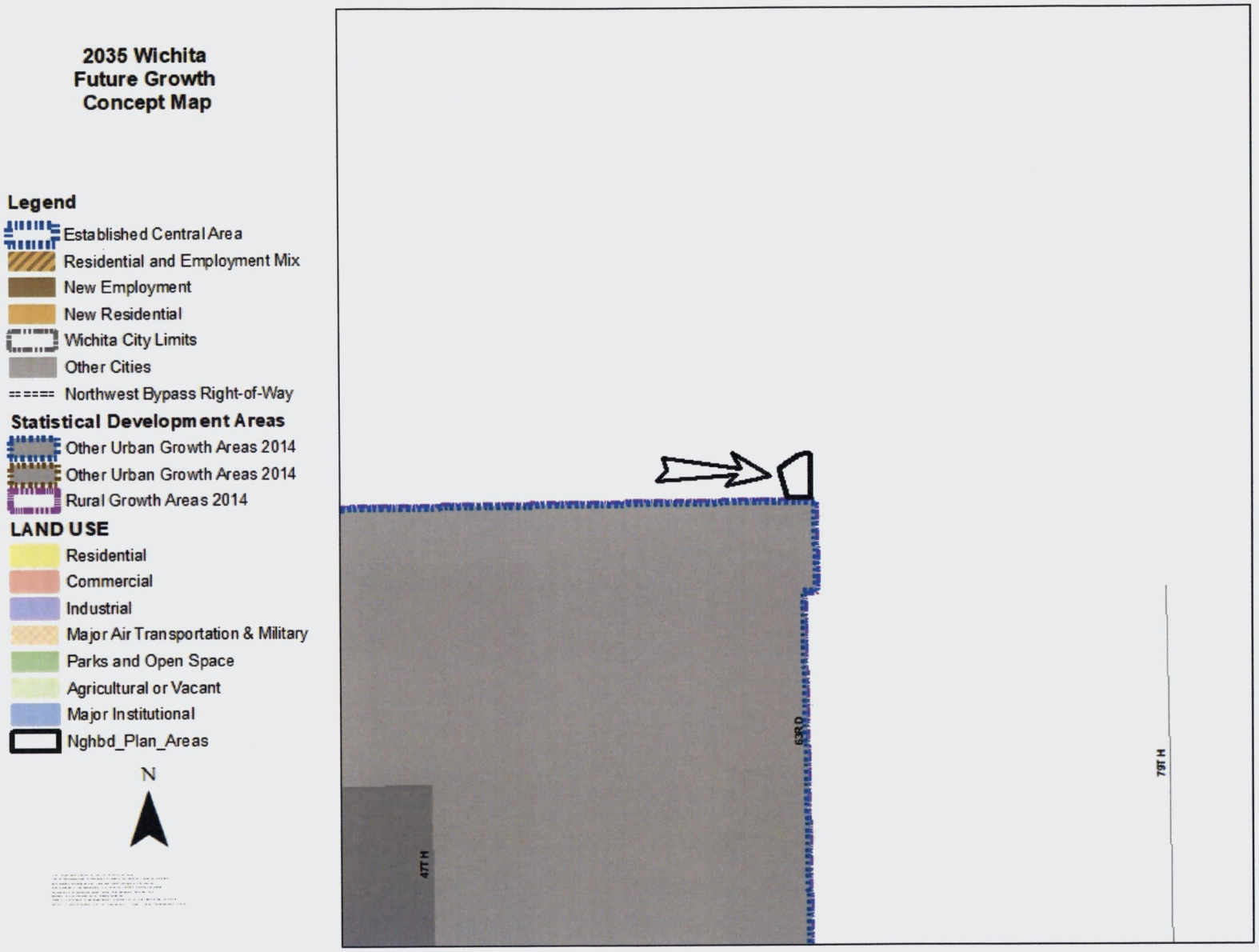
CONDITIONAL USE - ACCESSORY BUILDING/APT.



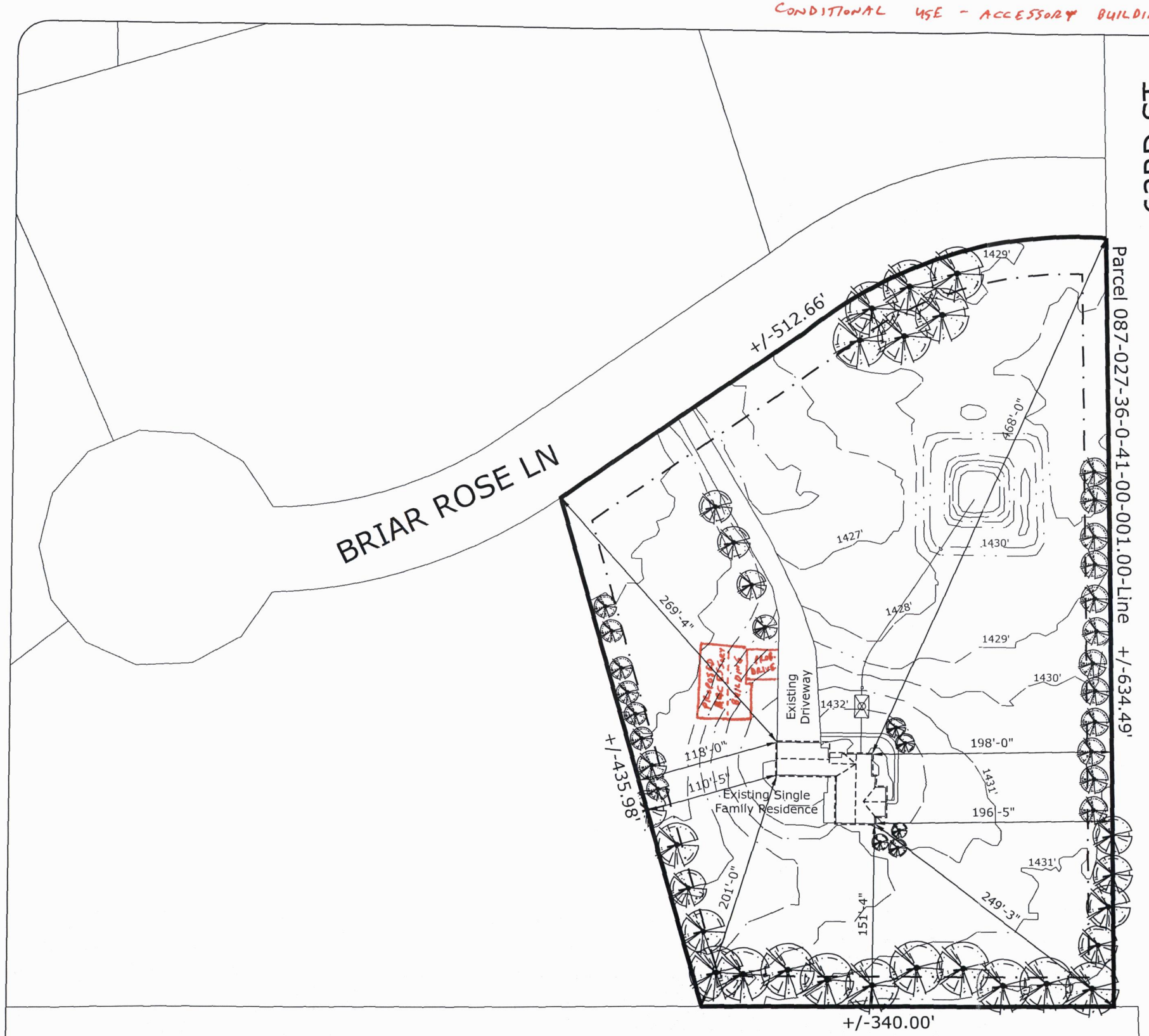

E BRIAR ROSE LN
N 63RD ST E
N


E RAMBLING ROSE LN
E BRIAR ROSE LN
N 63RD ST E
E 77TH ST N
N 63RD ST E
UNION PACIFIC RR
CON2009-00008
PUD-34
ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
HISTORICAL
DELANO
N

2035 Wichita Future Growth Concept Map



CONDITIONAL USE - ACCESSORY BUILDING/APT.



SITE PLAN

APPROVED 6/23 BY CMR

Legend

- Setbacks
- Roof Line
- Construction Area
- Property Line
- Topography Line
- Rockery

Hanneman Project 6301 Briar Rose LN Valley Center KS Parcel 087-027-36-0-41-00- 001.00-	Legal Desc: BEG SE COR NE1/4 SE1/4 W 390 FT TH NWLY 435.98 FT TH NELY 282.23 FT TH NELY ALG A CUR 159.77 FT TH 90.66 FT TO E LI TH S 634.49 FT TO BEG EXC BRIAR ROSE LN & EXC E 50 FT FOR RD SEC 36-25-1E

SITEPLAN

0 50' 100' 200'

Scale:	1" = 100'-0"

FastSitePlans.com
www.fastsiteplans.com

DESIGNED BY:
Fast Site Plans, LLC.
siteplans@fastisteplans.com
www.fastsiteplans.com

CLIENT:
Brad Hanneman

FAST SITE PLANS DRAFTING SERVICES
HANNEMAN SITEPLAN DRAWING
6301 BRIAR ROSE LN VALLEY CENTER, KS

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DATE: MAY 31, 2023

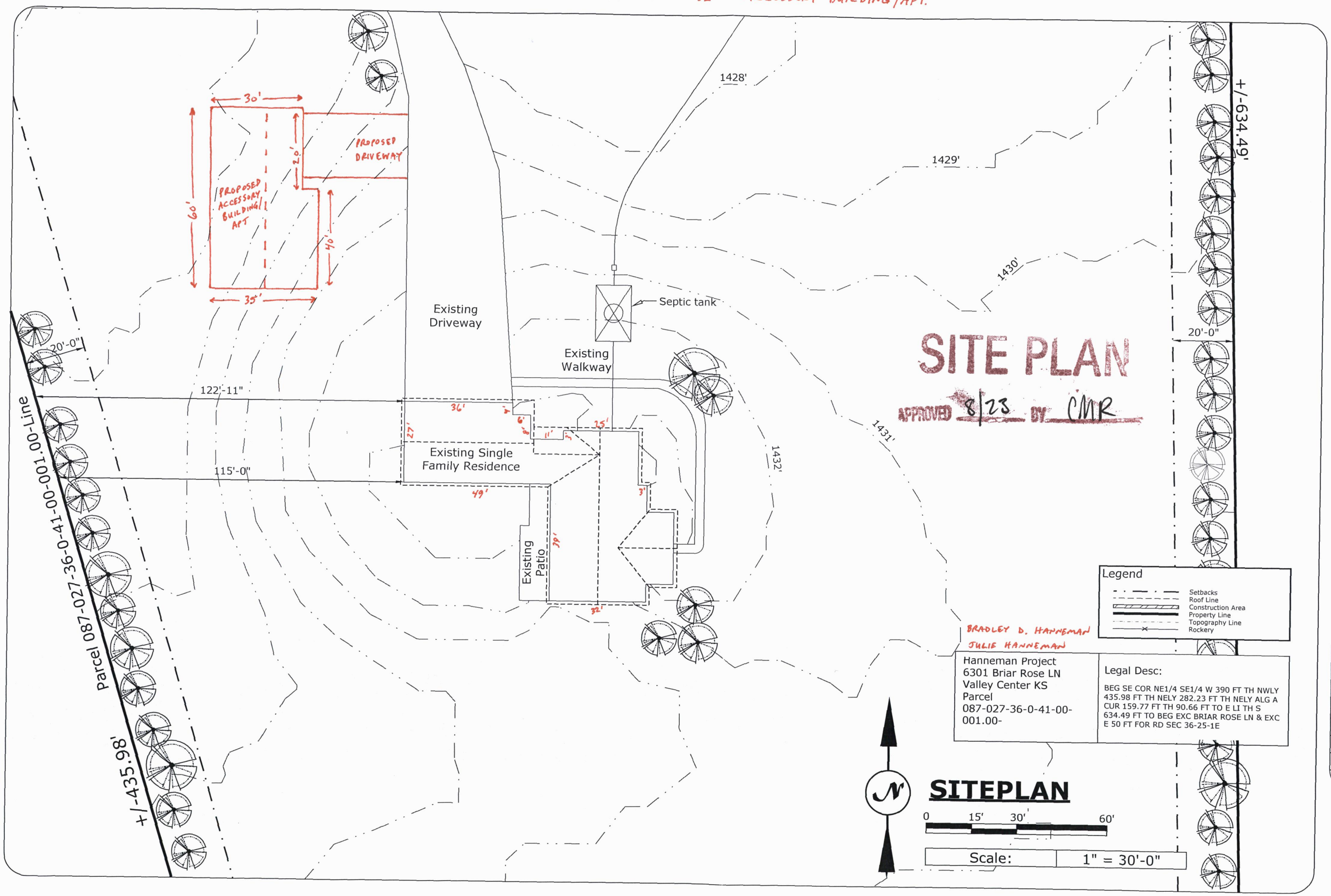
SCALE: 1" = 100'-0"

Drawn by: AN
siteplans@fastsiteplans.com

REV:	DATE:

SHEET: B1 OF 2

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DATE:	MAY 31, 2023
SCALE:	1" = 30'-0"
Drawn by:	AN siteplans@fastsiteplans.com

REV:	DATE:

SHEET: B2 OF 2