WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

August 10, 1998

Prairie Polo, Inc.
% Atlantic Services
1445 S. Rock Road, Ste #125
Wichita, KS 67206

RE: CU- 486 - Conditional use to allow a outdoor recreational facility (polo grounds) on property generally located on the northeast corner of 95th Street South and Broadway (9532 S. Broadway)

At its regular meeting on July 16, 1998, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to conditions stated in the letter dated July 23, 1998.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. A signed copy of the resolution is enclosed for your files. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

David L. Yearout, AICP
Principal Planner

DLY/sah

cc: Mike Carney, 8100 E. 22nd St. N., Building 1900, Wichita, KS 67226
Glen Wiltse, Sedgwick County Code Enforcement

CONDITIONAL USE RESOLUTION NO. CU-486

WHEREAS, Prairie Polo, Inc., pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requested a Conditional Use to allow a outdoor recreational facility (polo grounds) on 23 ± acres zoned "RR" Rural Residential described as:

> A tract in the Southwest Quarter of Section 16, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 330 feet South of the Northwest Corner of the Southwest Quarter of Section 26, Township 29 South, Range 1 East; thence East 660 feet to the point of beginning; thence South 1710 feet; thence East 510 feet; thence North 720 feet; thence East 810 feet; thence North 990 feet; thence West 1320 feet to the point of beginning. Generally located on the northeast corner of 95th Street South and Broadway (9532 S. Broadway).

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of July 16, 1998, 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 a conditional use to allow a outdoor recreational facility (polo grounds) on 23 ± acres zoned "RR" Rural Residential described as:

> A tract in the Southwest Quarter of Section 16, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as: Beginning 330 feet South of the Northwest Corner of the Southwest Quarter of Section 26, Township 29 South, Range 1 East; thence East 660 feet to the point of beginning; thence South 1710 feet; thence East 510 feet; thence North 720 feet; thence East 810 feet; thence North 990 feet; thence West 1320 feet to the point of beginning. Generally located on the northeast corner of 95th Street South and Broadway (9532 S. Broadway).

subject to the following conditions:

A. The development of the site shall conform to the submitted site plan in terms of location of facilities and the polo fields. Any alterations to the location of the facilities shall require an amendment to the site plan as specified within the Unified Zoning Code.

B. During scheduled matches, the access point to the polo grounds shall be from 95th Street South only and the access to the grounds from Broadway shall be used for emergency access only. The Broadway access may be used at other times when no scheduled matches are occurring.

C. The drive entrance from 95th Street and all internal trafficways shall be constructed to properly drain surface water from the site. No standing water shall be permitted. Water, or other dust retardant, shall be used as needed to effectively control blowing dust.

D. The applicant shall submit and receive approval of a drainage plan from the County Public Works Department, including any needed easements for drainage.

E. No lights for nighttime play or concession facilities shall be permitted on the site.

F. No formal spectator seating shall be erected on site. Spectator viewing is to be from vehicles or from chairs or seating provided temporarily for the match that day only. At no time shall more than 150 people be in attendance at any event on site except for one time per season. For such event, documentation shall be submitted to the Sedgwick County Zoning Administrator showing that provisions have been made to address traffic control, sanitation needs, security, and other similar concerns.

G. Any violation of the conditions of approval shall render the conditional use permit null and void.

Adopted this 16th day of July, 1998. This resolution shall become effective on the fifteenth day after the date last noted above unless the matter is forwarded to the Governing Body for final action under the provisions of Section V-D.6. When any one or more of the exceptions listed in Section V-D.6 exist, this resolution with its conditions of approval shall be considered a recommendation of the MAPC to the Governing Body which shall then have final authority to approve, approve with conditions or modifications, or deny the Conditional Use application.

METROPOLITAN AREA PLANNING COMMISSION

Richard E. Lopez, Chairman

ATTEST:

Marvin S. Krout, Secretary

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

STAFF REPORT

Haysville PC July 9, 1998
MAPC July 16, 1998

CASE NUMBER: CU-486

APPLICANT/AGENT: Prairie Polo, Inc., %Atlantic Services, 1445 S. Rock Road, Suite # 125, Wichita, KS (applicant); Michael Carney, 8100 E. 22nd Street North, Building 1900, Wichita, KS (agent)

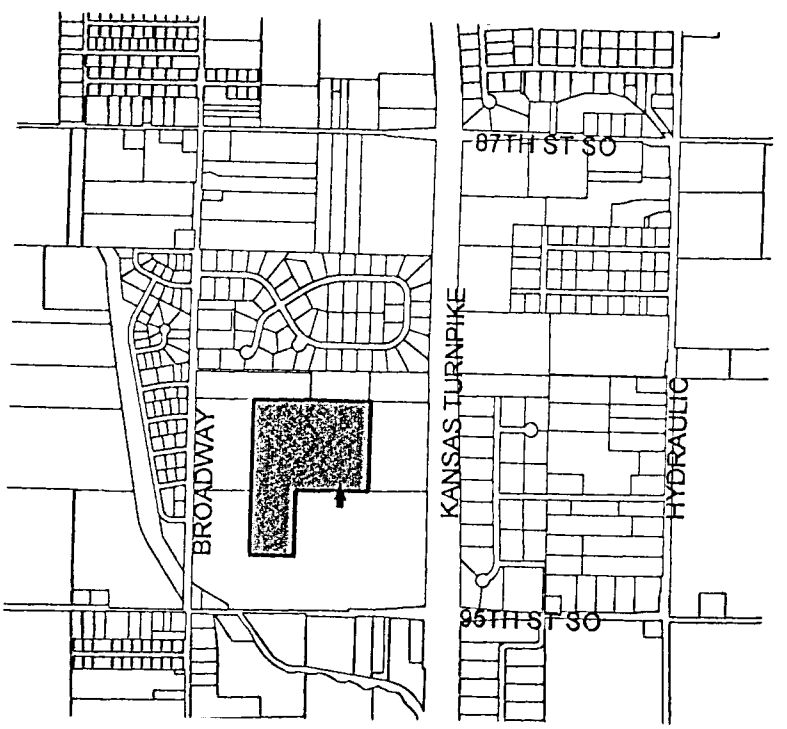
REQUEST: Conditional use to allow a outdoor recreational facility (polo grounds).

CURRENT ZONING: "RR" Rural Residential

SITE SIZE: 23 acres +/-

LOCATION: Northeast corner of 95th Street South and Broadway (9532 S. Broadway).

PROPOSED USE: **Construct a pavilion at the polo grounds.**



BACKGROUND: The applicant has been operating a polo facility at this location since 1991, but there have never been structural improvements made on-site other than the planting of the grass and the installation of irrigation equipment. Now the applicant proposes to construct a pavilion building between the two polo fields for the use of those attending the polo matches. No other improvements are planned for the property into the future. There are no boarding facilities on site for the horses; all the local players keep their horses at other locations. The application for the building permit for the pavilion identified the need to obtain the Conditional Use since this is a true outdoor recreation facility and not just the use of an individuals pasture for riding purposes.

While polo matches are not generally large spectator sports, there will be a number of people in attendance when special matches occur, as well as the vehicles to transport the horses and equipment to the site. According to the agent, normal "tournaments" are held on weekends from the end of May through the end of July, with occasional "tournaments" held as late as September or early October. These "tournaments" generally will consist of 4 teams of 4 players each and will entail two matches on a Friday and the final match on Sunday. The matches are held during the day only; there are no nighttime matches. The attendance at these "tournaments" will consist of fewer than 50 people and generally less than 15 spectator cars, plus the vehicles and trailers to transport the horses to the site.

In addition, a "charity" event is held annually which will draw a larger number of people to the matches. This event is usually associated with a "charity" ball at another location. The goal of the association in this event is to have approximately 150 couples attend the ball, but there is usually not that many attend the polo matches. Attempts are being made to have a "celebrity" attend the charity event, which might increase the attendance at the match.

The applicant does not charge admission to any of the tournaments, including the charity event; nor are concessions offered. Portable facilities are provided for restrooms and this is proposed to continue. There is a possibility that the pavilion may have restroom facilities installed in the future, which will require the construction of an on-site wastewater facility in accordance with the requirements of the Sedgwick County Sanitation Code. The applicant is aware of this requirement and, because of the requirements to provide potable water and the distance to pipe the waste away from the polo fields, this construction may never occur. If it does, the restroom facilities will be within the pavilion and not an addition to the building.

There are very low density developments in the surrounding area. The Kansas Turnpike borders the property to the east. There are rural residential properties to the north, west and south, with the highest concentration of homes to the west. These are generally older homes that have been along Broadway a number of years. A farmhouse exists on the southwest corner of the property at the corner of 95th and

Broadway. This has been used by the caretaker of the property in the past. The closest home is directly to the south across 95th Street. The access drive to the polo fields is directly opposite the drive entrance to this homesite, but the polo fields are approximately 1/4-mile north of 95th Street.

The addition of permanent structures to the polo fields enhances the long term commitment to this location for this use and the Conditional Use is necessary for conformance with the Unified Zoning Code.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH:	"RR"	Rural Residences
SOUTH:	"RR"	Rural Residences and Farm Homes
EAST:	"RR"	Kansas Turnpike
WEST:	"RR"	Rural Residences

PUBLIC SERVICES: The property has frontage on both Broadway and 95th Street South; however the primary access to the polo fields is from 95th Street. Broadway is old 81 Highway and 95th Street South is a paved, 2-lane arterial road. Both are in good condition. Both are also shown in the 2020 Transportation Plan to be 2-lane arterial roads.

CONFORMANCE TO PLANS/POLICIES: The Land Use Guide of the Comprehensive Plan identifies this site as "agricultural". The Comprehensive Plan anticipates this area being predominately agricultural in character, with the intent to allow development of a character consistent with the retention of the land for agricultural purposes if possible. The use of a portion of the property as a polo field is not inconsistent with the plan objectives in that the recreational facility is an agrarian-based operation that relies on the maintenance of the grounds in the same manner as pasture land. In fact, the applicants have installed an irrigation pump in order to maintain the grasses in good condition during the growing season. Except for days when polo matches are taking place, the property has all appearances of a well-maintained pasture.

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

A. The development of the site shall conform to the submitted site plan in terms of location of facilities and the polo fields. Any alterations to the location of the facilities shall require an amendment to the site plan as specified within the Unified Zoning Code.

B. During scheduled matches, the access point to the polo grounds shall be from 95th Street South only and the access to the grounds from Broadway shall be used for emergency access only. The Broadway access may be used at other times when no scheduled matches are occurring.

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G. Any violation of the conditions of approval shall render the conditional use permit null and void.

The staff's recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood**: The existing uses in the area are a mixture of agricultural and rural residential uses. This use will be consistent with the uses and character of the neighborhood.

2. **The suitability of the subject property for the uses to which it has been restricted**: The property is proposed to be used agriculturally, except for the use of the property for the polo facility.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property**: There should be no affect on nearby properties by permitting this use. The conditions placed on the Conditional Use will mitigate what little affect might occur.

4. **Conformance of the requested change to adopted or recognized Plans/Policies**: The proposed use is generally consistent with the Comprehensive Plan in that the polo fields have an agricultural character except when actual matches are occurring. The area is intended to be agricultural in character.

5. **General welfare of the community**: The use of this property as a polo field does no harm to the general welfare of the community.