CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

February 8, 2010

Dr. John A. Brooks
449 N. Battin
Wichita KS 67208

RE: **CON2009-00047** - County Conditional Use to amend CON2001-00050, animal care general, to permit kennels for rescued dogs and cats, generally located east of 143rd Street East, midway between 31st and 39th Streets South.

Dear Ladies and Gentlemen:

At its regular meeting on **February 4, 2010**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the following conditions:

(1) Retain the conditions of CON2001-00005, animal care general and expand the site to 12.93-acres.

(2) A Conditional Use for a boarding kennel for rescued (abandoned/stray) dogs and cats shall comply with Section III.D.6.k of the Wichita-Sedgwick County Unified Zoning Code and all applicable federal, state, and local requirements.

(3) The number of rescued adult dogs and cats authorized to be boarded shall not exceed 80 dogs and 40 cats at any one time.

(4) Dogs and cats will be allowed outside from 8:00 A.M.–5:00 P.M., every day. When they are outside they will be contained within a 6-foot tall solid fenced area.

(5) The property shall be developed and maintained in accordance with a revised site plan approved by the Planning Director, showing lighting, landscaping, setbacks, solid screening, all buildings, parking, and other applicable features of the site, all in conformance with the UZC. No permits are to be issued until the revised site plan is approved.

(6) The kennel operator shall have on file proof of rabies vaccinations by a licensed veterinarian.

(7) Cleaning of the boarding kennel facility shall be performed as often as necessary to maintain sanitary conditions, and a "suitable method" of eliminating excess water from animal housing facilities shall be provided as determined by the Environmental Services. Interior surface materials shall be constructed of non-porous materials that are impervious to moisture.

(8) Sufficient quantities of food and water shall be provided to keep the dogs in good physical condition. The animals shall be fed at least once daily and provided clean water at all times. Food and water containers shall be located to minimize contamination and shall be cleaned as often as necessary to maintain sanitary conditions.

(9) All waste materials shall be disposed of in such a manner as to minimize odors and disease hazards. The boarding kennel shall be maintained in a sanitary manner as required by applicable codes.

(10) The animals confined in the boarding kennel shall be maintained in good physical condition, free of infectious diseases and parasites.

(11) The applicant shall obtain all applicable permits including, but not limited to building, health and zoning.

(12) The boarding facility shall be open to the unannounced inspection by Code Enforcement personnel during reasonable daylight hours to insure continued compliance with the above requirements.

(13) Permit a 32-sqaure foot, double-faced, monument sign on 143rd Street East, as approved by County Permits and Code.

(14) If the Zoning Administrator finds that there is a violation of any of the conditions of this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. 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 within 1,000 feet of the property for which the application was filed, and must be submitted to the County Clerk within 14 days of the conclusion of the MAPC hearing, by **February 18, 2010, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the

protesting owners exceeds 20% of the land area within 1,000 feet of the perimeter of the application area, unless the County Commission overrides such a protest and approves the application by a vote of 4 of its members.

If there are no valid appeals or protest petitions filed opposing this action by **February 18, 2010**, the action of the MAPC will be considered final. If appeals or protest petitions are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and 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,

Bill Longnecker
Senior Planner
Current Plans Division

WL:mc

Copies to: James Brooks, PO Box 1, Tate, GA 30177
Jim Albertson, 9225 Peppertree, Wichita, KS 67226
BCOC V, Gwen Welshimer, Mail Stop County Room 320
Bill Buchanan, County Manager, Mail Stop County Room 343
Bob Parnacott, County Law, Mail Stop County Room 359
Gypsum Township, Greg Farber, 7001 S 99th St E, Derby, KS 67037
Hidden Lakes Estates, Pencia Truhan, 15341 E Hidden Estates, Wichita, KS, 67232
Jim Weber, County Public Works, 1144 S Seneca, Wichita, KS 67213
Glen Wiltse, County Code Enforcement, 1144 S Seneca, Wichita, KS 67213

CONDITIONAL USE RESOLUTION NO. CON-2009-00047

WHEREAS, John R. Brooks (Owner), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requested a Conditional Use Amendment #1 to CON2001-50 ("animal care, general"), to permit kennels for rescued dogs and cats, to expand the original site and facility, to build an additional horse barn and increase signage on approximately 12.93-acres zoned RR Rural Residential ("RR") described as:

That part of the NW1/4 of Sec. 12, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.W. Corner of said NW1/4; thence S00°17'50"E, along the west line of said NW1/4, 1965.00 feet; thence N89°42'25"E, parallel with the north line of said NW1/4, 512.89 feet for a place of beginning; thence N00°17'50"W, 100.87 feet; thence N65°08'40"W, 113.93 feet to the P.C. of a curve to the right, having a radius of 248.99 feet; thence northwesterly, along said curve and through a central angle of 39°10'11", an arc distance of 170.22 feet to the P.C.C. of a curve to the right, having a radius of 329.38 feet; thence northerly, along said curve and through a central angle of 29°30'22", an arc distance of 169.62 feet; thence N03°31'54"E, 152.06 feet to the P.C. of a curve to the left, having a radius of 88.38 feet; thence northwesterly, along said curve and through a central angle of 57°56'02", an arc distance of 89.37 feet; thence N54°24'08"W, 63.91 feet to the P.C. of a curve to the left, having a radius of 130.29 feet; thence westerly, along said curve and through a central angle of 35°53'42", an arc distance of 81.63 feet; thence S89°42'10"W, 75.03 feet to a point 30 feet east of the west line of said NW1/4; thence N00°17'50"W, 40 feet; thence N89°42'10"E, 75.03 feet to the P.C. of a curve to the right, having a radius of 170.29 feet; thence southeasterly, along said curve and through a central angle of 35°53'42", an arc distance of 106.69 feet; thence S54°24'08"E, 63.91 feet to the P.C. of a curve to the right, having a radius of 128.38 feet; thence southerly, along said curve and through a central angle of 57°56'02", an arc distance of 129.82 feet; thence S03°31'54"W, 152.06 feet to the P.C. of a curve to the left, having a radius of 289.38 feet; thence southeasterly, along said curve and through a central angle of 29°30'22", an arc distance of 149.03 feet to the P.C.C. of a curve to the left, having a radius of 208.99 feet; thence southeasterly, along said curve, through a central angle of 39°10'11", an arc distance of 142.87 feet; thence S65°08'40"E, 95.14 feet; thence N00°17'50"W, 519.94 feet; thence N89°42'25"E, 847.11 feet; thence S00°17'50"E, 665.00 feet; thence S89°42'25"W, 847.11 feet to the place of beginning.
Generally located east of 143rd Street East, midway between 31st and 39th Streets South

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 4, 2010, 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 Conditional Use Amendment #1 to CON2001-50 ("animal care, general"), to permit kennels for rescued dogs and cats, to expand the original site and facility, to build an additional horse barn and increase signage on approximately 12.93-acres zoned RR Rural Residential ("RR"))described as:

That part of the NW1/4 of Sec. 12, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.W. Corner of said NW1/4; thence S00°17'50"E, along the west line of said NW1/4, 1965.00 feet; thence N89°42'25"E, parallel with the north line of said NW1/4, 512.89 feet for a place of beginning; thence N00°17'50"W, 100.87 feet; thence N65°08'40"W, 113.93 feet to the P.C. of a curve to the right, having a radius of 248.99 feet; thence northwesterly, along said curve and through a central angle of 39°10'11", an arc distance of 170.22 feet to the P.C.C. of a curve to the right, having a radius of 329.38 feet; thence northerly, along said curve and through a central angle of 29°30'22", an arc distance of 169.62 feet; thence N03°31'54"E, 152.06 feet to the P.C. of a curve to the left, having a radius of 88.38 feet; thence northwesterly, along said curve and through a central angle of 57°56'02", an arc distance of 89.37 feet; thence N54°24'08"W, 63.91 feet to the P.C. of a curve to the left, having a radius of 130.29 feet; thence westerly, along said curve and through a central angle of 35°53'42", an arc distance of 81.63 feet; thence S89°42'10"W, 75.03 feet to a point 30 feet east of the west line of said NW1/4; thence N00°17'50"W, 40 feet; thence N89°42'10"E, 75.03 feet to the P.C. of a curve to the right, having a radius of 170.29 feet; thence southeasterly, along said curve and through a central angle of 35°53'42", an arc distance of 106.69 feet; thence S54°24'08"E, 63.91 feet to the P.C. of a curve to the right, having a radius of 128.38 feet; thence southerly, along said curve and through a central angle of 57°56'02", an arc distance of 129.82 feet; thence S03°31'54"W, 152.06 feet to the P.C. of a curve to the left, having a radius of 289.38 feet; thence southeasterly, along said curve and through a central angle of 29°30'22", an arc distance of 149.03 feet to the P.C.C. of a curve to the left, having a radius of 208.99 feet; thence southeasterly, along said curve, through a central angle of 39°10'11", an arc distance of 142.87 feet; thence S65°08'40"E, 95.14 feet; thence N00°17'50"W, 519.94 feet; thence N89°42'25"E, 847.11 feet; thence S00°17'50"E, 665.00 feet; thence S89°42'25"W, 847.11 feet to the place of beginning. Generally located east of 143rd Street East, midway between 31st and 39th Streets. subject to the following conditions:

(1) Retain the conditions of CON2001-00005, animal care general and expand the site to 12.93-acres.

(2) A Conditional Use for a boarding kennel for rescued (abandoned/stray) dogs and cats shall comply with Section III.D.6.k of the Wichita-Sedgwick County Unified Zoning Code and all applicable federal, state, and local requirements.

(3) The number of rescued adult dogs and cats authorized to be boarded shall not exceed 80 dogs and 40 cats at any one time.

(4) Dogs and cats will be allowed outside from 8:00 A.M.–5:00 P.M., every day. When they are outside they will be contained within a 6-foot tall solid fenced area.

(5) The property shall be developed and maintained in accordance with a revised

site plan approved by the Planning Director, showing lighting, landscaping, setbacks, solid screening, all buildings, parking, and other applicable features of the site, all in conformance with the UZC. No permits are to be issued until the revised site plan is approved.

(6) The kennel operator shall have on file proof of rabies vaccinations by a licensed veterinarian.

(7) Cleaning of the boarding kennel facility shall be performed as often as necessary to maintain sanitary conditions, and a "suitable method" of eliminating excess water from animal housing facilities shall be provided as determined by the Environmental Services. Interior surface materials shall be constructed of non-porous materials that are impervious to moisture.

(8) Sufficient quantities of food and water shall be provided to keep the dogs in good physical condition. The animals shall be fed at least once daily and provided clean water at all times. Food and water containers shall be located to minimize contamination and shall be cleaned as often as necessary to maintain sanitary conditions.

(9) All waste materials shall be disposed of in such a manner as to minimize odors and disease hazards. The boarding kennel shall be maintained in a sanitary manner as required by applicable codes.

(10) The animals confined in the boarding kennel shall be maintained in good physical condition, free of infectious diseases and parasites.

(11) The applicant shall obtain all applicable permits including, but not limited to building, health and zoning.

(12) The boarding facility shall be open to the unannounced inspection by Code Enforcement personnel during reasonable daylight hours to insure continued compliance with the above requirements.

(13) Permit a 32-sqaure foot, double-faced, monument sign on 143rd Street East, as approved by County Permits and Code.

(14) If the Zoning Administrator finds that there is a violation of any of the conditions of this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Adopted this 4th day of FEBRUARY,2010 . 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

G. Nelson Van Fleet, Chair MAPC

ATTEST:

John L. Schlegel, Secretary

AGENDA ITEM NO. 6

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT

MAPC February 4, 2010

CASE NUMBER: CON2009-00047

APPLICANT/AGENT: John R. Brooks (Owner/Applicant)
James R. Albertson (Agent)

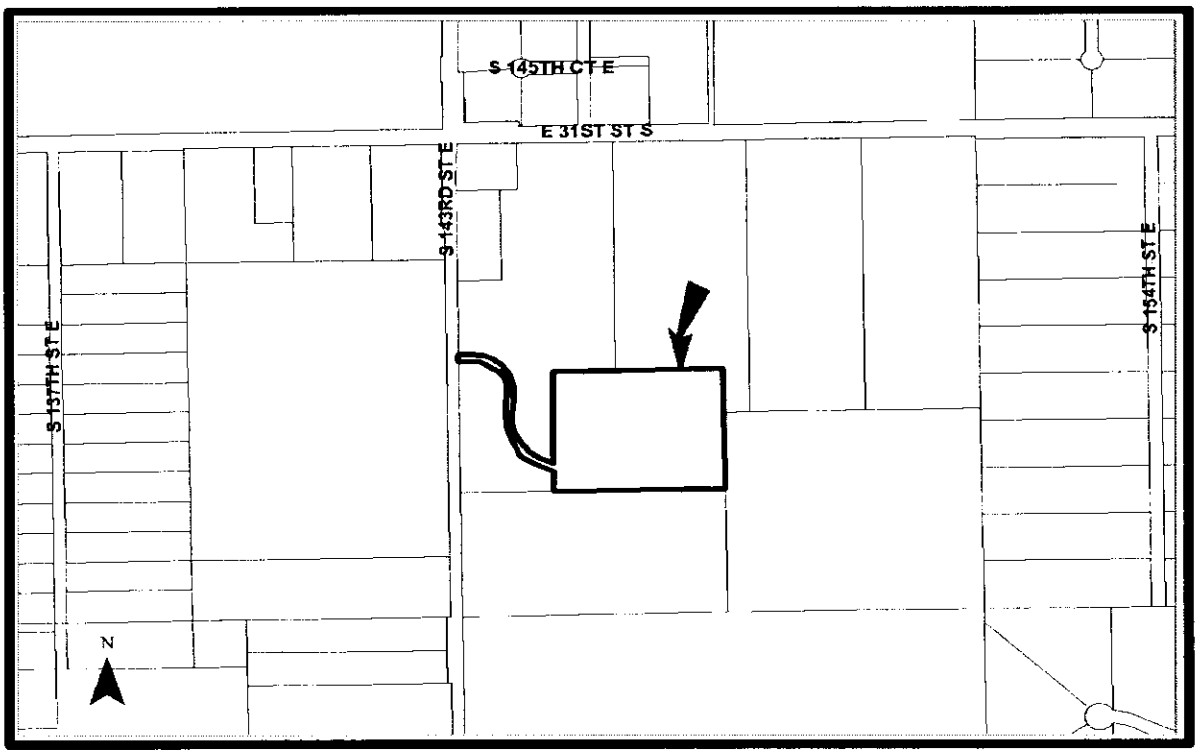
REQUEST: County Conditional Use Amendment #1 to CON2001-50, to permit kennels for rescued dogs and cats, expand the original site and facility, build an additional horse barn and increase signage.

CURRENT ZONING: RR Rural Residential ("RR")

SITE SIZE: 12.93-acres

LOCATION: Generally located east of 143rd Street East, midway between 31st and 39th Streets South

PROPOSED USE: Boarding of rescued dogs and cats



BACKGROUND: The applicant is requesting amendment #1 to CON2001-00005, a Conditional Use that allowed "animal care, general," which added veterinary services to the site's existing horse breeding services, with conditions. CON2001-00005's approved site plan showed no outdoor dog and/or cat kennels, nor did its application request outdoor kennels at that time, thus the main reason for the current requested amendment; a boarding kennel for rescued (stray/abandoned) dogs and cats that includes outdoor runs. As defined by the Unified Zoning Code (UZC), Art.II, Sec.II-B, 6-h, a boarding/breeding/training kennel houses five or more adult dogs, three or more which are owned by someone other than the property resident, and/or is a premises housing more than 10 adult dogs. A kennel for boarding/breeding/training can be considered for a Conditional Use in the RR Rural Residential ("RR") zoning district, per the standards of the (UZC), "Supplementary Use Regulations"; Art.III, Sec.III-D, 6-k (see attached). The applicant is proposing a maximum of 80 dogs and 40 cats (all rescued). A 6,000-sqaure foot boarding kennel is proposed for the rescued dogs and cats. Prior to this kennel being built the applicant proposes up to 40 dogs and 20 cats (all rescued animals) being housed in a northwest portion of the existing barn, which is used for horses and the veterinary clinic. Dogs and cats will be allowed outside from 8:00 A.M.–5:00 P.M., every day. When they are outside they will be contained within a 6-foot solid fenced area. Art.III, Sec.III-D, 6-k, requires solid screening around a kennel, when it is located within 600 feet of contiguous property lines. Art.III, Sec.III-D, 6-k also requires outdoor kennels/runs to be located at least 200 feet from any dwelling unit, other than the owners, and 50 feet from contiguous property lines. The applicant is aware of these location standards and will provide a revised site plan as a handout at the MAPC meeting, which will provide kennel location distances. Art.III, Sec.III-D, 6-k requires a minimum of a 5-acre site for a boarding kennel; the applicant has provided a 12.93-acre site out of the 40-acre tract he owns.

The amendment would also increase the size of the site from approximately 10.35-acres to 12.93-acres, enlarge the existing veterinary hospital/barn by 6,400-sqaure feet and add a 3,200-sqaure foot horse barn. It also would permit a 32-sqaure foot, double-faced, monument sign on 143rd Street East.

The applicant's site plan also shows the existing facility, its proposed expansion, the proposed horse barn, the proposed kennel, the existing gravel drive, and the existing lagoon. The site plan needs to show existing and proposed lighting, parking, any and all utilities, setbacks and the distances of the proposed kennel from residences and contiguous property lines. Access is shown onto 143rd Street East.

The nearest residences' (three, built 1896, 1955 and 1981) property lines are located 550-1,000 feet north and west of the site and are zoned RR. RR zoned agricultural fields abut the north, east and south sides of the site; there is a barn on the abutting southern property. A SF-20 Single-family Residential (SF-20") zoned agricultural field is located west of the site, across 143rd Street East.

CASE HISTORY: The unplatted tract is currently being used for agriculture, the breeding of horses. Conditional Use, CON2001-00005, allowed "animal care, general," and added veterinary services to the existing horse breeding services, with conditions.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Agricultural fields, single-family residences
EAST:	RR	Agricultural fields
SOUTH:	RR	Agricultural fields and a barn
WEST:	RR, SF-20	Agricultural fields, single-family residences

PUBLIC SERVICES: 31st Street South is a two lane arterial, paved and maintained by the County. 143rd Street is an unpaved County section line road. The 2030 Transportation Map shows no change to the status to these roads. There is electricity for the site. There is no public water or sewer for the site. There is electricity for the site.

CONFORMANCE TO PLANS/POLICIES: The 2030 Wichita Functional Land Use Guide of the Comprehensive Plan identifies the area as being in the "urban development mix" category and within the outer edge of the 2030 Wichita growth area. The urban development mix category encompasses land that will likely be developed within the next 30 years with uses predominately found in the "urban residential use" category of the Guide. There is also the strong likelihood that concentrations and pockets of uses found in the "major institutional" and "local commercial" categories, as well as "regional commercial" and "employment centers," could develop in this area, depending on proximity to arterial roads. Needless to say these categories ponder the possibility of a wide range of uses, including all housing types, public and civic uses, the smallest to largest retail and manufacturing-warehousing-shipping developments. The UZC lists a kennel used for boarding/breeding/training as a "commercial use," which fits into the urban development mix category. Current zoning of the site is RR, with RR zoning to the north, south and east of the site, and some SF-20 zoning north and west of the site.

A kennel for boarding/breeding/training can be considered for a Conditional Use in the RR zoning district, per the standards of the UZC, Art.III, Sec.III-D, 6-k. The site appears to conform to most of those standards, with conformation of the distance standards for separating a kennel from contiguous property lines still needed. It appears that the 12.96-acre site is large enough to conform to those distance standards.

As noted, the UZC list a kennel used for boarding/ breeding/training as a "commercial" use. The Commercial Locational Guidelines of the Comprehensive Plan recommends that commercial sites should be located adjacent to arterials and not have commercially-generated traffic should not feed directly onto local residential streets. The site has access to a sand and gravel County Section Line road and will not generate commercial traffic that will feed directly into residential streets. The Locational Guidelines also state that the site should have design features which limit noise, lighting, and other activity from adversely impacting surrounding residential areas. The size of the site, coupled with existing hedge rows and trees provide the area needed to get the site in compliance with the UZC and provide mature landscape for buffering.

RECOMMENDATION: Based on the information available prior to the public hearing, staff recommends the amendment application to CON2001-00005 be APPROVED subject to the following conditions:

(1) Retain the conditions of CON2001-00005, animal care general and expand the site to 12.93-acres.

(2) A Conditional Use for a boarding kennel for rescued (abandoned/stray) dogs and cats shall comply with Section III.D.6.k of the Wichita-Sedgwick County Unified Zoning Code and all applicable federal, state, and local requirements.

(3) The number of rescued adult dogs and cats authorized to be boarded shall not exceed 80 dogs and 40 cats at any one time.

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(11) The applicant shall obtain all applicable permits including, but not limited to building, health and zoning.

(12) The boarding facility shall be open to the unannounced inspection by Code Enforcement personnel during reasonable daylight hours to insure continued compliance with the above requirements.

(13) Permit a 32-sqaure foot, double-faced, monument sign on 143rd Street East, as approved by County Permits and Code.

(14) If the Zoning Administrator finds that there is a violation of any of the conditions of this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the surrounding area: The nearest residences' (three, built 1896, 1955 and 1981) property lines are located 550-1,000 feet north and west of the site and are zoned RR. RR zoned agricultural fields abut the north, east and south sides of the site; there is a barn on the abutting southern property. An SF-20 Single-family Residential (SF-20") zoned agricultural field is located west of the site, across 143rd Street East.

2. The suitability of the subject property for the uses to which it has been restricted: The site could continue to be used as veterinary facility (animal care, general) with horse breeding services. Providing a boarding kennel for rescued dogs and cats would seem to be a reasonable extension of the site's existing veterinary facility

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Potential noise and odors generated by the dogs using the kennel are the potential negative impact. The size of the site, its existing mature trees and the listed conditions should work to minimize negative effects.

4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The 2030 Wichita Functional Land Use Guide of the Comprehensive Plan identifies the area as being in the "urban development mix" category and within the outer edge of the 2030 Wichita growth area. The urban development mix category encompasses land that will likely be developed within the next 30 years with uses predominately found in the "urban residential use" category of the Guide. There is also the strong likelihood that concentrations and pockets of uses found in the "major institutional" and "local commercial" categories, as well as "regional commercial" and "employment centers," could develop in this area, depending on proximity to arterial roads. Needless to say these categories ponder the possibility of a wide range of uses, including all housing types, public and civic uses, the smallest to largest retail and manufacturing-warehousing-shipping developments. The UZC list a kennel used for boarding/ breeding/training as a "commercial" use," which fits into the urban development mix category. Current zoning of the site is RR, with RR zoning to the north, south and east of the site, and some SF-20 zoning north and west of the site.

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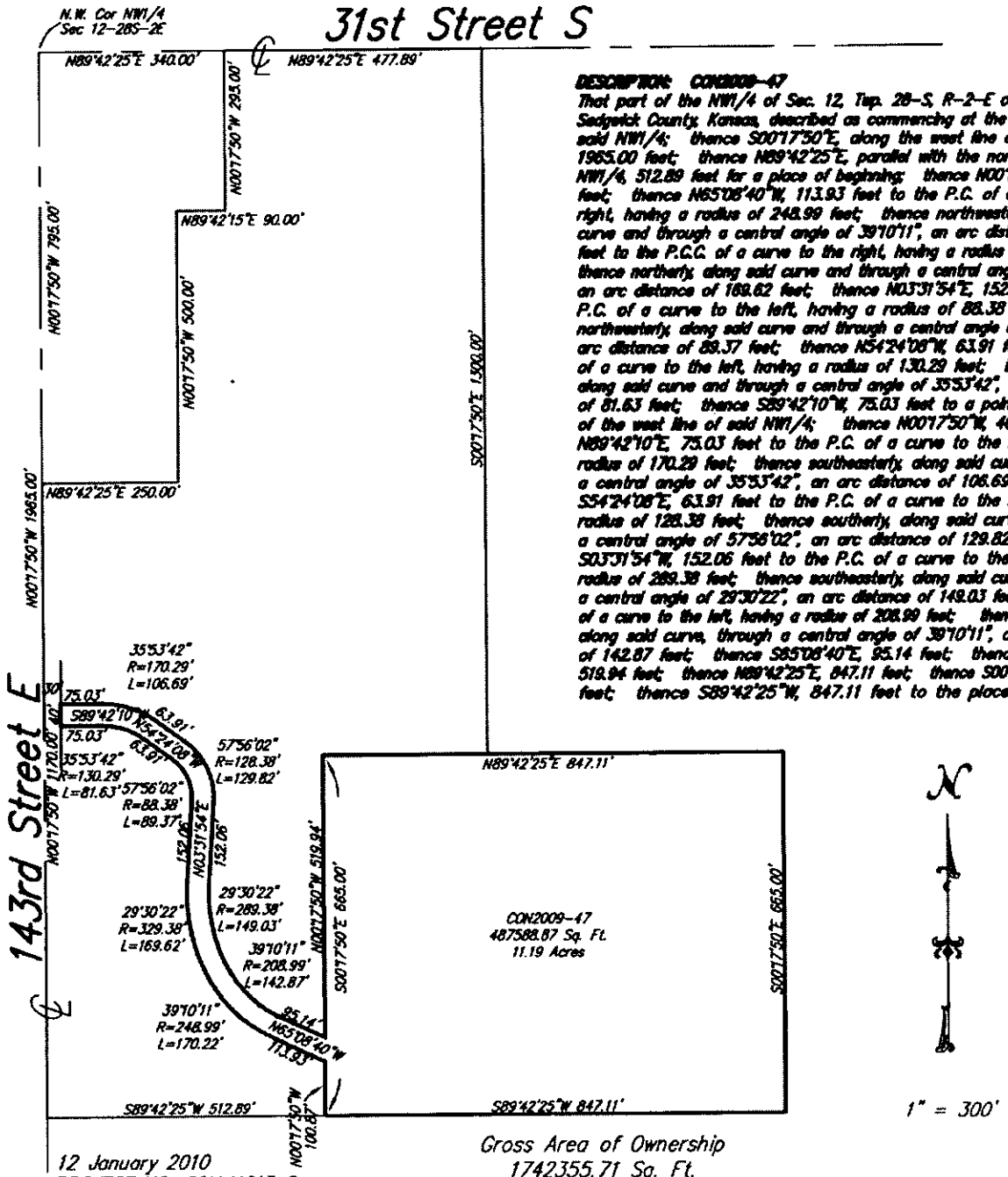
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5. Impact of the proposed development on community facilities: Approval should not impact community facilities to any significant degree, with the possible exception of the site generating more traffic onto 143rd Street East, an unpaved County section line road.

Savoy Company, P.A.
433 S. Hydraulic
Wichita, KS 67211-1911

PH (316) 265-0005
FAX (316) 265-0275
www.savoyco.com

Exhibit for Conditional Use Application

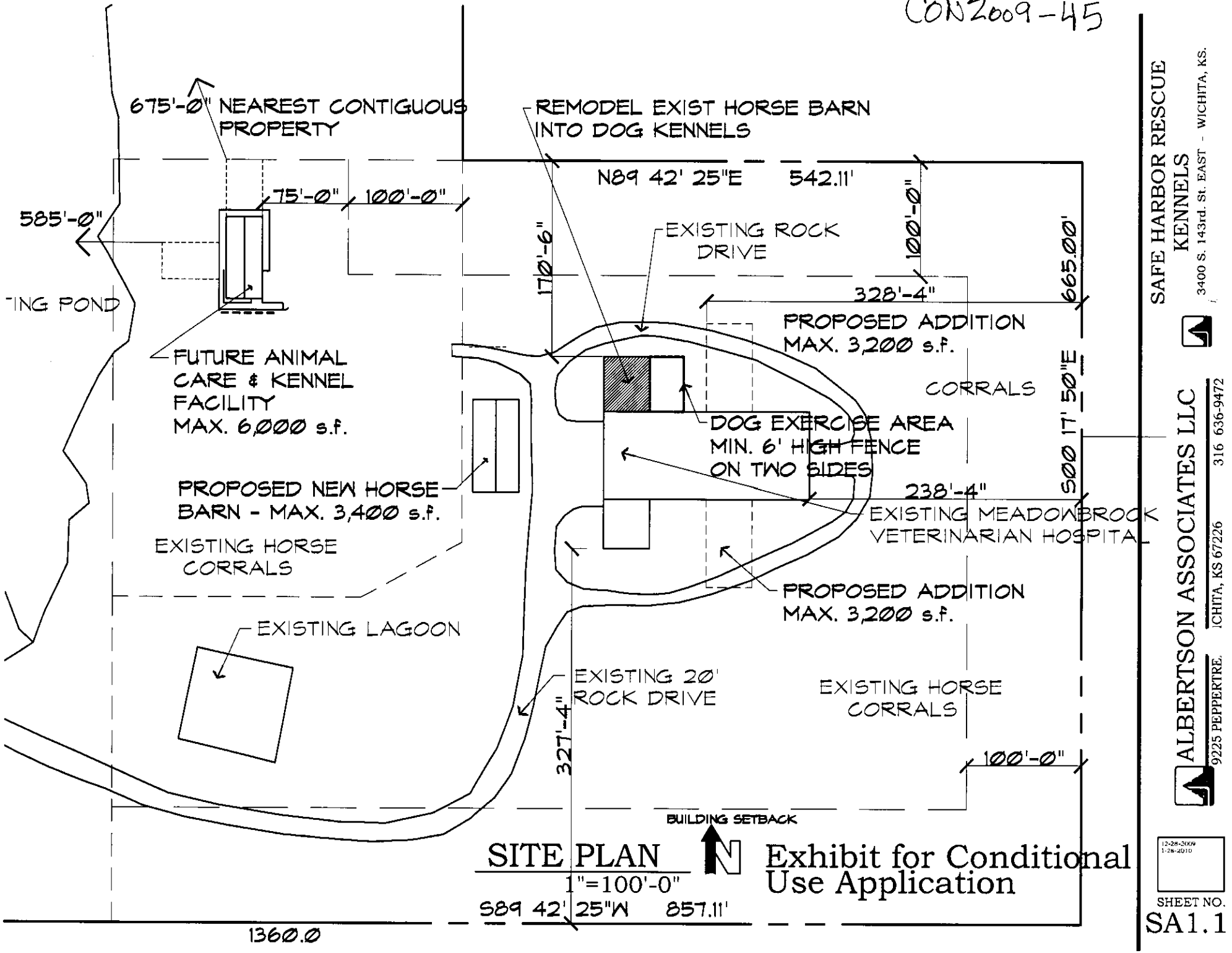


DESCRIPTION: CON2009-47
That part of the NW1/4 of Sec. 12, Twp. 28-S, R-2-E of the 6th P.M., Sedgwick County, Kansas, described as commencing at the N.W. Corner of said NW1/4; thence S0017'50"E, along the west line of said NW1/4, 1965.00 feet; thence N89°42'25"E, parallel with the north line of said NW1/4, 512.89 feet for a place of beginning; thence N0017'50"W, 100.87 feet; thence N65°08'40"W, 113.93 feet to the P.C. of a curve to the right, having a radius of 248.99 feet; thence northwesterly, along said curve and through a central angle of 39°10'11", an arc distance of 170.22 feet to the P.C.C. of a curve to the right, having a radius of 329.38 feet; thence northerly, along said curve and through a central angle of 29°30'22", an arc distance of 169.62 feet; thence N03°31'54"E, 152.06 feet to the P.C. of a curve to the left, having a radius of 88.38 feet; thence northeasterly, along said curve and through a central angle of 57°56'02", an arc distance of 89.37 feet; thence N54°24'08"W, 63.91 feet to the P.C. of a curve to the left, having a radius of 130.29 feet; thence westerly, along said curve and through a central angle of 35°53'42", an arc distance of 81.63 feet; thence S89°42'10"W, 75.03 feet to a point 30 feet east of the west line of said NW1/4; thence N0017'50"W, 40 feet; thence N89°42'10"E, 75.03 feet to the P.C. of a curve to the right, having a radius of 170.29 feet; thence southeasterly, along said curve and through a central angle of 35°53'42", an arc distance of 106.69 feet; thence S54°24'08"E, 63.91 feet to the P.C. of a curve to the right, having a radius of 128.38 feet; thence southerly, along said curve and through a central angle of 57°56'02", an arc distance of 129.82 feet; thence S03°31'54"W, 152.06 feet to the P.C. of a curve to the left, having a radius of 289.38 feet; thence southeasterly, along said curve and through a central angle of 29°30'22", an arc distance of 149.03 feet to the P.C.C. of a curve to the left, having a radius of 208.99 feet; thence southeasterly, along said curve, through a central angle of 39°10'11", an arc distance of 142.87 feet; thence S65°08'40"E, 95.14 feet; thence N0017'50"W, 519.94 feet; thence N89°42'25"E, 847.11 feet; thence S0017'50"E, 665.00 feet; thence S89°42'25"W, 847.11 feet to the place of beginning.

12 January 2010
PROJECT NO. 09LL11213 G

Gross Area of Ownership
1742355.71 Sq. Ft.
40.00 Acres

CON2009-45



SITE PLAN
1"=100'-0"

Exhibit for Conditional Use Application

SAFE HARBOR RESCUE KENNELS
3400 S. 143rd. St. EAST - WICHITA, KS.

ALBERTSON ASSOCIATES LLC
9225 PEPPERTREE. ICHITA, KS 67226 316 636-9472

12-28-2009
1-28-2010

SHEET NO.
SA1.1