SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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October 14, 1996

L. A. Borst
5118 S. Broadway
Wichita, KS 67216

RE: CU-405 - Conditional Use to allow a skeet shooting/sporting clay range on approximately 30 acres generally located west of 391st Street West, 3/4 mile south of 95th Street South

Dear Mr. Borst:

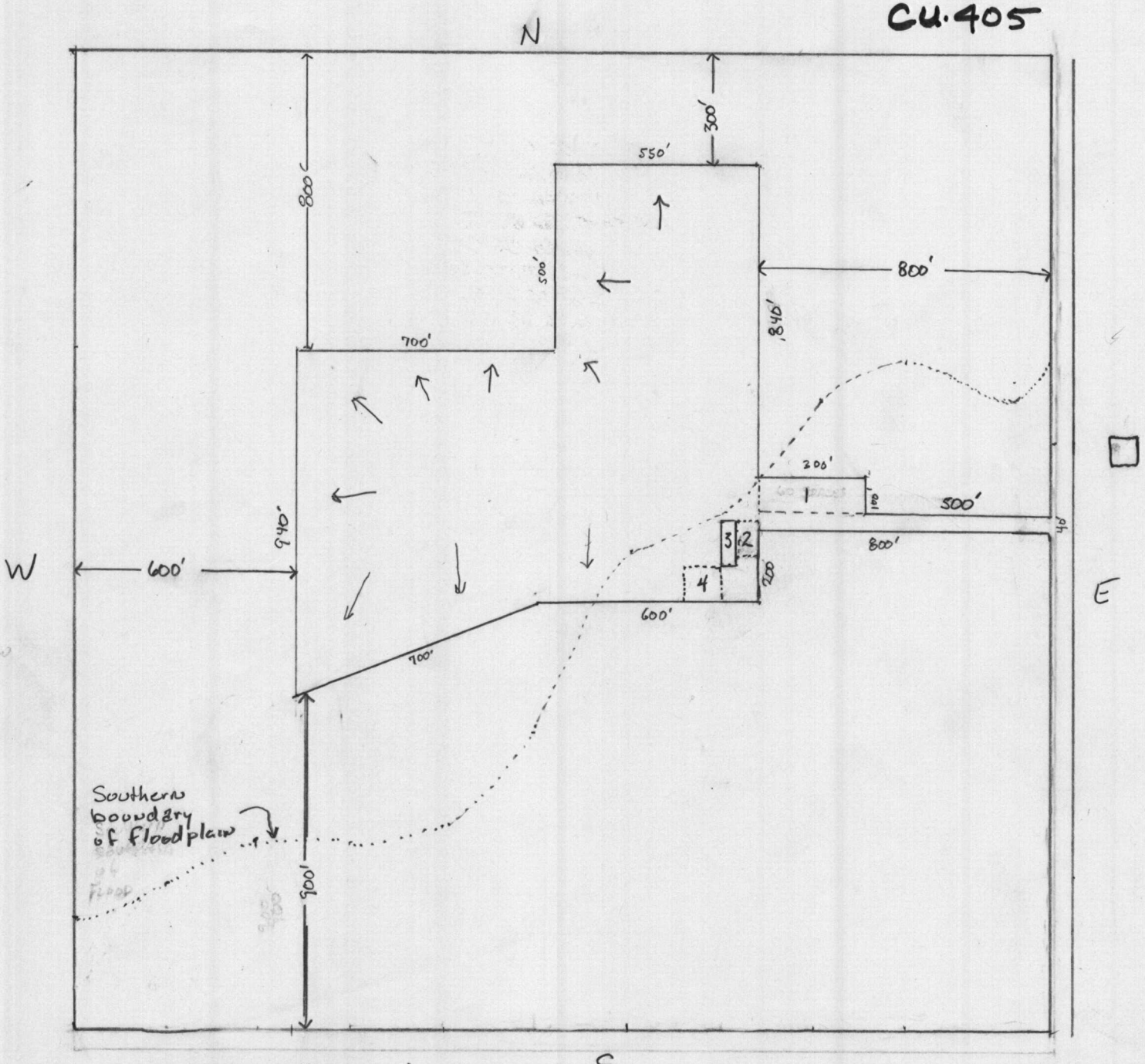
At its regular meeting on September 26, 1996, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to DENY the request.

This action was not appealed before October 10, 1996, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office.

Sincerely,

Russ Ewy
Associate Planner

CU.405



1. 60 PARKING SPACES (300'x100')
2. 20 PARKING SPACES (100'x60')
3. 40'x120' BUILDING
4. SKEET RANGE - DIRECTION OF SHOOTING IS SOUTH

ARROWS INDICATE SHOOTING STATIONS & DIRECTION OF FIRING.

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

STAFF REPORT

September 26, 1996

FILE COPY

CASE NUMBER: CU-405

APPLICANT/AGENT: L.A. Borst & Steve Borst (applicants)

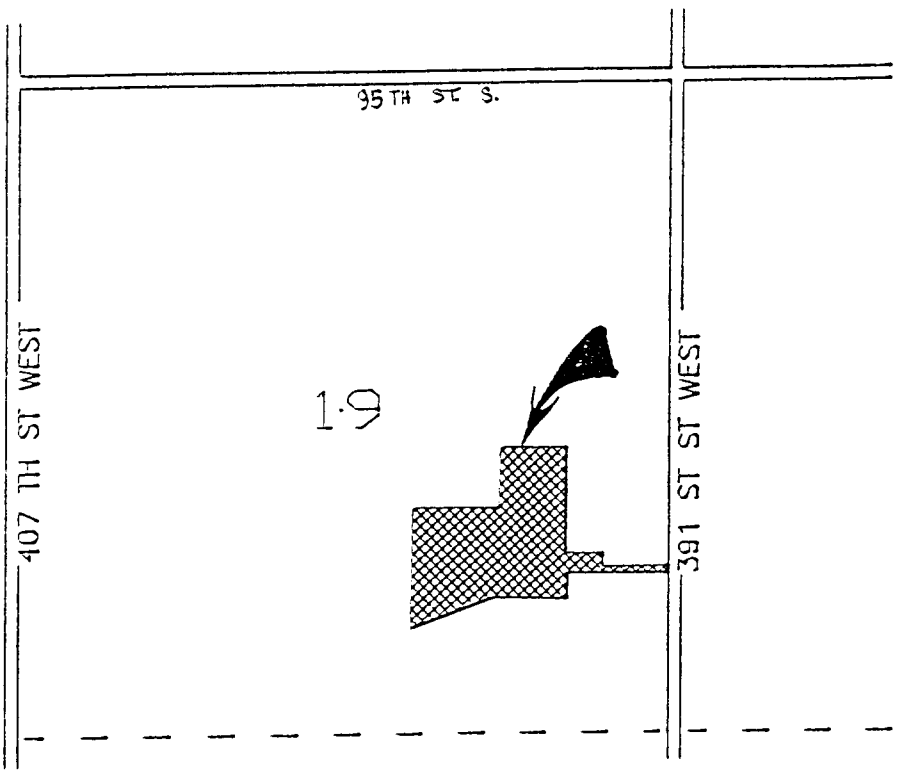
REQUEST: Conditional Use to allow a skeet shooting/sporting clay range.

CURRENT ZONING: 'RR' Rural Residential

SITE SIZE: 30.3 acres (approximately)

LOCATION: West of 391st Street West, approximately 3/4 mile south of 95th Street South.

PROPOSED USE: Skeet shooting/sporting clay range.



BACKGROUND: The applicant requests a Conditional Use to allow a skeet shooting/sporting clay range on approximately 30.3 acres zoned 'RR' Rural Residential, generally located west of 391st Street West, approximately 3/4 mile south of 95th Street South. The site is surrounded by undeveloped land zoned 'RR' Rural Residential used for agricultural purposes. The applicant proposes to develop a shooting range along a wooded creek in the center of a quarter section of land owned by the applicants.

The site plan shows a 40 ft. wide access road leading to the gun range located approximately 3/4 of a mile south of 95th Street South. There is a 300 ft. by 100 ft. parking area located adjacent to the access road, approximately 500 ft. from 391st Street. There is an additional 60 ft. by 100 ft. parking area adjacent to a proposed 40 ft. by 120 ft. building. In addition to the larger sporting clays range, the site plan shows the development of a skeet range (stating that the shooting will be directed towards the south) in the southeastern corner of the application area. Arrows shown indicate the general location of the sporting clays stations, as well as the direction of the shooting.

The nearest residence is approximately 900 feet to the east of the area defined as the gun range. One other residence is located approximately 3,000 feet to the west.

Skeet and sporting clay shooting is a recreational activity involving the use of shotguns to shoot clay targets. Sporting clays, as opposed to skeet shooting, involve participants moving through a course, stopping to shoot at approximately 10 stations. Each station is configured to throw targets in different patterns, simulating the flight patterns of game birds. Participants typically shoot in groups of 4 to 8 people.

CASE HISTORY: This case was voluntarily deferred during the July 25, 1996 Metropolitan Area Planning Commission meeting. The applicant agreed to have the request readvertised in order to relocate the proposed shooting range at the suggestion of the property owner east of 391st Street. The case was also deferred from the August 29, 1996 MAPC meeting.

ADJACENT ZONING AND LAND USE:

NORTH:	'RR' Rural Residential	Agriculture
SOUTH:	'RR' Rural Residential	Agriculture
EAST:	'RR' Rural Residential	Agriculture
WEST:	'RR' Rural Residential	Agriculture

PUBLIC SERVICES: Municipal water or sewer service is not available to this site. The applicant's property has access to 391st Street, an unimproved road.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this area as being appropriate for agricultural uses. The Comprehensive Plan does not specifically address private park or outdoor recreation facilities. However, the agricultural classification of the Comprehensive Plan suggests that such areas can allow other uses common in rural areas, which are no more offensive than normal agricultural uses, thus preserving the rural flavor of the county.

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

A. The use of firearms is limited to shotguns. The firing of a projectile with a range of more than 300 yards is prohibited.

B. The property shall be limited to 1 clubhouse with no overnight accommodations permitted.

C. Hours of operation shall be limited to: daylight hours on Monday through Wednesday, 12:00 Noon to sunset on Thursday and Friday, 9:00 A.M. to sunset on Saturday and 10:00 A.M. to sunset on Sunday.

D. There shall be no sale or consumption of alcohol on the site.

E. The maximum number of persons permitted on the gun range at any one time shall be 200 persons.

F. An identification sign (maximum 32 square feet in size) shall be permitted at the 391st Street entrance for purposes of directing customers to the site.

G. The orientation of the shooting fields shall be directed to the north, west, and south to minimize the impact of gunfire on nearby residences.

H. The applicant shall receive approval from the Kansas Department of Health and Environment for any necessary permits for a drinking water supply as a non-community public water supply if the demand exceeds 25 people for more than 60 days a year.

I. The disposal of any solid waste that is generated at this site shall be in accordance with Sedgwick County's Sanitation Code.

J. Prior to publishing the Resolution authorizing the Conditional Use Permit, the applicant shall receive approval from the County Zoning Administrator and the County Fire Department for the parking area.

K. The applicant shall receive approval from the Wichita-Sedgwick County Health Department for any on-site water and any necessary restroom facilities and sewage disposal. Such facilities shall be provided as required by all applicable codes, including the health code and the building code.

L. A gate shall be installed at the 391st Street entrance and shall remain locked after operating hours.

M. Any violation of the conditions of approval shall render the Conditional Use Permit null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The site is surrounded by 'RR' Rural Residential zoning and the area is relatively undeveloped and is predominantly characterized by agricultural uses. The proposed use is most appropriately located in rural areas, and thus suitable for this site.

2. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: If approved, the proposed use will generate noise from gunfire, as well as additional traffic to the site. The relative remoteness of the proposed gun range limits the problems associated with noise trespass as much as possible. If denied, the applicant would lose the ability to generate additional income from this property that this use would create.

3. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The Land Use Guide of the Comprehensive Plan identifies this area as being appropriate for agricultural uses. The Comprehensive Plan does not specifically address private park or outdoor recreation facilities. However, the agricultural classification of the Comprehensive Plan suggests that such areas can allow other uses common in rural areas, which are no more offensive than normal agricultural uses, thus preserving the rural flavor of the county.

4. Impact of the proposed development on community facilities: This request should not have an adverse affect on public services. Municipal water or sewer service is not available to this site.