



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

Vicki Decarsky Revocable Living Trust
2019 North Cross Creek Street
Derby, KS 67037

May 13, 2025

RE: CON2025-00051 - Conditional Use request in the County to allow riding Academy and/or stable on property zoned RR Rural Residential; located on the southwest corner of S Greenwich Road and E 87th Street S (9163 & 9217 S Greenwich Rd.)

Dear Applicants,

On **April 24, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The applicant shall submit a parking study to the Planning Department prior to occupancy permits that indicate where the parking shall be located and how many spaces the Riding Academy or Stable can accommodate.
2. Development of the site shall be in conformance with the approved site plan.
3. Any events or shows are limited to those that are equestrian related.
4. All equestrian-related events and shows are limited to the hours of 8 am to 10 pm Sunday through Thursday and 8am to midnight on Friday and Saturday.
5. Lights shall be installed to shine away from adjacent residential properties.
6. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning.
7. 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.

No protests were received. Therefore, the decision of the MAPC is final. If you have any questions concerning this matter, please contact our office.

Sincerely,

A handwritten signature in cursive script that reads 'Christina Rieth'.

Christina Rieth
Current Plans
Associate Planner

Cc: MABCD
Greg Ferris, *via email*



Wichita-Sedgwick County Metropolitan Area Planning Department

Vicki Decarsky Revocable Living Trust
2019 North Cross Creek Street
Derby, KS 67037

April 24, 2025

RE: CON2025-00051 - Conditional Use request in the County to allow riding Academy and/or stable on property zoned RR Rural Residential; located on the southwest corner of S Greenwich Road and E 87th Street S (9163 & 9217 S Greenwich Rd.)

Dear Applicants,

On **April 24, 2025**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The recommendation of the MAPC was to **APPROVE** the request, subject to the following conditions:

1. The applicant shall submit a parking study to the Planning Department prior to occupancy permits that indicate where the parking shall be located and how many spaces the Riding Academy or Stable can accommodate.
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5. Lights shall be installed to shine away from adjacent residential properties.
6. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning.
7. 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 **May 8, 2025**. 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 **May 8, 2025** at 5:00 p.m.

If protests are received, the Sedgwick County Board of County Commissioners will meet on Wednesday, June 4, 2025, at 9:00 a.m. for final decision. The WCC meets at City Hall, 455 North Main Street, Wichita, KS 67202.

Development application signs may now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely,



Christina Rieth
Current Plans
Associate Planner

Cc: MABCD
Rainer and Katherine Massey, 9101 South Greenwich Road, Derby, KS 67037
Ferris Consulting, *via email*

CONDITIONAL USE RESOLUTION NO. CON2025-00051

WHEREAS, Vicki Decarsky Revocable Living Trust, Owner, 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 a Riding Academy or Stable in the RR Rural Residential District zoning located at 9217 South Greenwich Road, Derby, legally described as:

The North Half of the Southeast Quarter, except the North 1,280 feet of the West 680.83 feet of the Southeast Quarter; and except the South Half of the Northeast Quarter of the Southeast Quarter of Section 16, Township 29 South, Range 2 East of the 6th P.M., in Sedgwick County, Kansas.

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 April 24, 2025, 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 a Riding Academy or Stable in the RR Rural Residential District zoning located at 9217 South Greenwich Road, Derby, legally described as:

The North Half of the Southeast Quarter, except the North 1,280 feet of the West 680.83 feet of the Southeast Quarter; and except the South Half of the Northeast Quarter of the Southeast Quarter of Section 16, Township 29 South, Range 2 East of the 6th P.M., in Sedgwick County, Kansas.

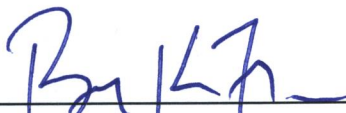
Approved subject to the following conditions:

1. The applicant shall submit a parking study to the Planning Department prior to occupancy permits that indicate where the parking shall be located and how many spaces the Riding Academy or Stable can accommodate.
2. Development of the site shall be in conformance with the approved site plan.
3. Any events or shows are limited to those that are equestrian related.
4. All equestrian-related events and shows are limited to the hours of 8 am to 10 pm Sunday through Thursday and 8am to midnight on Friday and Saturday.
5. Lights shall be installed to shine away from adjacent residential properties.
6. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning.
7. 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.

Adopted this 1st Day of JUNE, 2025.

METROPOLITAN AREA PLANNING COMMISSION

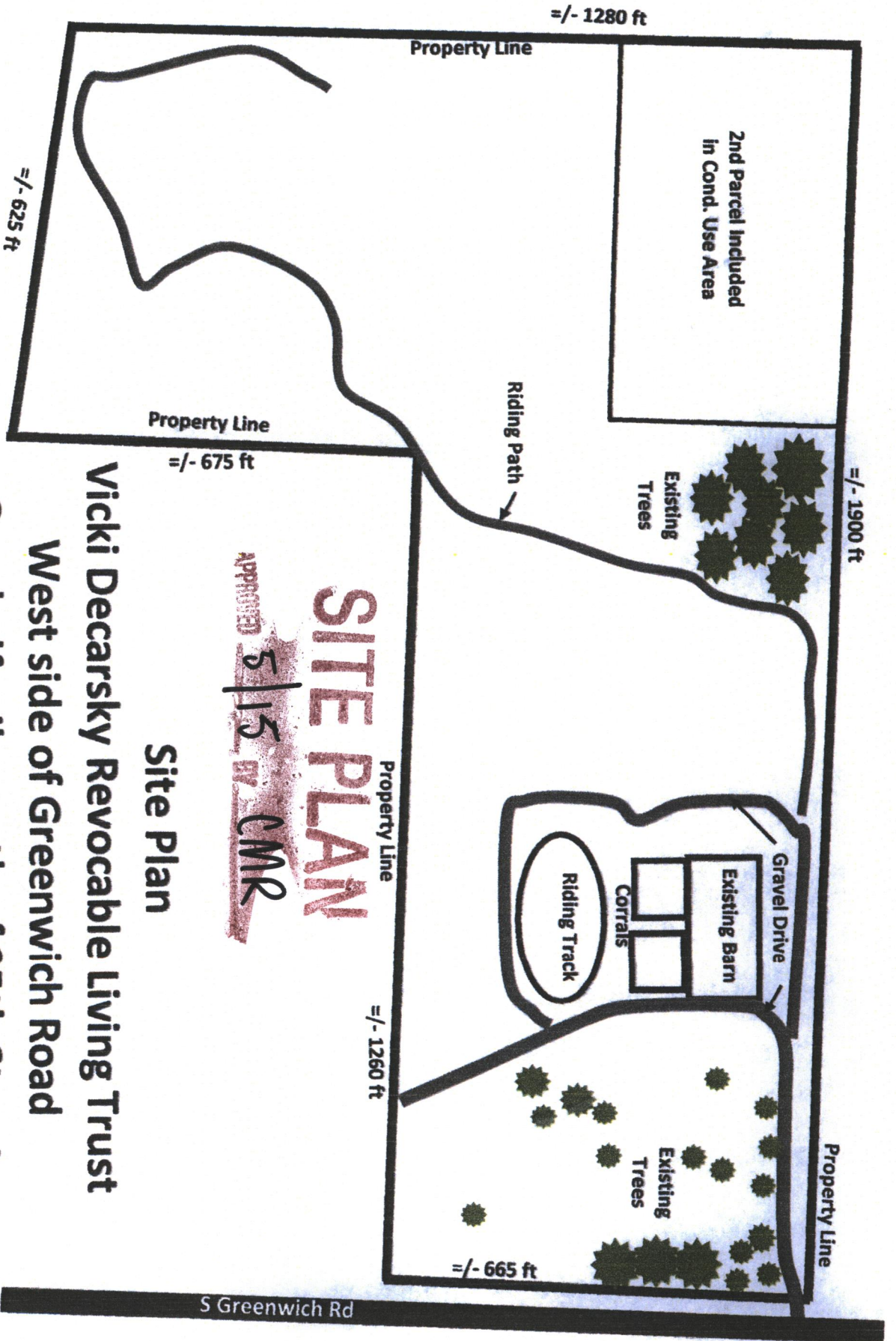
ATTEST:



Bryan Frye, Chairman



Scott Wadle, Secretary



SITE PLAN
 APPROVED 5/15 BY CMR

Site Plan
Vicki Decarsky Revocable Living Trust
West side of Greenwich Road
One-half mile north of 95th Street

Sedgwick Co. public notice

(Published in The Ark Valley News April 10, 2025.)

MAPC April 24, 2025 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 24, 2025, no earlier than 1:30 p.m.**, the Wichita Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. **If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268 4421.**

CON2025-00033: Conditional Use in the County to allow an Event Center on property zoned RR Rural Residential District; generally located on the north side of W 117th St N approximately one-half mile west of N 151st West (15722 W 117th St. N).

CON2025-00051: Conditional Use request in the County to allow riding Academy and/or stable on property zoned RR Rural Residential; located on the southwest corner of S Greenwich Road and E 87th Street S (9163 & 9217 S Greenwich Rd.) (Derby Area of Influence)

CON2025-00057: Conditional Use request in the County for an Accessory Apartment on property zoned RR Rural Residential District, generally located on the east side of Ross Avenue and 460 feet south of West 89th Street North (8912 Ross Avenue). (Valley Center Area of Influence)

PUD2025-00003: Zone Change in the County from RR Rural Residential District to PUD Planned Unit Development to construct an electric substation, generally located south of West 79th Street South and within 1000 feet west of South Seneca Street. (Haysville Area of Influence)

ZON2025-00011: Zone Change request in the County from RR Rural Residential to SF-20 Single Family Residential, generally located on the east side of North 167th Street West and within one-quarter mile north of West 21st Street North.

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:

1) **Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 2nd Floor, Wichita, Kansas 67202.** Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268 4464) by 5:00 PM, 3 days prior to the meeting.

2) **Submit Comments Ahead of Time** regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. **Written Comments** should be submitted by 5:00 PM the day before the meeting. Video and **Audio Comments** (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.

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

3) **If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.**

Option to View Remotely (Not Participate)

The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: <https://www.wichita.gov/Planning>.

WITNESS MY HAND on April 10, 2025
Scott Wadle, Secretary
Wichita Sedgwick County
Metropolitan Area Planning Commission

Affidavit of Publication

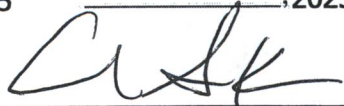
STATE OF KANSAS,
SEDGWICK COUNTY, ss.

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 was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 10th day of April, 2025, with subsequent publications being made on the following dates:

_____, 2025 _____, 2025
_____, 2025 _____, 2025
_____, 2025 _____, 2025



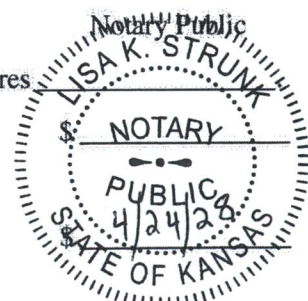
Subscribed and sworn to before me this 10th day of April, 2025.



My commission expires

Additional copies

Printer's fee



STAFF REPORT
MAPC: April 24, 2025

CASE NUMBER: CON2025-00051 (County)

APPLICANT/OWNER: Vicki Decarsky (Applicant)/Ferris Consulting (Agent)

REQUEST: Conditional Use to permit a Riding Academy/Stable

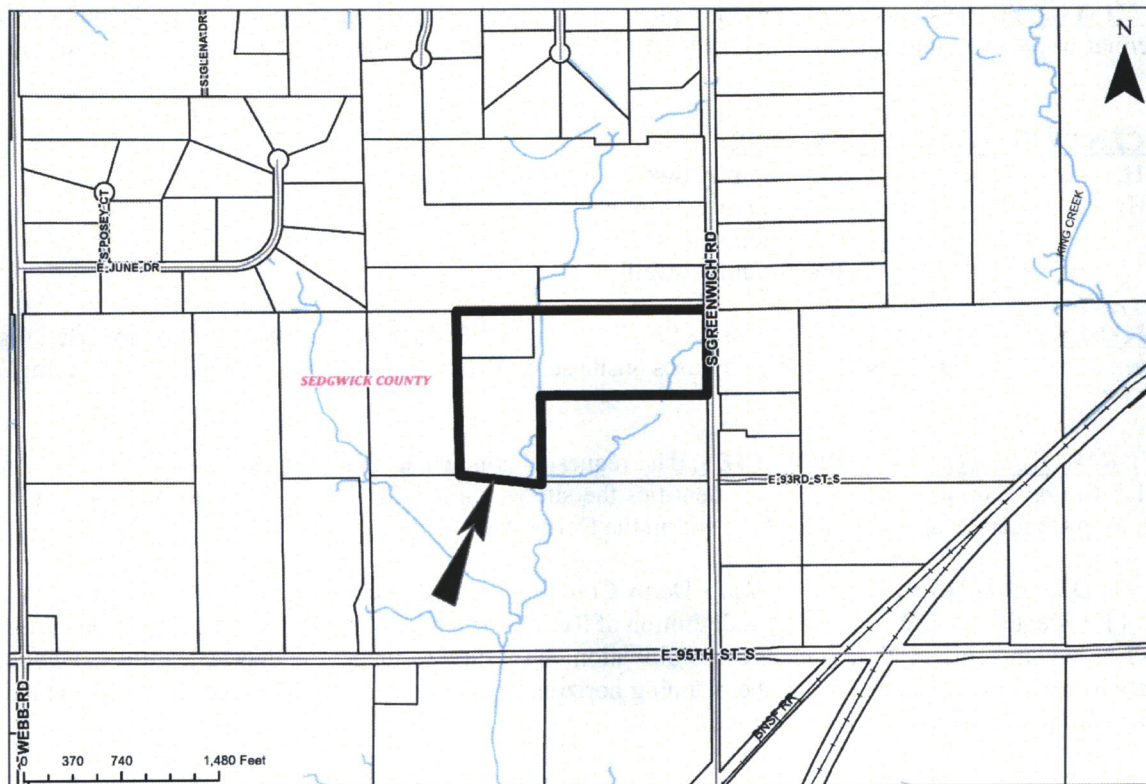
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 40 acres

LOCATION: Generally located on the west side of South Greenwich Road, within one-half mile north of East 95th Street South (9163 & 9217 South Greenwich Road).

PROPOSED USE: Riding Academy and Stable.

RECOMMENDATION: Approval with conditions.



BACKGROUND: The applicant is requesting a Conditional Use to allow a Riding Academy or Stable on property zoned RR Rural Residential District (RR). The 40-acre subject site is generally located on the west side of South Greenwich Road, within one-half mile north of East 95th Street South (9163 & 9217 South Greenwich Road). The subject site is located in the City of Derby's Zoning Area of Influence, Urban Growth Area, and area of subdivision authority. The subject site is currently developed with several outbuildings utilized for raising horses. The applicant has indicated that they intend to utilize the property for horse riding lessons, horse boarding, and horse training.

The Unified Zoning Code (UZC) defines Riding Academy or Stable as "a commercial establishment for boarding, breeding, training or raising of horses not owned by the owners or operators of the establishment, rental of horses for riding, or other equestrian activities". The applicant would also like to do indoor and outdoor horse shows.

The applicant owns 110 acres, consisting of the 40-acre subject site and 70 acres adjacent to the subject site. According to the site plan submitted by the applicant, the subject site would be used as a Stable; the additional 70 acres will be used for agricultural purposes. The site is developed with one barn built in 2022 and several smaller ancillary buildings which include a small unenclosed shelter for the horses, an office space, a riding track, and two corrals attached to the barn. The horses will also have access to unpaved riding paths along the subject site.

The UZC requires a parking study for Riding Academies or Stables. As part of the conditions of approval, staff is recommending that the applicant submit a parking study to the Planning Department prior to the issuance of occupancy permits. This parking study shall include the maximum number and location of parking spaces on site. Given the size of the subject site, staff anticipate that the provision of an appropriate number of parking spaces should not be an issue.

The character of the area is low-density residential. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and developed with large-lot single-family dwellings.

CASE HISTORY: The subject property is not platted. Any new construction of buildings for the purpose of the commercial use will require the property to be platted. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

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

PUBLIC SERVICES: This site has access to South Greenwich Road, a paved, two-lane county arterial street with open ditches on both sides. The property uses onsite sewage and is served by Sedgwick County Rural Water District #3.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in conformance with the Wichita-Sedgwick County Comprehensive Plan. It identifies the site as "Small City Urban Growth Area" on its Future Growth Map Concept Map. This property is within the Derby Area of Influence.

The *Vision Derby 2040 Comprehensive Plan's* Derby Core Future Land Use Map identifies the site as appropriate for Rural Residential uses. Within Derby's definition of Rural Residential, it states that "Restrictive land use with an emphasis on land preservation, such as crop cultivation. Also, rural residences with on-site utilities (septic) and not likely to connect to city services in the planning horizon." The proposed use preserves the land and existing structures and will not connect to city services.

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

1. The applicant shall submit a parking study to the Planning Department prior to occupancy permits that indicate where the parking shall be located and how many spaces the Riding Academy or Stable can accommodate.
2. Development of the site shall be in conformance with the approved site plan.
3. Any events or shows are limited to those that are equestrian related.
4. All equestrian related events and shows are limited to the hours of 8 am to 10 pm.
5. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning.
6. 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 area is low-density residential. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and developed with large-lot single-family dwellings.
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 District, which is suitable for a single-family residence and a Riding Academy or Stable with an approved Conditional Use.
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 has been developed with several structures designed with the purpose of raising horses for non-commercial uses, which include a large barn, an office, corrals, and riding paths.
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 a Riding Academy or Stable is in conformance with the *Community Investments Plan* and the *Vision Derby 2040 Comprehensive Plan*, as discussed in this staff report.
7. **Impact of the proposed development on community facilities:** Staff expects that any impact to public roads and services should be minimal.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff had not received any comments from the public regarding the requested Conditional Use.

Attachments:

1. Applicant-Provided Statement
2. Derby Future Land Use Map
3. Site Plan
4. Aerial Map
5. Zoning Map
6. Urban Area of Influence Map
7. Future Growth Map
8. Site Photos

FERRIS CONSULTING

PO BOX 573 WICHITA, KS 67201
PHONE 316-516-0808 EMAIL ferrisco@aol.com

February 25, 2025

Scott Wadle, Director
Metropolitan Area Planning Department
271 W. 3rd St., 2nd Floor
Wichita, KS 67202

RE: A Conditional Use Permit to allow Riding Academy or Stable on property zoned RR on the West side of Greenwich Road, one-half mile north of 95th Street.

Dear Scott:

The Vicki Decarsky Revocable Living Trust owns a sizeable portion of the quarter section of Section 16-29-2E. She recently constructed a private barn for her horses and a riding area. She is now boarding outside horses and as such needs a conditional use permit to allow a Riding Academy or Stable.

The barn is located on a parcel of 110 acres. The Trust also owns another five acres in the quarter section. This is included in the application. However, the south 80 acres in used for other agricultural purposes and is not included in the application.

The barn will act as a stable for horses. The riding area will be used to teach riding and for indoor horse shows. No rodeos are allowed. There is also an outdoor riding area for training and shows. The 40 acres in the application includes trails and riding areas. The 40 acres also include four grazing areas the horses. Since they have four areas for grazing, limited numbers of horses are in each pasture.

The area is made up of large lot residential and agricultural uses. The barn and riding areas are setback over four hundred feet from Greenwich Road. Trees also screen much of the uses from Greenwich Road. The property has access to Greenwich Road by a private drive.

The request complies with the Planning Commission's review criteria for a Conditional Use as follows:

- **The zoning, uses, and character of the neighborhood;** The area is residential on large lots and agricultural uses. This use is still an agricultural use as it is for horses and grazing. The conditional use is only needed because fees are charged to board outside horses. The uses and characteristics of area are not changed by this request.
- **The suitability of the subject property for the uses to which it has been restricted;** The property will continue to be rural residential, and it use will be limited to the riding academy and stable.

- **The extent to which removal of the restrictions will detrimentally affect nearby property;** The use generates very little traffic. The barn and riding area are screened from view. The use will continue to be rural in nature. It will have no detrimental impact on nearby properties.
- **The length of time the subject property has remained vacant as zoned;** This property has been vacant pasture and farm ground for as long as records exist.
- **The conformance of the requested change to the adopted or recognized comprehensive plan or other plans or policies being utilized by the City or County;** The comprehensive plan shows this area a rural. It will continue to be used for rural purposes.
- **Impact of the proposed development on community facilities;** The use generates very little traffic. Greenwich Road is a paved arterial in Sedgwick County. It is well below the traffic it is designed to accommodate. There is no public water or sewer to the property. They have a permitted sewer system and their own water.

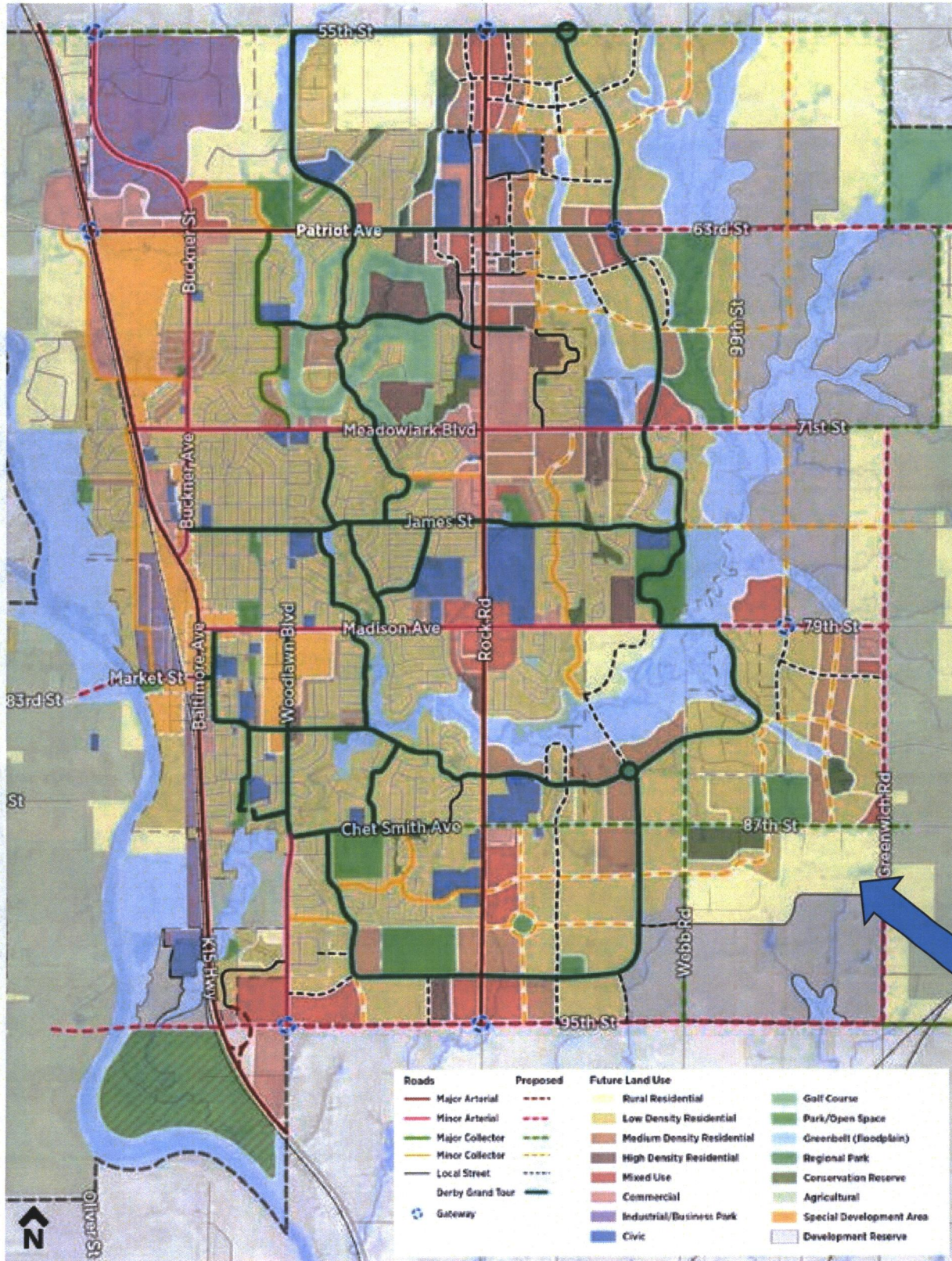
The applicant believes that this is a positive addition to the area and request Staff recommend approval based on the review criteria.

Please let me know if you have any questions.

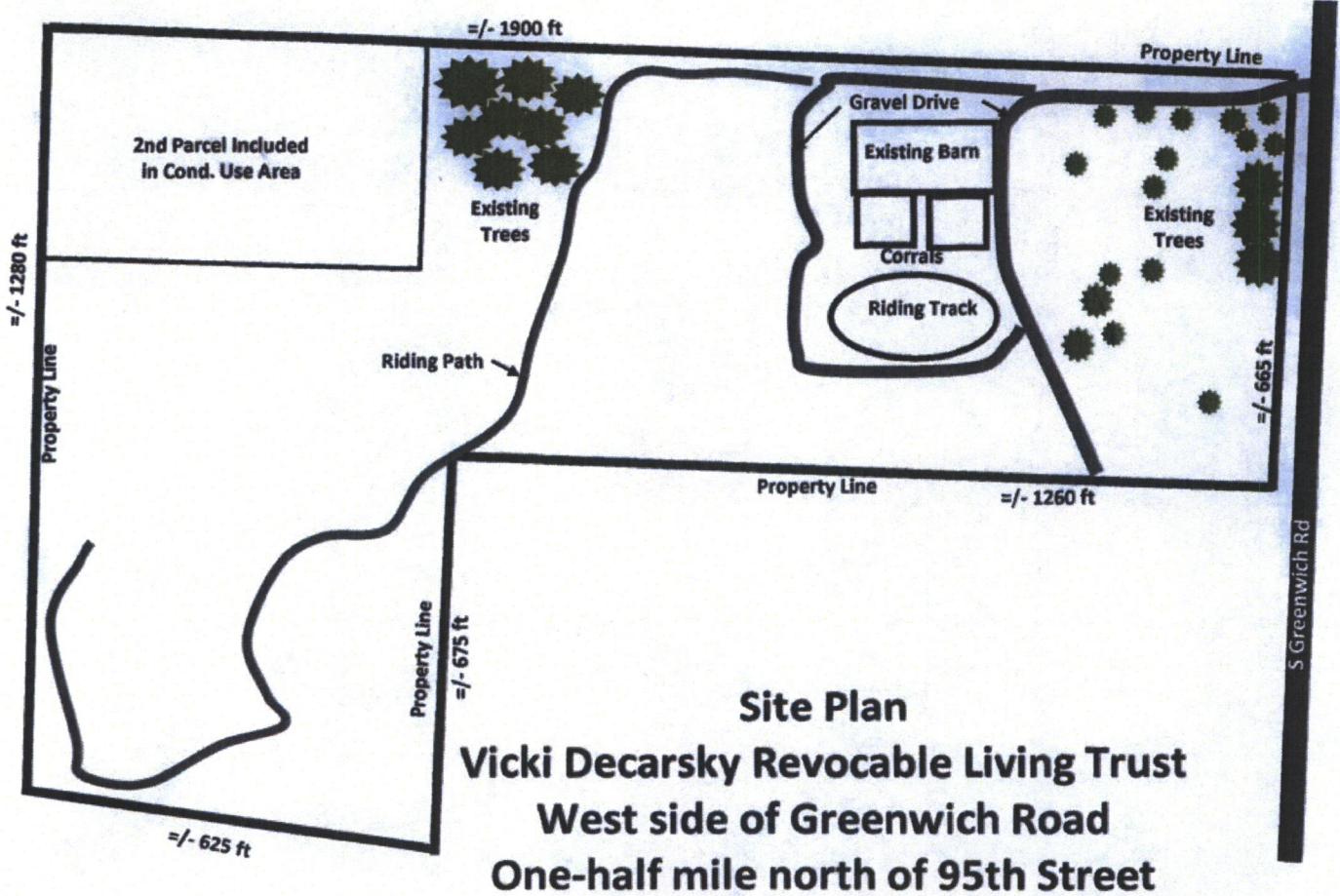
Sincerely,

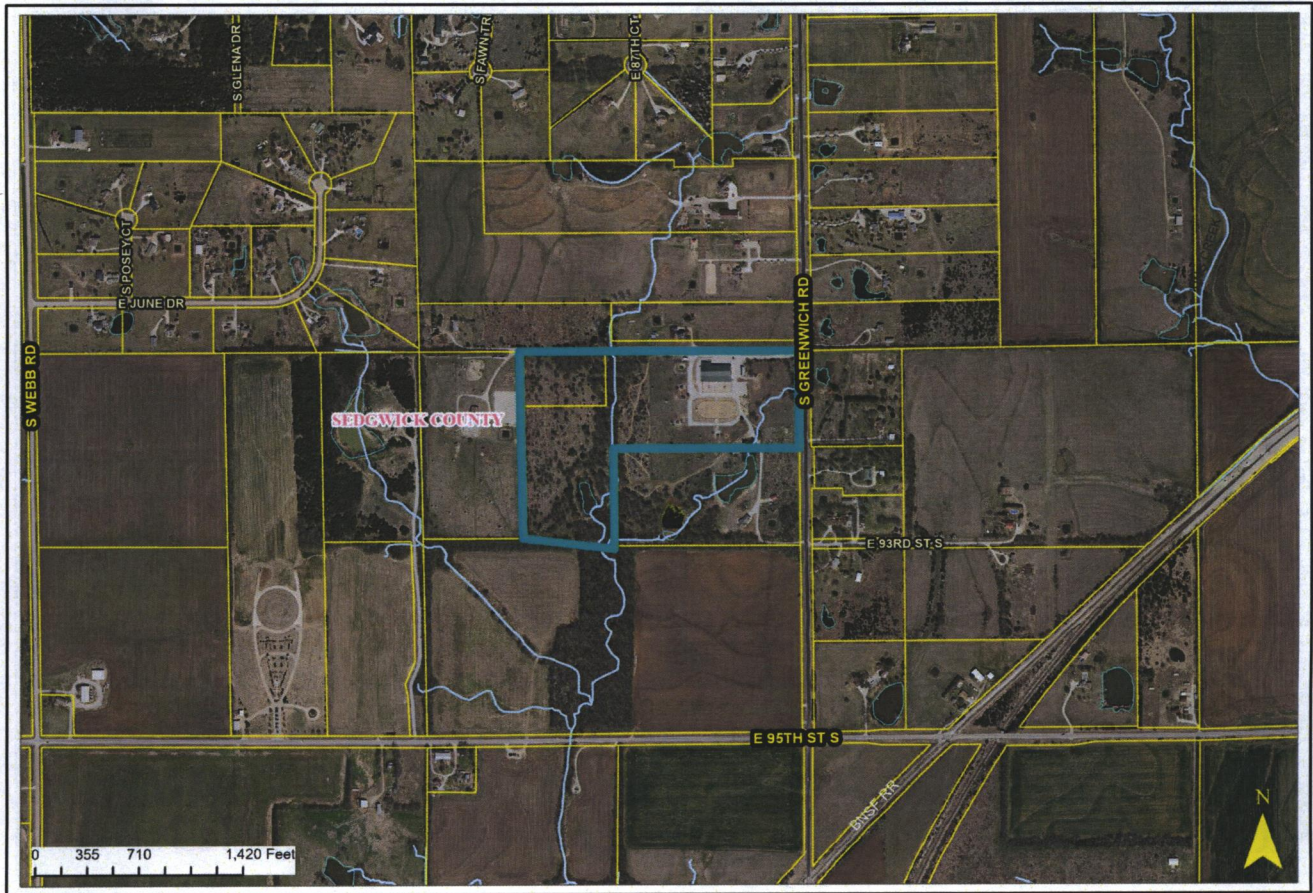


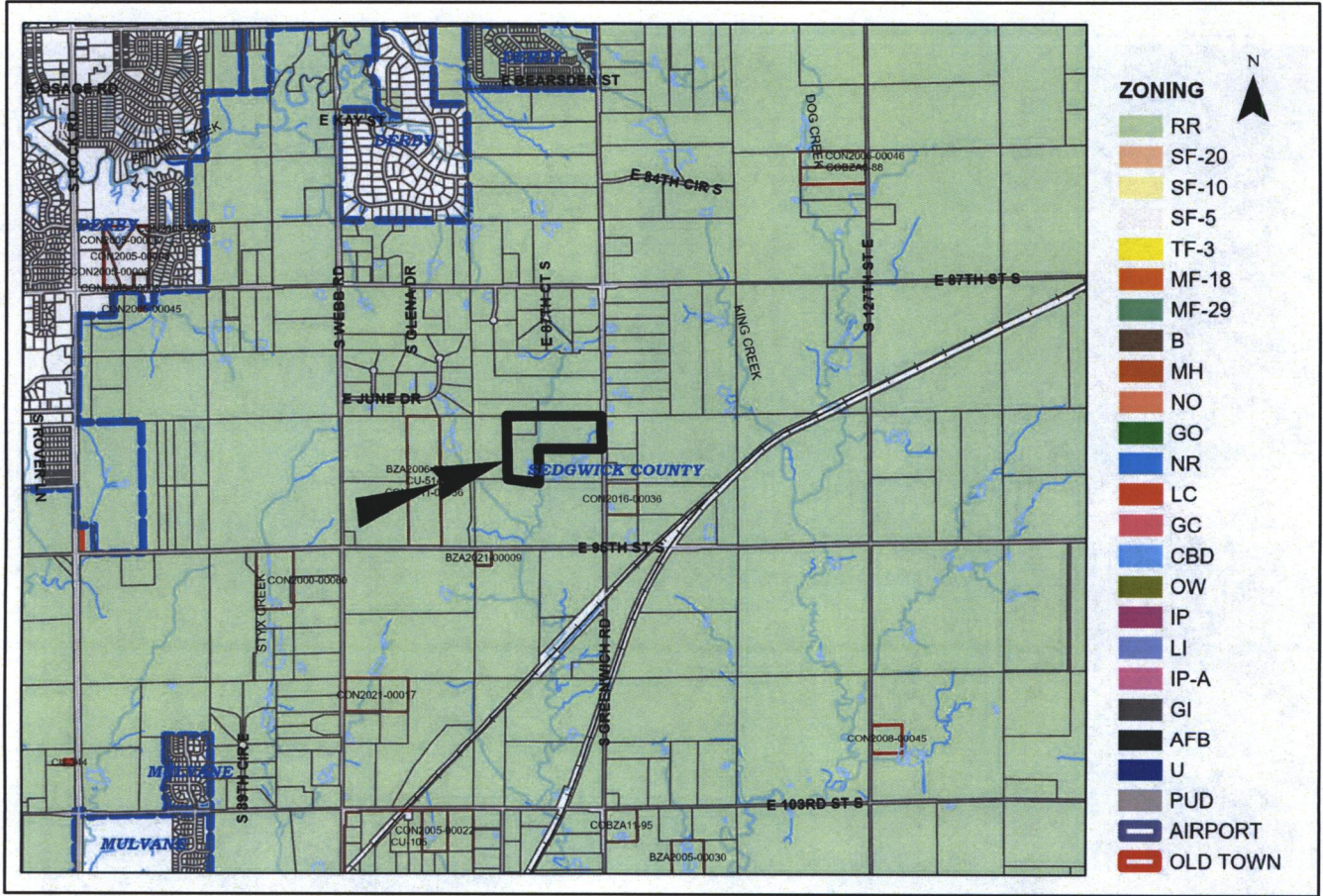
Gregory Ferris



Site Plan















2035 Urban Influence Growth Areas Map

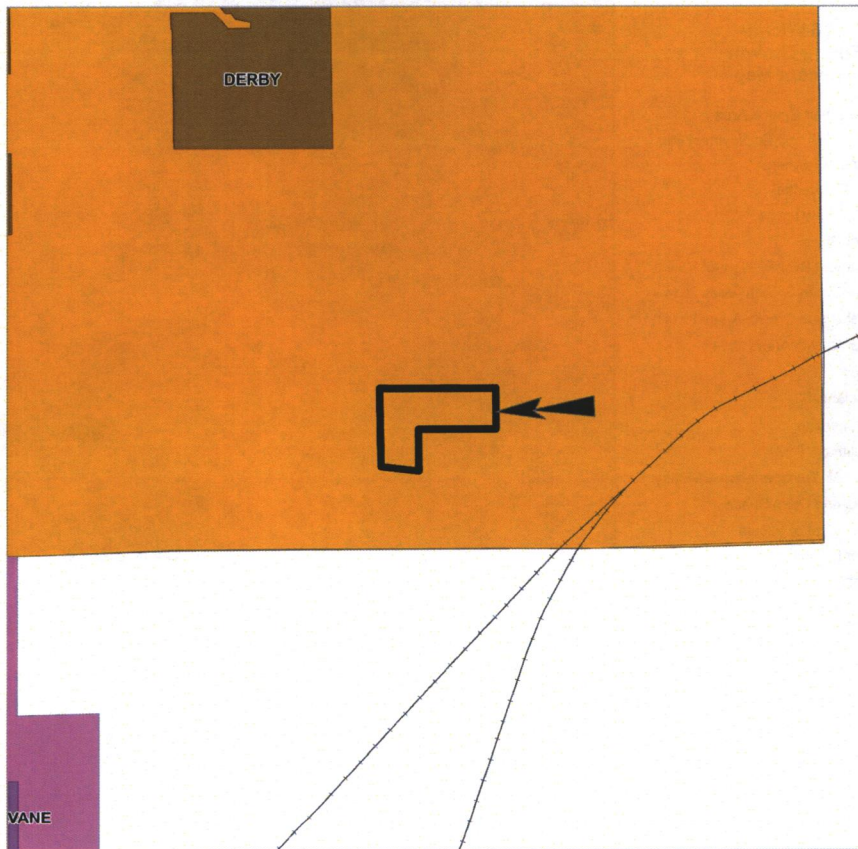
(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

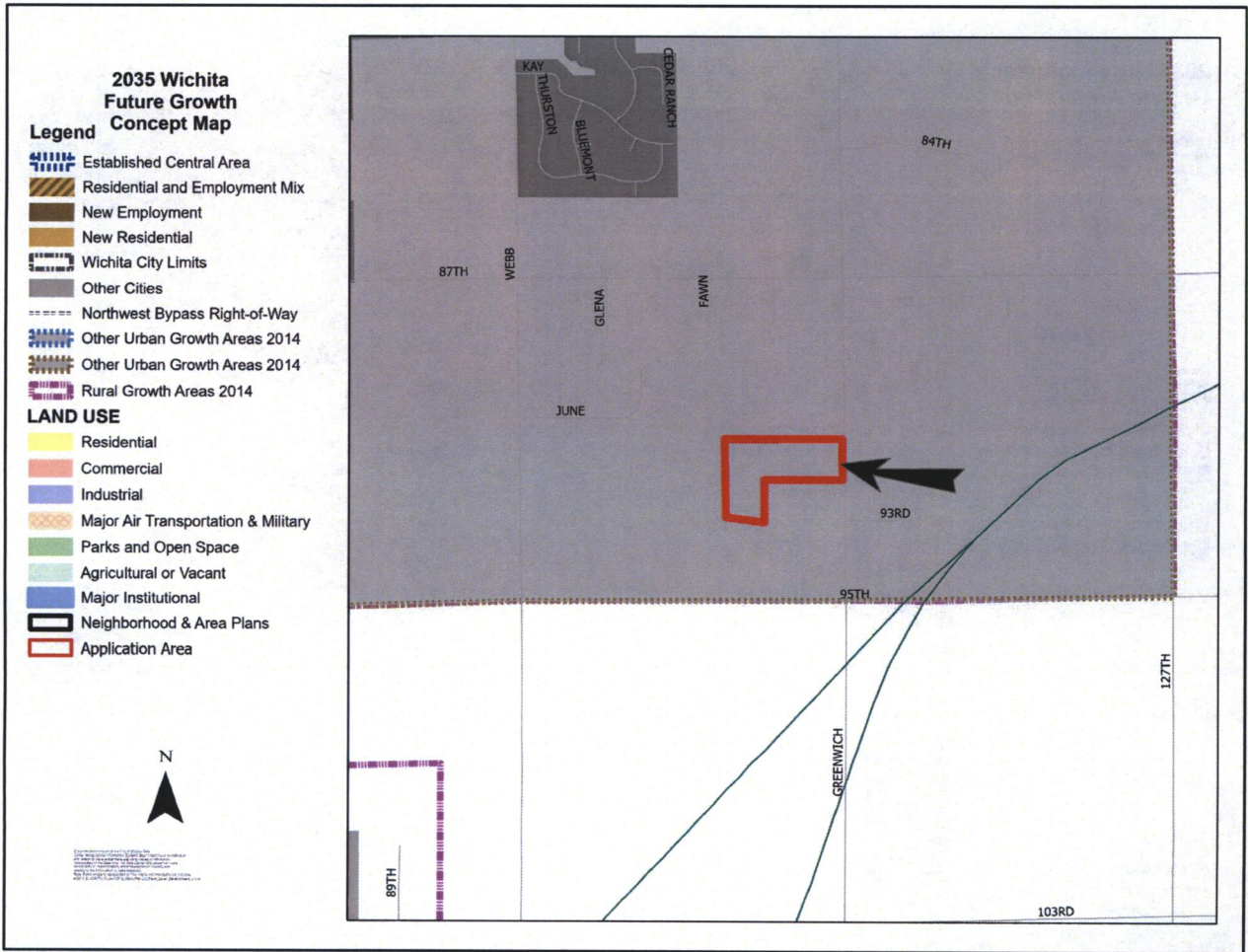


Legend

-  Application Area
-  Wichita Growth Area
-  Small City Urban Growth Area
-  Small City Urban Growth Area
-  Small City Urban Growth Area
-  Rural Area
-  Small City Limits
-  K-96 Special Use Corridor

0 5001,000 2,000 Feet
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Looking east towards entrance



Looking north towards corrals



Looking north towards riding track



Looking east towards barn



Looking west towards barn



Looking east towards site



Looking south towards barn



Looking east towards site



Looking west towards riding path



Looking north away from site



Looking west towards riding track



Looking west away from barn



Looking north towards site



Looking southeast towards horse



Looking south towards riding track

