CITY OF
WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

May 31, 2012

William S. Raymond
William M. Raymond
P.O. Box 48788
Wichita, Kansas 67201

Re: CON2012-00029 – County Administrative Adjustment to adjust the site plan of the Wildcat Creek LLC Gun Club (formerly part of the Arkansas Valley Gun Club) Conditional Use 325 ("CU-325") on property zoned RR Rural Residential ("RR") generally located approximately 2,600 feet west of North Oliver, on the north side of 117th Street North. (Commencing at the SW corner of the SE/4 of Section 2, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, thence N 00 degrees, 58'02"W, a distance of 580.08 feet along the west line of said quarter section to a ½" rebar, thence north 90 degrees, 00'00" East, 647.77 feet to a ½" rebar, thence south along a line parallel with the west line of said quarter section to a point on the south line of said quarter section, thence north 90 degrees 00'00" west, a distance of 647.77 feet along the south line of said quarter section to the point of beginning, containing 8.6 acres more or less, now 7.88 acres after dedication.)

Dear Sirs:

We have reviewed your request for a Sedgwick County Administrative Adjustment to the site plan associated with CU-325, which permitted the development of a private, for-profit recreational shooting park for trap, skeet, and sporting clays and archery on property currently zoned RR (approved by the Board of County Commissioners on February 28, 1990). Since its approval in 1990, the land located west of the drainage channel as shown on the original site plan has been conveyed from the Arkansas Valley Gun Club, Inc. to Wildcat Creek LLC. A portion of the land located west of the drainage channel, 8.6 acres, now 7.88 acres after right-of-way dedication, (described and shown on sheet A-1) has been developed as a gun range. Wildcat Creek LLC desires to construct additional buildings, as shown on site plan titled "as built plan for Wildcat Creek LLC Gun Club with proposed new building and possible future."

Art. V, Sec. V-D.14 of the UZC states that the Planning Director, with the concurrence of the Zoning Administrator, may approve minor adjustments to approved Conditional Use site plans or conditions of approval, unless finding that the proposed development would have one or more of the negative impacts stated in Sec. V-I.6, as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed adjustments to the site plan should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity, as the requested adjustment does not change public vehicular or pedestrian circulation patterns.

2) Impact on existing uses in surrounding areas: The properties abutting the site to the east and west are also developed with gun ranges. The other properties in the area are used for agricultural activities. The addition of the proposed buildings will not negatively impact surrounding property.

3) Compatibility with existing or permitted uses on abutting sites: The properties abutting the site to the east and west are also developed with gun ranges. The other properties in the area are used for agricultural activities. The proposed buildings will be compatible with surrounding uses.

4) Effect on public health, safety or welfare: Approval of the request will not change the use of the subject tract. The original Conditional Use was approved after public hearings and notice; the addition of additional buildings will not negatively impact the public's health, safety or welfare.

Our signatures below indicate that the site plan is adjusted to permit the relocation of the driveway as indicated on the attached site plan and the adjustment is hereby GRANTED. None of the other conditions of approval associated with the original Conditional Use application, or subsequent amendments or adjustments, are modified by this administrative action.

John L. Schlegel
Planning Director
County Code

Bud Lett
Interim Assistant Director, Sedgwick
Enforcement

Attachments

cc: James Weber, P.E., Assistant Director, Public Works, Sedgwick County, 1144 South Seneca, Wichita, KS 67213
Kelly Dixon, Sedgwick County Code Enforcement, 1144 South Seneca, Wichita, KS, 67213
Bud Lett, Sedgwick County Code Enforcement, 1144 South Seneca, Wichita, KS, 67213

SW. CORNER

2'6"

24'

NW CORNER

POWER POLE W/ LIGHT

LIGHT POLE 20'

PRO TRANSFORMER

69'0"

24'0"

H/C PARKING

53'3½"

40'0"

H/C PARKING

65'3½"

POSSIBLE BUILDING LATER

60'0"

MOTOR HOME HOOKUP

20'0"

49'2½"

40'0"

64'0"

14'5"

LIGHT POLE 20'

20' LIGHT POLES

PORCH

PROPOSED NEW BUILDING

CONCRETE PORCH

40'0"

69'0"

20'0"

W-W

NORTH

117TH ST. N.

50' ROW

APPROVED 5-31-2012 DM

CON 2012-29 Admin. Adjust.

AS BUILT PLAN FOR WILDCAT CREEK LLC GUN CLUB WITH PROPOSED NEW BUILDING & POSSIBLE FUTURE

SCALE: 1/16 = 32'	APPROVED BY:	DRAWN BY
DATE: 5-10-2012		REVISED

WILDCAT CREEK LLC 4000 E. 117TH ST. NO.

DRAWING NUMBER

DATE
9/09/09 Schem.
10/07/09 Rev.
5/15/12

PROP. LINES

647.77'

NEW BUNKER
TOP/FDN. WALL
100.0'

4'-6"

69'-0"

63'-3½"

4'-2½" (1.5m)

SHOOTING STATIONS
TOP/CONC. SLAB
ELEV. 100'-11"
SEE SHT. A-6

(E) FIN. GRD.
96'-5"

POWER POLE
w/ LIGHT

FEED

POWER POLE
w/ LIGHT

580.08'

NEW GRAVEL
DRIVE & PARKING

2.5'

24'

POWER POLE
w/ LIGHT

PROP. LINES

647.77'

50' ROW

117th STREET NORTH

N

A SITE PLAN
1/32" = 1'-0"

96.0
95.0
94.0
93.0
92.0
91.0

580.08'

(E) FIN. GRD.
92'-9"

Legal Description Adjusted, May 23, 2012

APPROVED 5-31-2012 DM

LEGAL DESCRIPTION

COMMENCING AT THE SW CORNER OF THE SE/4 OF SECTION TWO (2) TOWNSHIP TWENTYFIVE (25) SOUTH, RANGE ONE (1) EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE N 00 DEGREES, 58'02"W, A DISTANCE OF 580.08 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO A ½" REBAR, THENCE NORTH 90 DEGREES, 00'00" EAST, 647.77 FEET TO A ½" REBAR THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, THENCE NORTH 90 DEGREES 00'00" WEST, A DISTANCE 647.77 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING. CONTAINING 8.6 ACRES MORE OR LESS.

UNIVERSAL TRAP SHOOTING RANGE
4222 E. 117th ST. EAST
VALLEY CENTER, KANSAS

sheet
A-1
of

DAN 2012-21 Admin Adjust