



**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 117<sup>th</sup> 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.”

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

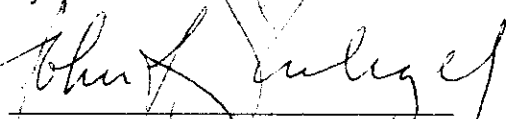
**T** 316.268.4421 **F** 316.268.4390

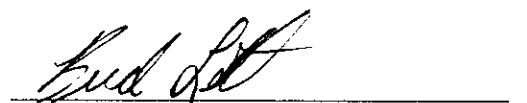
[www.wichita.gov](http://www.wichita.gov)

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.

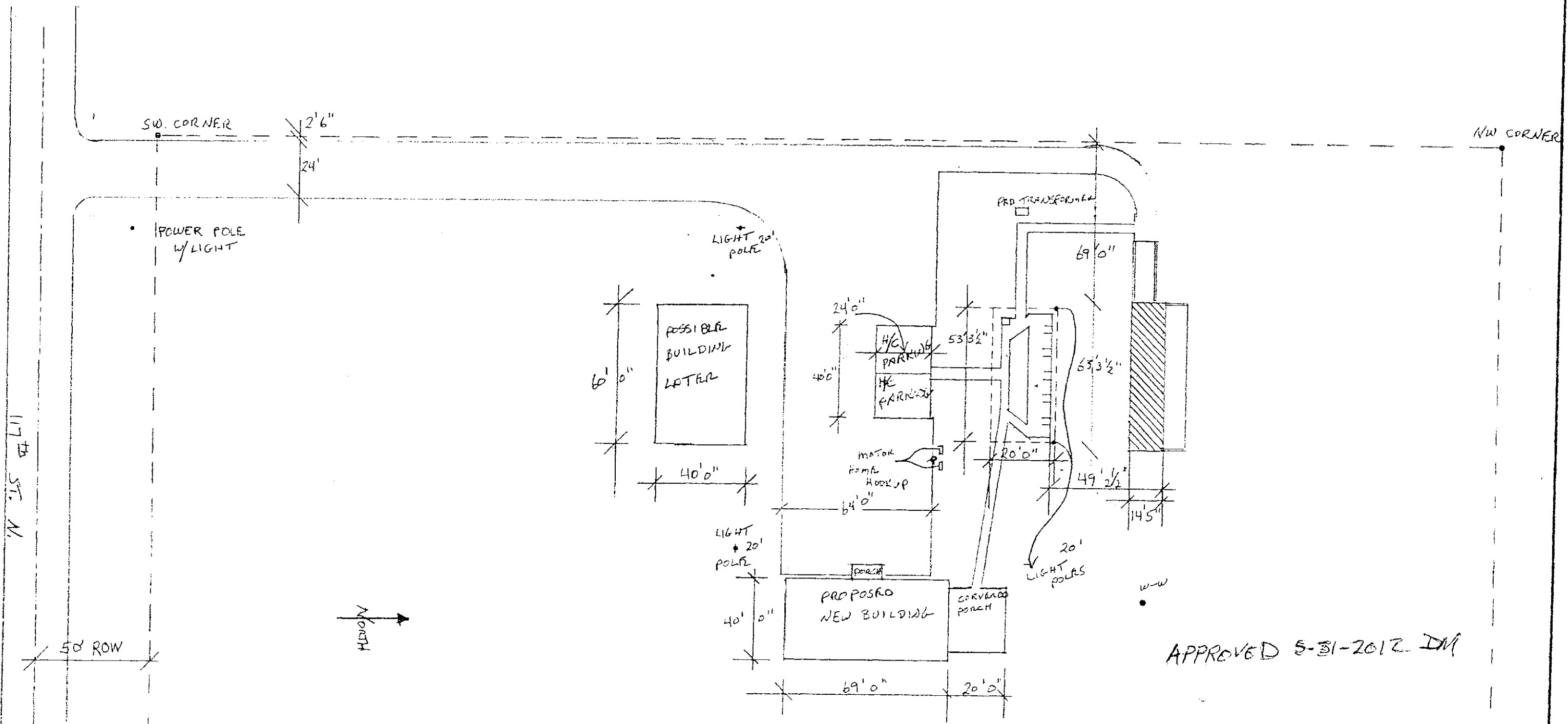
Our signatures below indicate that the site plan is adjusted to permit the relocation of the driveway as indicated on the attached site plan and the adjustment is hereby GRANTED. None of the other conditions of approval associated with the original Conditional Use application, or subsequent amendments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

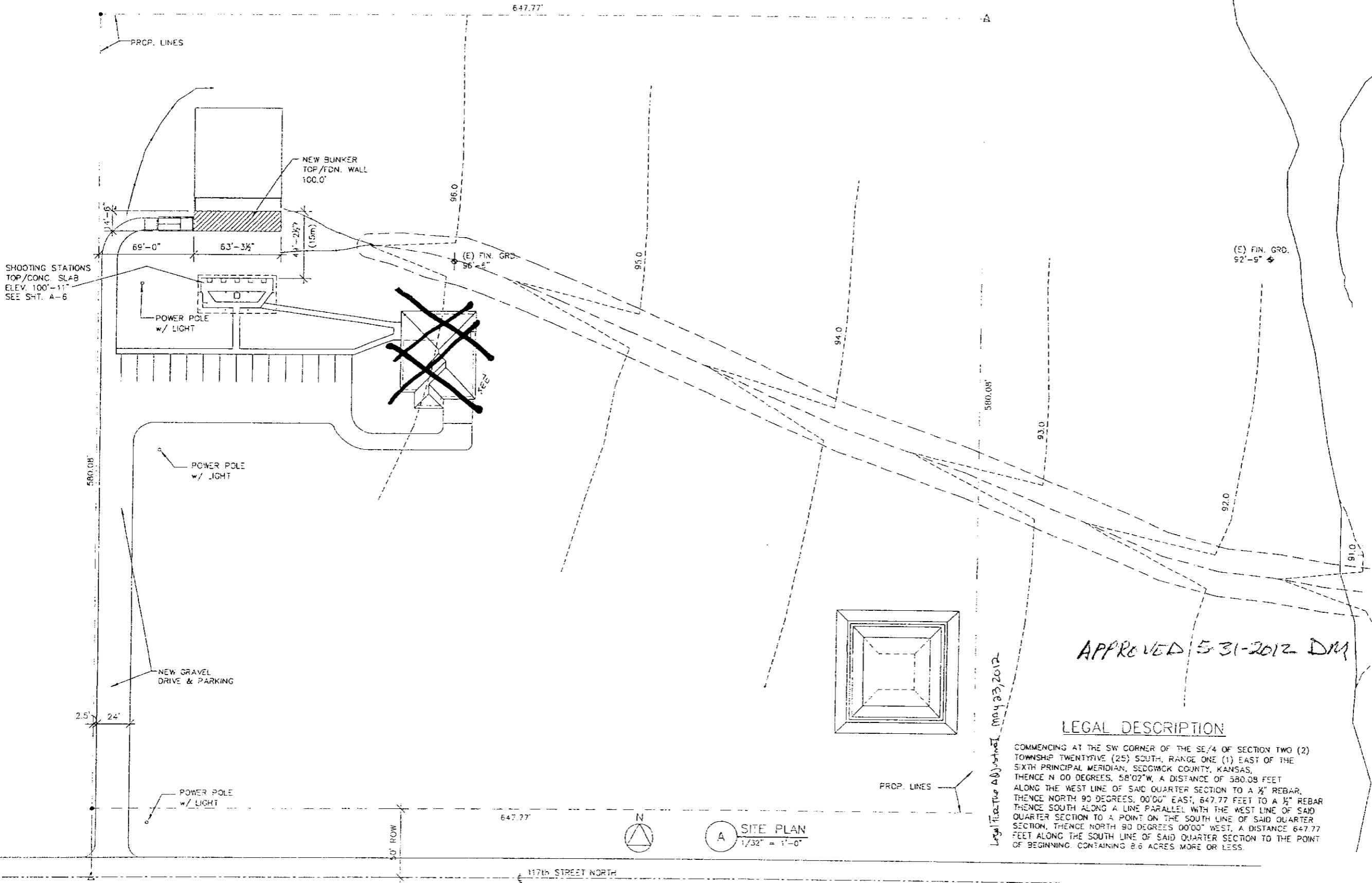


APPROVED 5-31-2012 DM

CON 2012-29 Admin. Adjust.

AS BUILT PLAN FOR WILDCAT CREEK LLC GUN		CWE
WITH PROPOSED NEW BUILDING & POSSIBLE FUTURE		
SCALE: 1/16" = 32'	APPROVED BY:	DRAWN BY:
DATE: 5-10-2012		REVISED:
WILDCAT CREEK LLC 4000 E. 117 <sup>th</sup> ST. NO.		
DRAWING NUMBER		

DATE  
 9/29/09 Schem.  
 10/07/09 Rev.  
 5/15/12



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

*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 1/2" REBAR, THENCE NORTH 90 DEGREES, 00'00" EAST, 647.77 FEET TO A 1/2" 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  
 4.200 E. 117th ST. EAST  
 VALLEY CENTER, KANSAS

sheet  
 of

001202-21 Admin Adjust