CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 16, 2026

Bradley & Julie Hanneman
Gary & Lorrie Schoonover
6301 Briar Rose Ln.
Valley Center, KS 67147

RE: CON2025-00168 –Amend CON2023-00028 to revise site plan for Accessory Apartment, Generally located on the west side of North 63rd Street East and within one-quarter mile north of East 77th Street North (6301 Briar Rose Lane)

Dear Applicant,

At its regular meeting on **February 26, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned request, with the following conditions:

1. The site shall be developed in conformance with the revised site plan.
2. All other approved conditions of CON2023-00028 shall apply.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

cc: Ryan Baty, BoCC District 4
Chris Bohm 2301 Briar Rose Ln. Valley Center, KS 67147
Jim Boon 6101 Wild Rose Ln. Valley Center, KS 67147
Virgina Riemann 6225 Rambling Rose Ln. Valley Center 67147

Wichita-Sedgwick County Metropolitan Area Planning Department

February 26, 2026

Bradley & Julie Hanneman
Gary & Lorrie Schoonover
6301 Briar Rose Ln.
Valley Center, KS 67147

RE: CON2025-00168 –Amend CON2023-00028 to revise site plan for Accessory Apartment

Dear Applicant,

At its regular meeting on **February 26, 2026**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the above captioned request.

Property owners opposed to the application may file with the City 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 **March 12, 2026.** 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 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **March 12, 2026, at 5:00 p.m.**

If no protests are received, then the decision of the MAPC is final. If protests are received, this application will be considered by the Sedgwick County Board of County Commissioners on **Wednesday, April 8, 2026,** beginning at 9:00 a.m., at 100 North Broadway, Wichita, KS 67202, for final action.

This is a reminder that the zoning notification signs should now be removed from the property.

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

Sincerely,

Brad Eatherly
Current Plans
Senior Planner

CC: Ryan Baty, BoCC District 4
Chris Bohm 6301 Briar Rose Ln. Valley Center, KS 67147
Jim Boon 6101 Wild Rose Ln. Valley Center, KS 67147
Virgina Riemann 6225 Rambling Rose Ln. Valley Center 67147

MAPC recommended Conditions:

1. The site shall be developed in conformance with the revised site plan.
2. All other approved conditions of CON2023-00028 shall apply.

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

Bradley & Julie Hanneman and
Gary & Lorrie Schoonover
6301 E. Briar Rose Ln.
Valley Center, KS 67147

December 26, 2025

RE: CON2025-00168: Administrative Adjustment in the County to revise an approved site plan for CON2023-00028 to change the location of an Accessory Apartment on property zoned RR Rural Residential District; generally located on the west side of North 63rd Street East and one-quarter mile north of East 77th Street North (6301 E. Briar Rose Ln.).

Legal Description: 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, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your Administrative Adjustment request to revise an approved site plan for CON2023-00028 on a property zoned RR Rural Residential District to update the site plan based on the location of an Accessory Apartment that has been constructed. Your justification states that the site plan was changed due to topographical constraints and construction feasibility of the location on the original, approved site plan. The original location required grading and/or fill in order to create a level pad for a foundation. We understand that the current location of the Accessory Apartment was chosen because it did not require extensive grading and/or fill. Additionally, the original location for the Accessory Apartment's driveway from the main driveway would have required removing existing mature trees. The current location had a natural break in the tree row.

We understand that the General Contractor provided a revised site plan illustrating the new location when they applied for the building permit, but this revised site plan was not approved by the Planning Department. The building permit was granted for that new location. The error was not realized until a complaint was filed by a neighboring property owner.

The subject site is greater than 5 acres. Section III-E.7.e permits accessory structures (including those constructed as Accessory Apartments) to be in front of the Principal Structure on lots 5 acres or more in area if the accessory structure meets the principal front setback requirement of the underlying zoning district. The location of the Accessory Dwelling meets the 30-foot minimum front setback in the RR District.

We find that the adjustment to the site plan as proposed **does not meet** all of the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to CON2023-00028 should have no impact on the safety and

convenience of vehicular traffic in the vicinity of the application area, and it should not have significant negative impact on the safety and convenience of pedestrian circulation. The new location of the Accessory Apartment meets the minimum 30-foot front setback requirement of the RR District and does not impact site triangles.

2) Impact on existing uses in surrounding areas: The location of the existing Accessory Apartment is not the same location presented during the public hearing for CON2023-00028. The Accessory Apartment was approved based on the location of the original site plan, which illustrated the Accessory Apartment closer to the main dwelling and less visible from the street. Several public comments were received during the public hearing from neighboring property owners on this item. Though none of the comments received were against the permitting the Accessory Apartment, they were based on the location illustrated on the original site plan. It is unknown if neighboring property owners would have commented against the application if the Accessory Apartment was proposed at the location at which it is currently constructed.

   During the 10-day comment period of the Administrative Adjustment, the Planning Department has received comments from a neighboring property owner in opposition to the request to revise the site plan without considering additional conditions that would screen the Accessory Apartment from the street.

3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, south, east, and west are zoned RR. Properties to the west and north are developed with large lot single-family dwellings. Properties to the east and south are agricultural fields. The subject site is greater than 5 acres. The location of the existing Accessory Apartment is not the same location presented during the public hearing for CON2023-00028. The Accessory Apartment was approved based on the location of the original site plan, which illustrated the Accessory Apartment closer to the main dwelling and less visible from the street. The existing topography and landscaping along the driveway could have been taken into consideration when the original site plan was submitted to be reviewed by the Planning Commission and communicated to neighboring property owners.

   During the 10-day comment period of the Administrative Adjustment, the Planning Department has received comments from a neighboring property owner in opposition to the request to revise the site plan without considering additional conditions that would screen the Accessory Apartment from the street.

4) Effect on public health, safety, or welfare: Based on the public comment received, the revised location of the Accessory Apartment may have a negative impact on the public welfare of neighboring property owners.

Our signatures below indicate that the Administrative Adjustment to revise the approved site plan for CON2023-00028 to change the location of an Accessory Apartment is hereby **DENIED.** Based on the fact that the original topography and landscaping could have been taken into consideration when the original site plan was created, in addition to receiving public comment opposed to the request unless additional conditions are considered, we have determined the nature of this application is no longer appropriate to be considered for administrative approval. The request to approve the revised site plan should be considered by the Metropolitan Area Planning Commission.

Alternatives

1. To have this item considered by the Metropolitan Area Planning Commission at a public hearing, the application must be upgraded to a Conditional Use Amendment. The fee paid toward the Administrative Adjustment will be counted toward the fee of a Conditional Use Amendment. In order to proceed and be scheduled for a public hearing please provide the Planning Department with the following additional materials:
    a. A current, certified ownership list, produced by a title company, of all property owners within a 1,000-foot radius around the subject site. Please note that the list used for the original application in 2023 is no longer considered valid as it has been longer than 6 months since it was produced.
    b. A payment of $300 to cover the additional fee for a Conditional Use Amendment. Cost breakdown is below:
        i. Full Conditional Use Amendment Fee with 2 Development Application Signs: $509
        ii. Fee paid for current Administrative Adjustment: $209.
        iii. Remaining balance: $300.

2. The building currently being used as an Accessory Apartment shall be modified in such a way that it is no longer considered a "Dwelling Unit" as defined by the Unified Zoning Code. The Unified Zoning Code defines a "Dwelling Unit" as, *"**Dwelling Unit** means a Building or portion of a Building that contains living facilities for not more than one Family and that includes provisions for sleeping, cooking, eating and sanitation."*

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

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR

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

cc: MABCD

Ryan Baty, BoCC District 4

CONDITIONAL USE RESOLUTION NO. CON2025-00168

WHEREAS, Bradley and Julie Hanneman, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request an amendment to revise the site plan to CON2023-00028 on property zoned RR Rural Residential District located at 6301 Briar Rose Lane, 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 N 89°09'00" W, 30.00 feet along the South line of the Northeast Quarter of said Southeast Quarter to the point of beginning; thence N 89°09'00" W, 360.00 feet; thence N 14°23'45" W, 435.98 feet; thence N 55°27'20" E, 282.23 feet to a point on a curve to the right; thence along said curve, bearing N 72°43'40" E, 159.77 feet, said curve having a central angle of 34°32'40", a radius of 265.00 feet, and a long chord of 157.36 feet; thence S 90°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 S 00°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 February 26, 2026, 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 permit an amendment to revise the site plan to CON2023-00028 on property zoned RR Rural Residential District located at 6301 Briar Rose Lane, 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 N 89°09'00" W, 30.00 feet along the South line of the Northeast Quarter of said Southeast Quarter to the point of beginning; thence N 89°09'00" W, 360.00 feet; thence N 14°23'45" W, 435.98 feet; thence N 55°27'20" E, 282.23 feet to a point on a curve to the right; thence along said curve, bearing N 72°43'40" E, 159.77 feet, said curve having a central angle of 34°32'40", a radius of 265.00 feet, and a long chord of 157.36 feet; thence S 90°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 S 00°27'20" W, 634.41 feet parallel to the said East line to the point of beginning.

Approved 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.

Adopted this 19th Day of March, 2026.

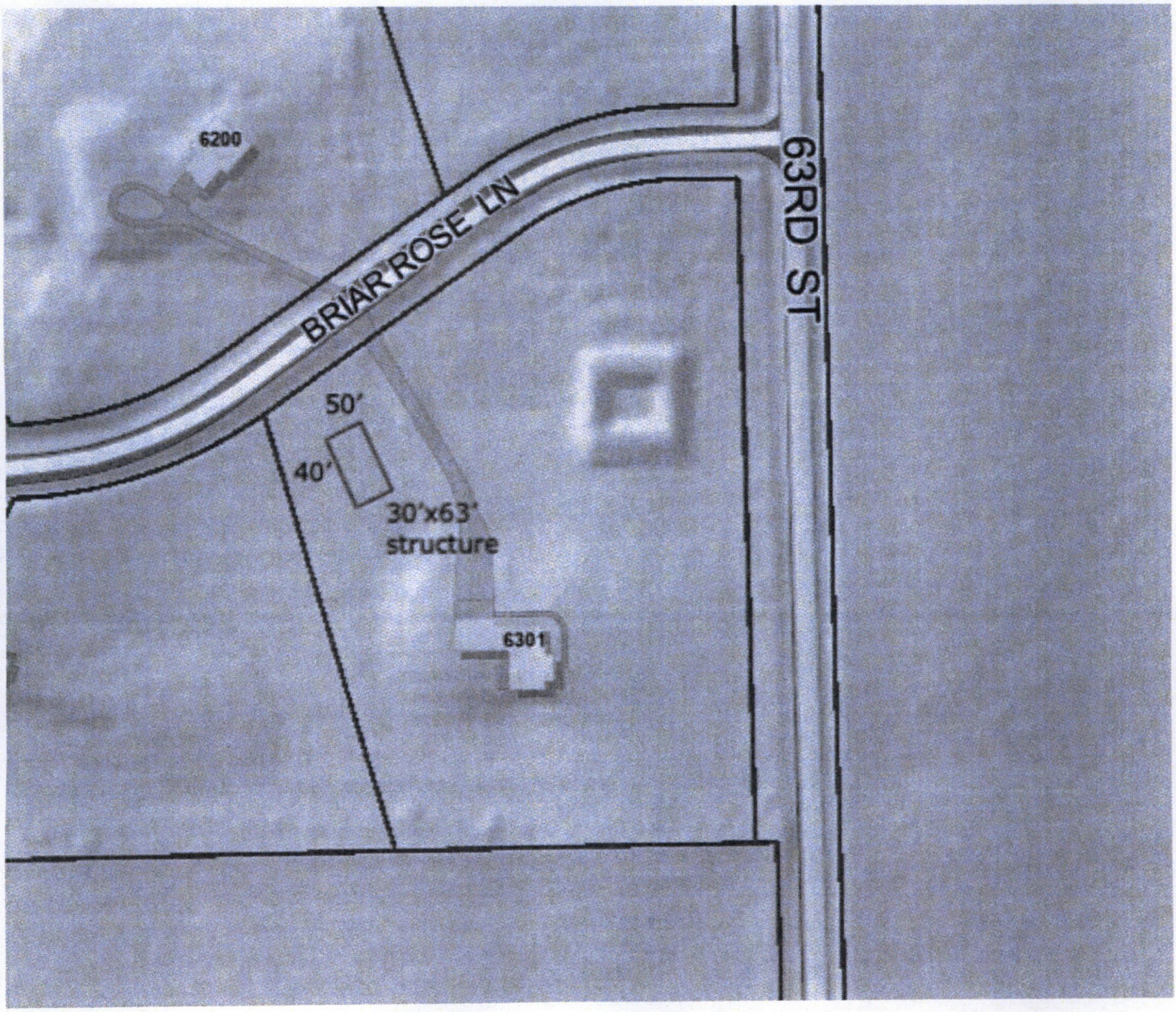
METROPOLITAN AREA PLANNING COMMISSION

Bob Aldrich, Chairman

ATTEST:

Scott Wadle, Secretary

SITE PLAN AS APPROVED BY BUILDING CODE



SITE PLAN

APPROVED MAPC 2/26/26 BY JBE

LDN2025-00168

Sedgwick Co. public notice

(Published in The Ark Valley News Feb. 5, 2026.)

MAPC February 26, 2026
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, February 26, 2026, 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.**

CON2025-00168: Conditional Use request in the County request to CON2023-00028 to revise the site plan, generally located on the west side of North 63rd Street East and within one-quarter mile north of East 77th Street North (6301 Briar Rose Lane).

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 February 5, 2026
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 5th day of February, 2026. with subsequent publications being made on the following dates:

_____, 2026 _____, 2026
_____, 2026 _____, 2026
_____, 2026 _____, 2026

Subscribed and sworn to before me this 5th day of February, 2026.

Notary Public

My commission expires

Additional copies $

Printer's fee $

LISA K. STRUNK NOTARY PUBLIC 4/24/28 STATE OF KANSAS

AGENDA ITEM NO. 4.1

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC: February 26, 2026

CASE NUMBER: CON2025-000168 (County)

OWNER/AGENT: Bradley & Julie Hanneman & Gary and Lorrie Schoonover (Applicants)

REQUEST: Conditional Use Amendment to CON2023-00028 to revise site plan for an Accessory Apartment

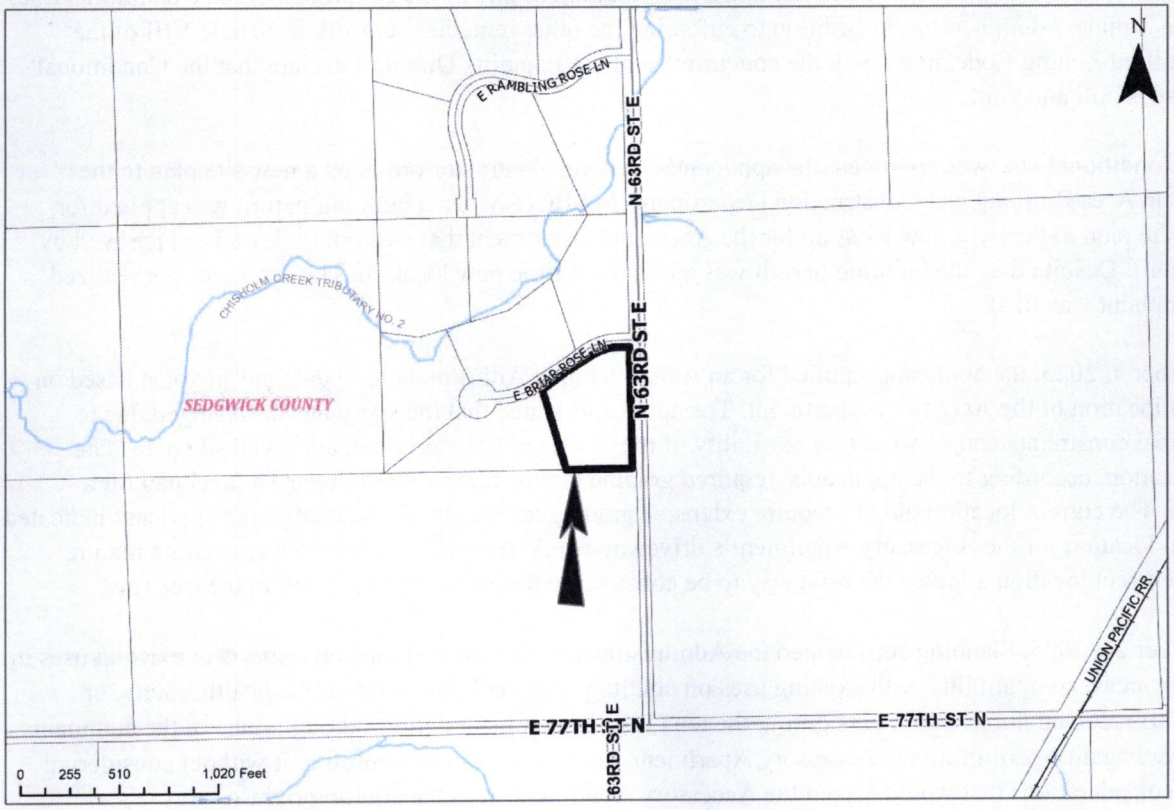
CURRENT ZONING: RR Rural Residential District

SITE SIZE: 5.26 acres

LOCATION: Generally located on the west side of North 63rd Street East and within one-quarter mile north of East 77th Street North (6301 Briar Rose Lane)

PROPOSED USE: Revise Site Plan

RECOMMENDATION: Approve with Conditions



BACKGROUND: The applicant is requesting an amendment to a Conditional Use to revise the approved site plan for an Accessory Apartment. The 5.26-acre site is zoned RR Rural Residential District (RR) and is generally located on the west side of North 63rd Street East and within one-quarter mile north of East 77th Street North (6301 Briar Rose Lane).

In 2023, the applicants applied for a Conditional Use (CON2023-00028) to permit an Accessory Apartment on property zoned RR. On July 13, 2023, the Metropolitan Area Planning Commission (MAPC) recommended approval of the request. On August 23, 2023, the Sedgwick County Board of County Commissioners (BOCC) approved the request. The approved Conditions of Approval are listed below:

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.

After the Conditional Use was approved, the applicant's General Contractor provided a new site plan to the Metropolitan Area Building and Construction Department (MABCD) when a building permit was applied for. This new site plan indicated a new location for the Accessory Apartment that was not reviewed or approved by Planning staff. Despite this, the building permit was approved for the new location. The error was not realized until a complaint was filed.

On December 4, 2025, the applicants applied for an Administrative Adjustment to update the site plan based on the current location of the Accessory Apartment. The applicants stated that the site plan was changed due to topographical constraints and construction feasibility of the location on the original, approved site plan. The original location, according to the applicants, required grading and/or fill in order to create a level pad for a foundation. The current location did not require extensive grading and/or fill. Additionally, the applicant indicated the original location for the Accessory Apartment's driveway would have required removing existing mature trees. The current location allowed the driveway to be constructed through a natural break in the tree row.

On December 26, 2025, Planning staff denied the Administrative Adjustment based on impacts to existing uses in surrounding areas, compatibility with existing uses on abutting sites, and effects on public health, safety, or welfare. Staff received public comments during the ten (10)-day comment period. Though none of the comments received were against permitting the Accessory Apartment, they were against permitting it without considering additional considerations that would screen the Accessory Apartment from the abutting right-of-way.

SectionV-I.6 of the Unified Zoning Code (UZC) permits accessory structures to be in front of the primary

structure on lots larger than 5 acres, if the accessory structure meets the front setback requirement of the underlying zoning district. The location of the constructed Accessory Apartment meets the 30-foot minimum front setback for the RR zoning district. The applicants could construct additional accessory structures in front of the principal structure without screening from the roadway.

Context
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. In 2023, the subject site was approved for a Conditional Use (CON2023-00028) to permit an Accessory Apartment.

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.*" Accessory Structures are permitted to be in front of the principal structure on properties greater than five acres.

RECOMMENDATION: Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the revised site plan, with the following condition:

1. The site shall be developed in conformance with the revised site plan.
2. All other approved conditions of CON2023-00028 shall apply.

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. In 2023, the site was approved for an Accessory Apartment.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate that approval of the request will detrimentally affect nearby properties. Accessory Structures are permitted to be in front of the principal structure on properties greater than five acres.

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. In 2025, the Accessory

Apartment was constructed.

5. **Relative gain to 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 revised site plan will have an effect on the public health, safety, or welfare. Accessory structures are permitted to in front of the principal structure on properties greater than five acres. Denial of the application may result in a loss of enjoyment for the applicant.

6. **Conformance of the requested change to adopted or recognized Plans/Policies:** The request 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 community facilities

8. **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff has received one comment from the public, other than what was received for the Administrative Adjustment.

Staff Report Attachments:

1. Applicant's Written Justification for Administrative Adjustment
2. Original Approved Site Plan
3. Revised Site Plan
4. Public Comment for Administrative Adjustment
5. Aerial Map
6. Zoning Map
7. Land Use Map
8. Urban Growth Area Map
9. Urban Area of Influence
10. Site Photos

Written Justification (Attachment to the Request for Administrative Adjustment to Conditional Use Site Plan)

Property Address: 6301 Briar Rose Ln, Valley Center, KS 67147
Applicants: Bradley D. Hanneman, Julie A. Hanneman, Gary D. Schoonover, and Lorrie E. Schoonover
Submitted to: Metropolitan Area Planning Department

Background

At the original Conditional Use approval meeting, the submitted site plan depicted the accessory apartment sited closer to the principal residence. Upon review by the general contractor, it was determined that the original position of the accessory apartment would require significant elevation changes (specifically, a substantial amount of dirt would be needed to level the ground due to a notable slope in that area). The cost and effort required to accomplish this were not practical and would have been an undue burden.

Justification for Adjustment

1. Topographical Constraints & Construction Feasibility

- The chosen alternative location to the north of the principal residence is on much more level ground.
- This adjustment eliminated the need for excessive fill dirt, reducing both financial and environmental impacts.
- There was a natural opening in the tree line along the existing driveway that made the chosen offshoot an ideal entry point for the new driveway leading to the accessory apartment's garage.

2. Neighborhood Impact & Support

- It should be noted that our friendly neighbors to the north ("the Ritchie family"), located at **6200 Briar Rose Ln,** have expressed no objections regarding the accessory apartment's placement now that it is constructed.
- During the initial meeting, we were informed that, due to the property's size (over 5 acres), there are *no restrictions* on whether the accessory apartment is located in front of or behind the principal residence. Right or wrong, we had the impression that a slight shift in the plan, that would reduce the financial and environmental burden, would be perfectly acceptable. It should be noted that our general contractor said that he submitted his site plan (which showed the chosen alternative placement of the property north of the original site plan placement) and it was approved by MABCD when the original permit was issued.

3. Ongoing Neighbor Relations

- Our neighbors to the west ("the Bohms") have persistently objected to nearly every aspect of our property improvements (often with remarkable creativity and zero reference to any actual statute or regulation).
- For the record, examples of their completely unenforceable demands include:
  - **"Remove the orange hazard fencing and windmill from the lawn and in the future refrain from putting up any yard or lawn items and additional fencing that are not in conformance with the main home."**
    (The temporary orange fencing was... temporary, and removed after its intended use. The rest of the demands were baseless. We sadly removed the small decorative windmill to appease the Bohms.)
  - **"Remove the concrete bag headwall as it is out of character with the neighborhood."**
    (It's a permanent culvert protecting wall that happens to be budget friendly. If you drive by properties with 5+ acres lots around Sedgwick County, you will see many culvert protecting walls of this style.)
  - **"Remove decals and decor from the garage wall facing the street, and in the future refrain from exterior decor that is not in conformance with the main home."**
    (One of the items is a Marine emblem since recognition of service members is important to us. The structure, where the emblem formerly hung, is 90 feet from the northern property line. How this recognition of service offends the Bohms, one can only guess.)
  - **"Remove and store the trailer such that it is not visible from the street or neighboring homes."**
    (This is now stored in a different area. We moved it simply to appease the Bohms' unsubstantiated preferences. Ironically, the Ritchies keep a boat and trailer in their driveway most of the year. No complaints from the Bohms. Perhaps some neighbors are just less complaint worthy than others.
  - **"Remove and store construction materials, rain-barrels, and wheelbarrows completely out of sight of the street and neighboring homes."**
    (It's worth noting that this equipment and these tools were being used to help widows from our church clean up their properties. We move them when they aren't needed.)

- **"Store trash dumpsters in the garage or completely out of sight from the street and neighboring homes."**
  (The garage is 90 feet from the closest street. Is there a code specifying the minimum allowable distance for a trash can on a rural property?
- **"Store vehicles in the garage."**
  (It's parked on a driveway made for vehicles. The Ritchies park two vehicles outside daily, with no intention of parking them in their garage. The Bohms do not complain about those cars, just ours. More evidence of targeted bullying from the Bohms.)

- Last spring, after all of these shinanigans, when we asked about adding a flagpole between the accessory apartment and the street, the Bohms said, we would prefer that did not because there is already a flag pole at the principal residence. More rules for one neighbor that don't allow support for our veteran and our country.

Summary

The adjustments made to the accessory apartment's placement were a practical response to site conditions, not a deviation done in bad faith. We have attempted to address and appease most complaints from neighbors (even those with no basis in law or regulation). The only objection to the current placement comes from the Bohms who have a well-documented habit of making arbitrary and unsubstantiated, and inconsistent demands (targeting only us), which are neither supported by county regulation nor shared by the Ritchies (the only other neighbor that can see our accessory apartment on this dead end cul-de-sac).

We respectfully request approval of the administrative adjustment to the site plan, as the current layout is both practical and consistent with the rural character and regulatory allowances of our property.

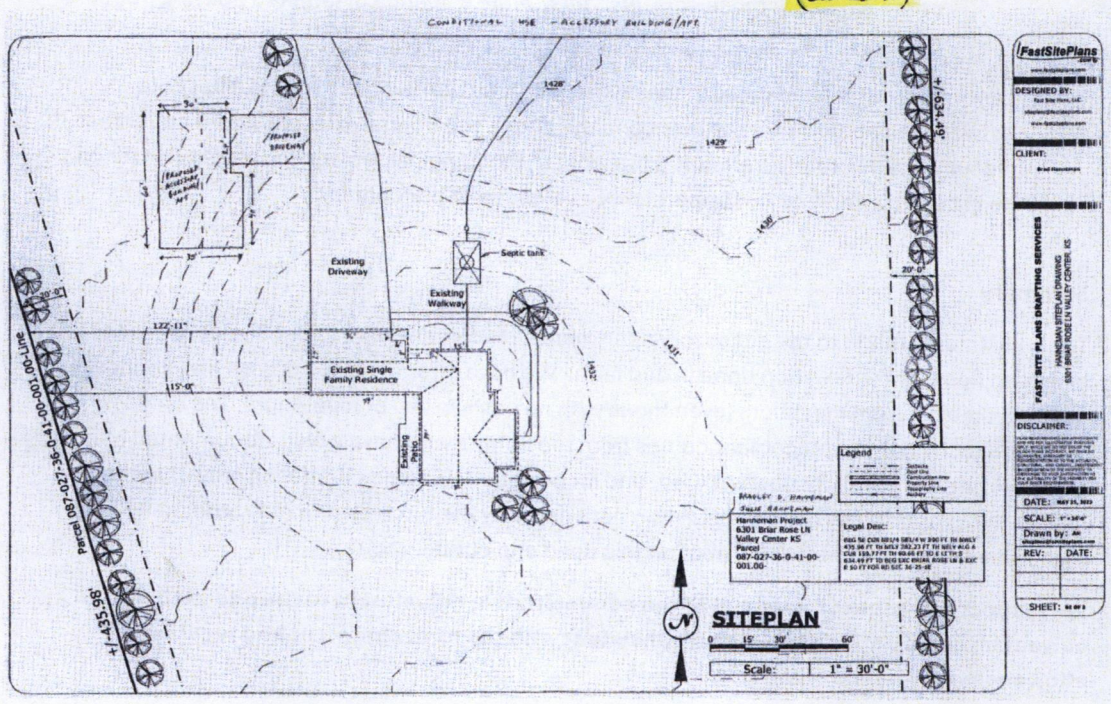
Supporting Documentation:

- Site plan as originally approved (one zoomed in and one zoomed out)
- Site plan as approved by building code
- Print out from GIS maps (2024 layer) showing the accessory apartment mid-construction.

Thank you for your attention and understanding.

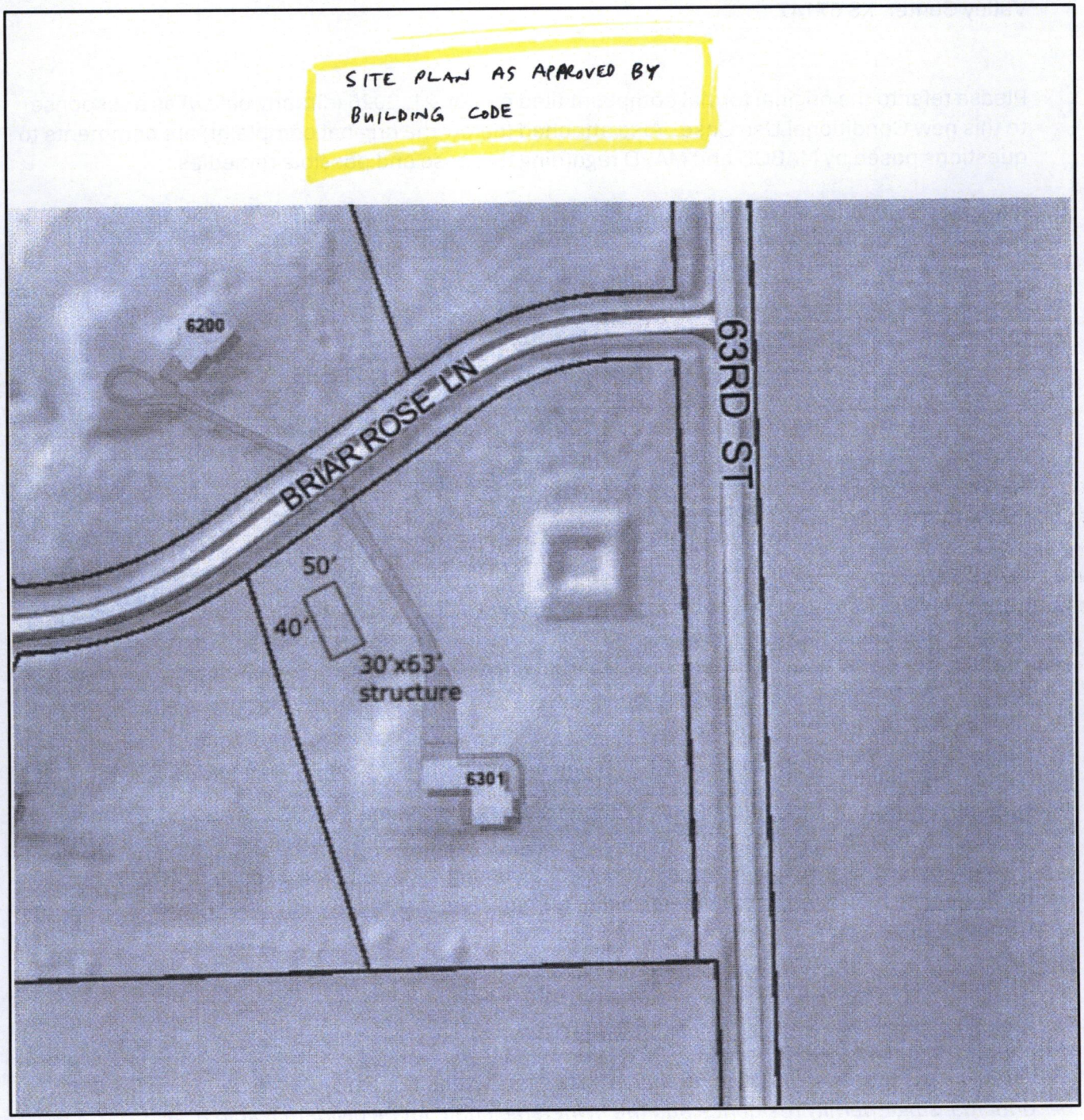
Original Site Plan

ORIGINAL SITE PLAN From 7/13/2023 MTG
(ZOOMED IN)



★NOTE THE TOPOGRAPHY LINES SHOWING ELEVATION CHANGE RIGHT WHERE ORIGINAL SITE PLAN LOCATION SHOWED THE STRUCTURE.

Revised Site Plan



Chris and Sandra Bohm
6201 Briar Rose Lane
Valley Center, KS 67147

Please refer to the original formal complaint filed on July 21, 2025 (directly below) as a response to this new Conditional Use Case. Also attached (below the original complaint) are comments to questions posed by MABCD and MAPD regarding this case and possible remedies.

Sincerely,
Chris and Sandra Bohm

Original Complaint

July 21, 2025

Christopher & Sandra Bohm
6201 Briar Rose Lane
Valley Center, KS 67147

Mr. Scott Wadle
Director of Planning
Wichita/Sedgwick County

Re: CON2023-00028 - Accessory Apartment
6301 Briar Rose Lane
Valley Center, Kansas

Dear Mr. Wadle,

Please accept this letter as a formal complaint against the as-built conditions of CON2023-00028, which is located immediately east of our property located at 6201 Briar Rose Lane, Valley Center, Kansas.

At the MAPC meeting of August 23, 2023, the referenced conditional use was submitted by Brad and Julie Hanneman and 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.

Also sited in the Staff Report for this case is the following:

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.

The issues that we are bringing to your attention have also been brought up with the Hannemans but have not been addressed satisfactorily. We further see a need, because the structure is completely out of compliance with their approved site plan, to memorialize any remedy that may be arrived at through the same process that achieved the conditional use permitting. At the outset we would like to add that the issues presented are almost entirely problems as a result of the structure's location and orientation, both of which are out of compliance with their approved site plan. Please see the attached map of the site. These issues are now made permanent due to the structure's location and will be a problem no matter who resides there. We think a remedy should also be permanent.

The structure was not built in conformance with the site plan, does not function as was intended per the site plan, that is as an L-shaped detached annex to the main home, is not in harmony with the main home, does not blend in to the neighborhood, and looks and operates like a completely separate or distinct single family home from the main home.

Details of why this complaint is being filed include other issues that will remain, regardless of who owns the property. These include not only the location and orientation of the structure but the use of the structure as a separate residence that includes its own permanent separate outdoor

parking in the driveway of the structure, which is in full view of the street. An additional outdoor parking slip was added to the sub-driveway, which has been drawn on the attached map. This is also not in compliance with the permitting. Please see the attached map for the original approved driveway plan which would have been substantially obscured from the street. This additional parking slip initially held, and was intended by the occupant, for the permanent location of a pontoon boat owned by the occupant. This added parking slip and the driveway are now used for the occupant's truck and trailer. These items are, day and night, prominently visible from the street & neighboring homes, while being hidden by trees and landscaping from view of the main home on the lot. In our neighborhood (Developed as a cohesive neighborhood, Woodland Tracts, November 1993) generally these items are not stored where they are prominently visible along the street frontage and in direct view of neighboring homes, and are usually stored in such a way that they are substantially hidden by the house or are near the house, not separate visually. The homes in our neighborhood feature long driveways with a broad visual sweep of lawn, and homeowners park vehicles near the main home. This makes these items particularly conspicuous.

Other items at variance that further set the structure apart as a distinct single-family home include yard items, fencing and yard decor which are not in conformance with the main home, decals and fence ornaments, and the varying storage of construction materials, rain-barrels, wheel barrows and trash dumpsters, all facing and prominently visible from the street. The garage door does not match the garage doors of the main home. The sub-driveway has been lined by the occupant with what appear to be cast-off telephone poles, and the culvert pipe has been lined with concrete-bag headwalls, all at odds with the main home and completely out of character to the neighborhood.

With the exception of the garage door, these are all items we have asked the Hannemans to address, with the result that they removed bright orange hazard fencing that had been attached to the structure's wire fencing, they removed wall decals from the garage face, and removed a decorative windmill from the streetside. The balance remain unaddressed.

We are looking for a permanent remedy to these issues. Please advise.

Sincerely,

Christopher and Sandra Bohm

Response to questions posed by MABCD and Planning Department:

As we discussed, and to document the response to the question you posed of what measures could be taken to help remedy this situation, I recap our conversation as follows with the three options in order of most favorable:

1. Move the structure to the location and orientation detailed on the approved site plan filed as a condition of the Conditional Use. This would perfect the stated requirements of the Conditional Use, and is the only measure that would do so.

OR

2. Given that the structure is not in the approved location:

A. Re-orient the garage door and driveway to the east per the spirit of the approved site plan, and also:

B. Require the owner to provide, submit for approval, and implement upon approval, a site landscape screening plan that would be formally adopted by the MAPD and MABCD as an additional condition of the Conditional Use case with the following language and parameters:

-Landscape screening should blend with existing landscaping and provide effective sightline screening upon installation (i.e. use of mature materials at installation). Landscape screening to be installed and maintained perpetually within the limits of:

-Sightline landscape screening of Accessory Apartment driveway and garage face from approach both westbound and eastbound on Briar Rose Lane.

-Sightline landscape screening of Accessory Apartment driveway and garage along the north property line from the main home driveway west, to the northwest corner of the property.

-Sightline landscape screening along the West side of the Accessory Apartment from the northwest property corner, going south, to the southwest corner of the Accessory Apartment site.

-Future modifications or additions to the Accessory Apartment site shall not violate the sightline screening, or serve to further differentiate the structure from the main home and must be approved by MABCD.

OR

3. To remedy allowing the structure structure and its driveway orientation as it exists today:

A. Remove the gravel parking slip that has been constructed on the current driveway and prohibit outdoor parking and storage for the Accessory Apartment, and also:

B. Require the owner to provide, submit for approval, and implement upon approval, a site landscape screening plan that would be formally adopted by the MAPD and MABCD as an additional condition of the Conditional Use case with the following language and parameters:

-Landscape screening should blend with existing landscaping and provide effective sightline screening upon installation (i.e. use of mature materials at installation). Landscape screening to be installed and maintained perpetually within the limits of:

-Sightline landscape screening of Accessory Apartment driveway and garage face from approach both westbound and eastbound on Briar Rose Lane.

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-Sightline landscape screening along the West side of the Accessory Apartment from the northwest property corner, going south, to the southwest corner of the Accessory Apartment site.

-Future modifications or additions to the Accessory Apartment site shall not violate the sightline screening, or serve to further differentiate the structure from the main home and must be approved by MABCD.

If sight-line screening is approved, but prohibiting outdoor parking is a stumbling block on the CON2025-00168 case, an alternate consideration might be:

Nothing shall be parked, stored, constructed, illuminated or displayed on the accessory apartment site in such a way that it violates the sight-line screening.

Due to its location, orientation, distance from the main home and proximity to the street, all of which violate the approved site plan of the Conditional Use, any of these options are justified and should be memorialized with the Conditional Use to lessen the current and future impact of the structure as a separate and distinct residence from the main home and create the sense that the two structures are more contiguous with each other.

Best regards - Chris Bohm


elp Unified Zoning Code
6200
201.98
23.61
159.77
70.50
BRIAR ROSE LN
BRIAR ROSE LN
213.16
254.04
Parking Stall
Built location of Structure And Drive Sedgwick County GIS
Location of Structure And Driveway Per Approved Site Plan CON2023-00028
6301
340
RD ST E
N

Public Comment for Administrative Adjustment

John A. Vetter
6205 Rambling Rose Lane
Valley Center, KS 67147
john.vetter@stinson.com

James R. Boone
6101 Wild Rose Lane
Valley Center, KS 67147
itchyboone@yahoo.com

swadle@wichita.gov
planning@wichita.gov

Re: Case Number CON 2025-00168 Administrative Adjustment to CON 2023-00028 To Revise the Approved Site Plan

Dear MAPD:

The undersigned are residents of the Woodlands and constitute the two members of the Architectural Committee for the Woodlands Tract Development pursuant to the filed Covenants and Amendment. We know that Chris Bohm, another resident of the Woodlands adjacent to the Hanneman property has filed a complaint about an accessory apartment that was built on this property, both location and orientation of which are in violation of the site plan submitted and approved with the original conditional use case.

The Hanneman's approached the Architectural Committee in 2023 about revising our covenants which at that time did not allow the building of any other dwelling structure on any of the lots. Predicated on the site plan presented with the 2023 conditional use case, the support of Mr. Bohm, and discussion with the Hanneman's about their intended construction plans we reached out to other property owners in our development and began the process of working on revisions that would accommodate the Hanneman's request. The Amendment to the Covenants was filed of record on January 16, 2024, which, among other things, required governmental approval and Architectural Committee approval for an Accessory Apartment. The Hanneman's then disregarded the site plan and built the apartment in a non-approved location, highly visible from the street and neighboring homes, and made other modifications to what they presented to us for approval, including reorienting the garage face and driveway, and adding outdoor parking.

We are aware of the complaint and Mr. Bohm has been in communication with us to keep us updated in working through this complaint with the Planning Department and Code Enforcement. We understand that Mr. Bohm provided several ideas to remediate this situation, which he shared with us. Based on what has transpired we, as the Architectural Committee, support the use of mature landscape screening, the re-modification of the driveway and the restriction of outdoor parking and storage at the site as described below. We believe these modifications are reasonable and necessary, and ask that they be memorialized with the conditional use to preserve the integrity of our neighborhood.

We are requesting for our review as the Architectural Committee a copy of the revised site plan and other language added as part of the administrative adjustment for this case.

Thank you,

/s/ John A. Vetter
John A. Vetter

/s/ James R. Boone
James R. Boone

DB02/0772510.0002/10521653.1

Requested provisions for CON2025-00168:

A. Remove the gravel parking slip that has been constructed on the current driveway and prohibit outdoor parking and storage for the Accessory Apartment, and also:

B. Require the owner to provide, submit for approval, and implement upon approval, a site landscape screening plan that would be formally adopted by the MAPD and MABCD as an additional condition of the Conditional Use case with the following language and parameters:

-Landscape screening should blend with existing landscaping and provide effective sightline screening upon installation (i.e. use of mature materials at installation). Landscape screening to be installed and maintained perpetually within the limits of:

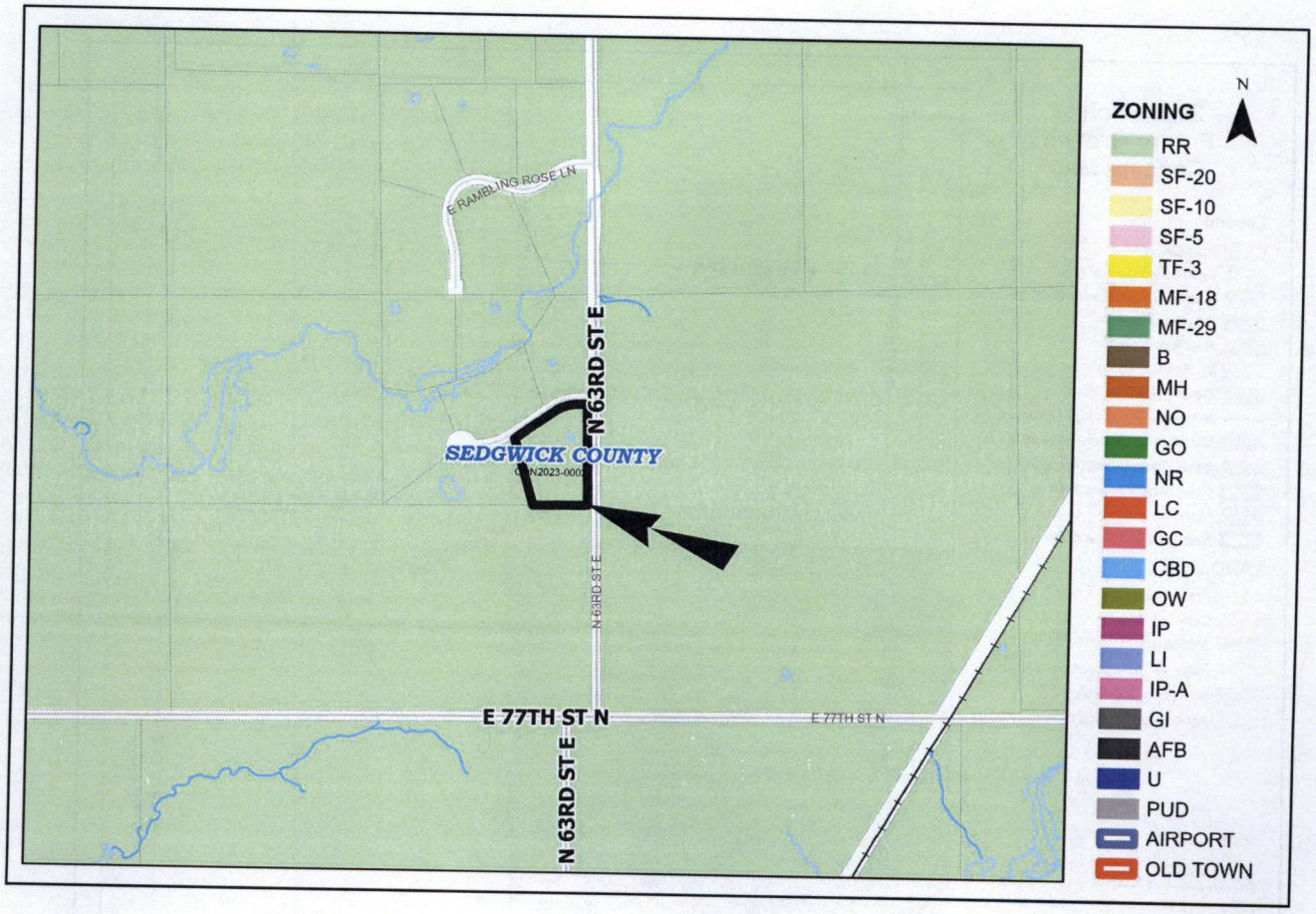
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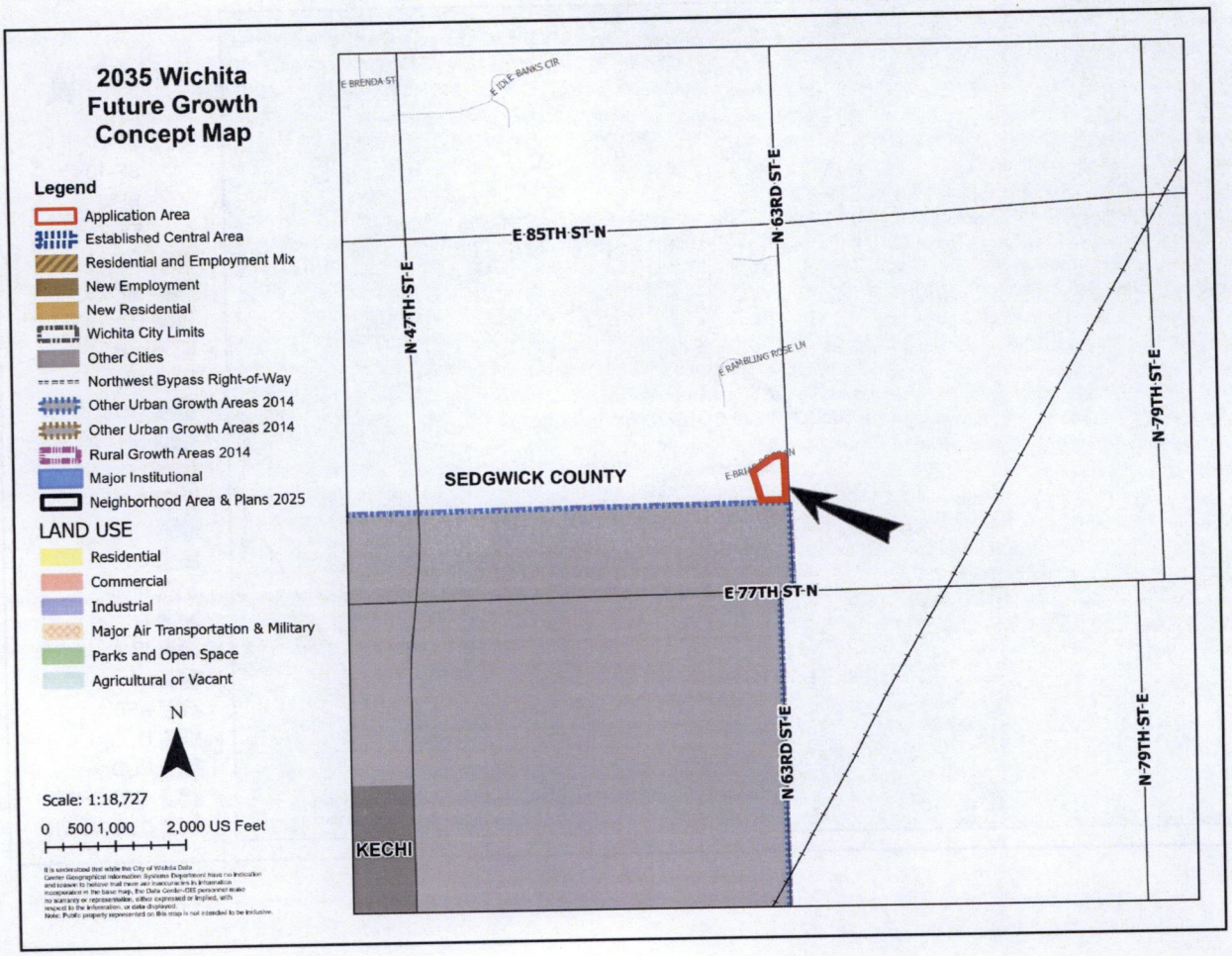
-Sightline landscape screening of Accessory Apartment driveway and garage along the north property line from the main home driveway west, to the northwest corner of the property.

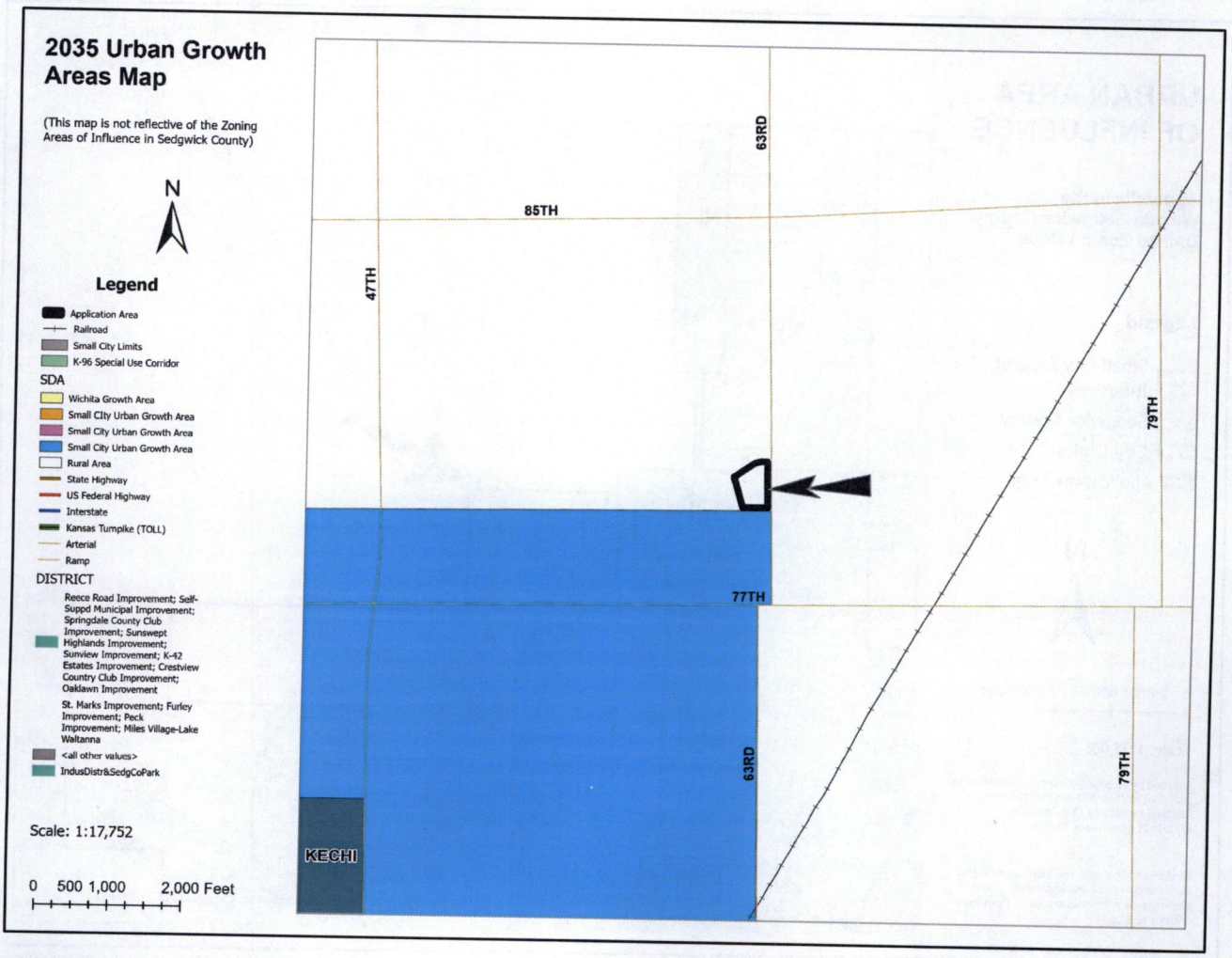
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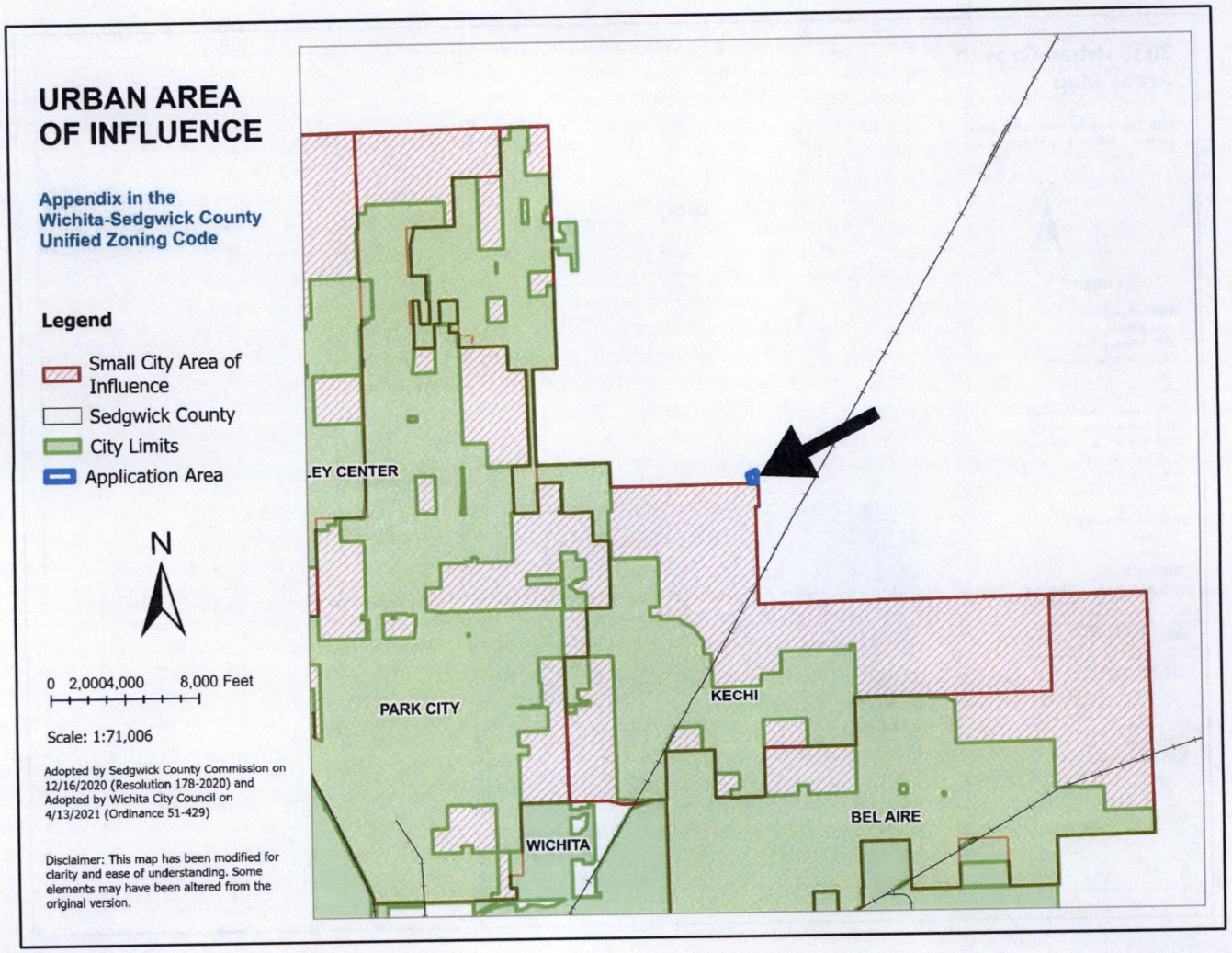
-Future modifications or additions to the Accessory Apartment site shall not violate the sightline screening, or serve to further differentiate the structure from the main home and must be approved by MABCD.


E BRIAR ROSE LN
N 63RD ST E
SEDGWICK COUNTY
0 160 320 640 Feet
N


E RAMBLING ROSE LN
N 63RD ST E
SEDGWICK COUNTY
CON2023-00025
N 63RD ST E
E 77TH ST N
E 77TH ST N
N 63RD ST E
N
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


2035 Wichita Future Growth Concept Map
Legend
Application Area
Established Central Area
Residential and Employment Mix
New Employment
New Residential
Wichita City Limits
Other Cities
Northwest Bypass Right-of-Way
Other Urban Growth Areas 2014
Other Urban Growth Areas 2014
Rural Growth Areas 2014
Major Institutional
Neighborhood Area & Plans 2025
LAND USE
Residential
Commercial
Industrial
Major Air Transportation & Military
Parks and Open Space
Agricultural or Vacant
N
Scale: 1:18,727
0 500 1,000 2,000 US Feet
E BRENDA ST
E IDLE BANKS CIR
E 85TH ST N
N 63RD ST E
N 47TH ST E
E RAMBLING ROSE LN
N 79TH ST E
SEDGWICK COUNTY
E 77TH ST N
N 63RD ST E
N 79TH ST E
KECHI

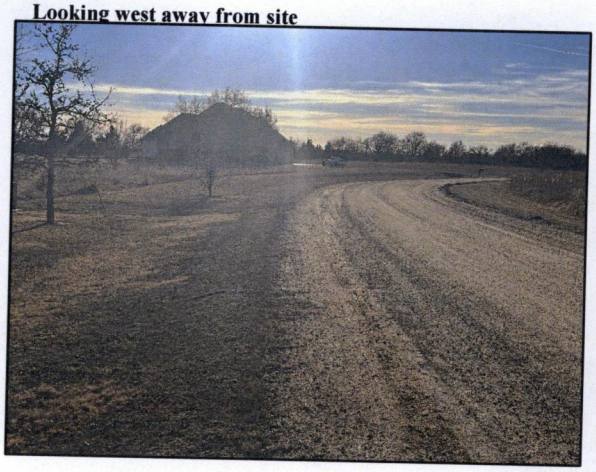

2035 Urban Growth Areas Map
(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)
N
Legend
Application Area
Railroad
Small City Limits
K-96 Special Use Corridor
SDA
Wichita Growth Area
Small City Urban Growth Area
Small City Urban Growth Area
Small City Urban Growth Area
Rural Area
State Highway
US Federal Highway
Interstate
Kansas Turnpike (TOLL)
Arterial
Ramp
DISTRICT
Reece Road Improvement; Self-Suppd Municipal Improvement; Springdale County Club Improvement; Sunswept Highlands Improvement; Sunview Improvement; K-42 Estates Improvement; Crestview Country Club Improvement; Oaklawn Improvement
St. Marks Improvement; Furley Improvement; Peck Improvement; Miles Village-Lake Waltanna
<all other values>
IndusDistr&SedgCoPark
Scale: 1:17,752
0 500 1,000 2,000 Feet
63RD
85TH
47TH
79TH
77TH
63RD
79TH
KECHI


URBAN AREA OF INFLUENCE
Appendix in the Wichita-Sedgwick County Unified Zoning Code
Legend
Small City Area of Influence
Sedgwick County
City Limits
Application Area
N
0 2,0004,000 8,000 Feet
Scale: 1:71,006
Adopted by Sedgwick County Commission on 12/16/2020 (Resolution 178-2020) and Adopted by Wichita City Council on 4/13/2021 (Ordinance 51-429)
Disclaimer: This map has been modified for clarity and ease of understanding. Some elements may have been altered from the original version.
LEY CENTER
PARK CITY
KECHI
BEL AIRE
WICHITA

Looking north into site



Looking west away from site



Looking south away from site



Looking east away from site

