



Wichita-Sedgwick County Metropolitan Area Planning Department

February 7, 2025

Doreen and Paul Hardiman
9025 E. 42nd Street South
Derby, KS 67037

Re: **CON2025-00015:** Administrative Adjustment in the County to CON2019-00043 to extend the timeframe for Kennel/Boarding/Breeding/Training Use for an additional 5 years on property zoned SF-20 Single-Family Residential District; generally located three-quarters of one mile east of South Rock Road and one-half mile south of East 39th Street South (9025 E. 42nd Street South).

Legal Description: A tract of land in the Northeast Quarter of Section 17, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas described as: Beginning 1,468.59 feet west of the southeast corner of the Northeast Quarter; thence West 463.5 feet; thence North 470 feet; thence East 463.5 feet; thence South 470 feet to beginning, EXCEPT the south 9 feet thereof AND EXCEPT north 35 feet for road.

Dear Applicant:

We have reviewed your request for a County Administrative Adjustment to modify Condition #11 for CON2019-00043 to allow for a 5-year extension of Kennel/Boarding/Breeding/Training to February 19, 2030. The original 5-year period expires on February 19, 2025 (5 years after the original approval date by the Board of County Commissioners). Condition #11 states that an extension of the Conditional Use can be applied for by Administrative Adjustment. The site is zoned SF-20 Single-Family Residential District (RR), and the use was permitted in February 2020.

We have reviewed the site plan submitted with this application and see that there are no proposed changes.

Section V-D.14 of the Unified Zoning Code (UZC) allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to conditions of approval for Conditional Uses as long as the adjustment does not have any negative impacts as stated in Section V-I.6. We find that extending the time of the Conditional Use to February 19, 2030, meets the four conditions required by Section V-I.6 of the UZC.

1. Impact on safety and convenience of vehicular and pedestrian circulation: Extending the length of time to continue using the site as a dog Kennel will have no significant impact on the safety and convenience of vehicular and pedestrian traffic.
2. Impact on existing uses in the surrounding area: The submitted site plan does not propose any changes to the outdoor dog runs, and the use will not extend any closer to neighboring dwellings.
3. Compatibility with existing or permitted uses on abutting sites: A dog Kennel has been found to be compatible with existing or permitted uses on abutting sites through the

approval of CON2019-00043. No complaint or other issues have been reported. The compatibility with existing or permitted uses on abutting sites should not be impacted significantly by extending the time period for which a dog Kennel is permitted. The submitted site plan does not propose any changes to the outdoor dog runs, and the use will not extend any closer to neighboring dwellings.

4. Effect on public health, safety, or welfare: There will be no encroachment into public utility easements or rights-of-way. The extended length of time for a dog Kennel is not anticipated to have significant negative impacts on public health, safety, or welfare, nor it is anticipated that any properties or improvements in the vicinity will be materially damaged.

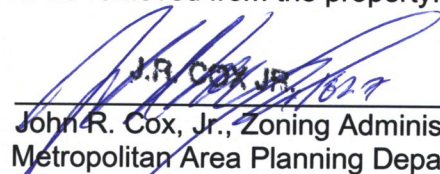
Our signatures below indicate that an Administrative Adjustment to Condition #11 of CON2019-00043 to extend the time for Kennel/Boarding/Breeding/Training for 5 years is hereby granted for the aforementioned property subject to the following conditions:

1. Kennel/Boarding/Breeding/Training will need to be renewed or cease by February 19, 2030.
2. Kennel/Boarding/Breeding/Training is limited to the area as indicated on the approved site plan associated with this Administrative Adjustment (CON2025-00015).
3. All other conditions of approval of CON2019-00043 shall be met.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Zoning Adjustment is null and void.

The "Development Applicant" sign should now be removed from the property.



Scott Wadle, Director
Metropolitan Area Planning Department

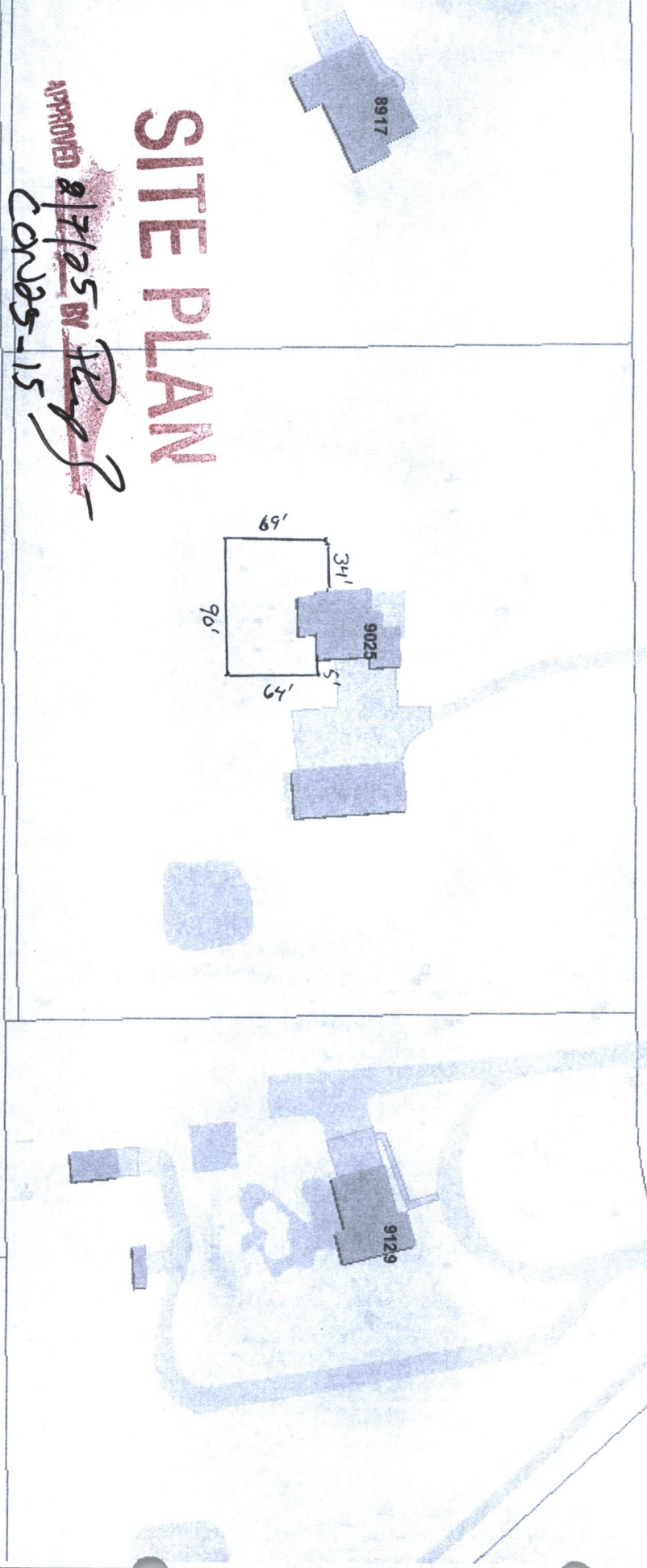
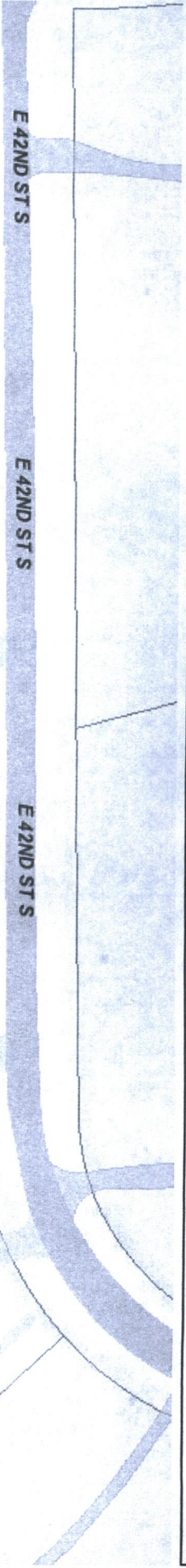


John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Jim Howell, BOCC District 5



9025 E 42nd Street Site Plan



SITE PLAN

APPROVED 8/7/25 BY *Ray S*
CONDS-15



Map Created On: 10/18/19 10:24 AM

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

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