CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 28, 2016

Allen and Dea Ann Kuhn
2219 George Washington Blvd
Haysville, KS 67218

Re: **CON2016-00006: County Administrative Adjustment to adjust Condition #2 in CON2012-00041 in RR Rural Residential zoning.**

Legal Description: COMM NE COR S1/2 NW1/4 S 200 FT FOR BEG S 60 FT W 807.7 FT N 166.14 FT E 727.7 FT S 106.14 FT E 80 FT TO BEG EXC E 30 FT FOR RD. SEC 3-29-1E; and BEG NE COR S1/2 NW1/4 S 200 FT W 80FT N 106.14 FT W 727.7 FT N 93.86 E TO BEG EXC E 30 FT FOR RD. SEC 3-29-1E, SEDGWICK COUNTY, KS. The property is generally located south of East 71st Street South, approximately one-third mile south on the west side of Grove (7415 S Grove.)

Dear Applicant:

We have reviewed your request for a Zoning Adjustment to adjust Condition # 2 in CON2012-00041 to increase the number of horses allowed from eight to 14, with no more than 3 horses held in one pen at any time according to the CON2012-00041 approved site plan.

Section V-D.14 of the Unified Zoning Code ("UZC") allows the Planning Director, with the concurrence of the Zoning Administrator, may approve minor adjustments to an approved Conditional Use site plans or conditions. We find that adjusting the maximum number of horses allowed from eight to 14 does not have negative impact when the conditions required by Sec. V.I.6 of the Code are met as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: There is no public vehicular or pedestrian circulation allowed within the boarding pens.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses in surrounding areas which are agricultural fields and large lot residential, street visibility will be unchanged for neighboring properties.

3) Compatibility with existing or permitted uses on abutting sites: Surrounding sites are zoned RR Rural Residential. The increase in the number of horses allowed to be boarded will not have a negative impact on existing or permitted uses.

4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that adjustment to Condition # 2 of CON2012-41 is hereby GRANTED, subject to the following conditions:

1) The adjustment applies only to Condition #2 of CON2012-41. All other conditions on the subject property shall conform to CON2012-41 conditions and the development standards of the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

2) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Dale Miller, Director
Metropolitan Area Planning Department

Thomas J. Stolz, Director
Metropolitan Area Building and Construction Department

cc: J.R. Cox, MABCD
Kelly Dixon, MABCD
Tim Norton, BOCC District 2

Google Maps

CON2012-41 Site Plan

7415 S Grove
Haysville, KS
67060

N



Imagery ©2016 Google, Map data ©2016 Google 50 ft

New three sided shelters for horses, all facing south with a pitched roof. (3 total)

Round Pen for isolation/Training (Fenced in area)

To accommodate a grand total of 14 horses comfortably on the property (two pens are hidden by foliage near the main house).

Prepared By: Kelsey Kuhn

SITE PLAN
APPROVED 3/28/2016. RDmorgan

https://www.google.com/maps/@37.5604601,-97.3080417,138m/data=!3m1!1e3

3/11/2016