

GALBRAITH pointed out that if approved, the present plat as now being considered will have to be revised to include the additional area.

MOTION: BLAKEY moved, JACKSON seconded and it carried by a vote of 3 in favor (Blakey, Jackson and Hennessy) and 2 opposed (Taylor and Kamen) that the Planning Commission recommend to the City Commission that this application be approved, subject to replatting of the property within one year from date of approval of the zone change by the City Commission; or the application be considered denied and closed.

New Cases

18. Case No. CU-136 - William R. and Theresia Jansen, et al. request approval of a Conditional Use to establish a building to house the meetings, occasional dog shows and business and social activities of the Wichita Kennel Club on property zoned "R-1" and legally described as the north 330 feet of the south 1980 feet of the west 660 feet of the SW 1/4 of Section 5, Township 27 South, Range 1 West. Generally located on the east side of Maize Road approximately 1/4 mile north of 21st Street North.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. The applicant has submitted a Conditional use application in order to construct a building to house the meetings, occasional dog shows and business and social activities of the Wichita Kennel Club, a non-profit corporation chartered by the State of Kansas.
2. With the exception of a farm house located to the south, the quarter section in which the application area lies is either undeveloped or used for agricultural purposes.
3. Subject property is adjacent to a major street (Maize Road) and provides for only 30 feet of half-street right-of-way whereas 60 feet is required inasmuch as Maize Road is a Federal Aid Secondary (FAS) Road.
4. The applicant should be aware that there may be a problem in providing a satisfactory sanitary sewer system because of soil conditions. The soil map in the Sewer Plan for Sedgwick County indicates this area as having soils with normally unacceptable percolation rates underlain by permeable material. It is suggested that the contract pur-

chaser contact the Wichita-Sedgwick County Health Department to determine if percolation tests are satisfactory to provide a sanitary sewer system for the proposed use.

5. Should the Planning Commission choose to recommend approval of this request, the approval should be subject to the following:
 - a. Platting within one year from the date of approval by the Board of County Commissioners in order to provide an additional 30 feet of street right-of-way for Maize Road, establish building setbacks and access control; or the application be considered denied and closed.
 - b. The applicant shall provide adequate off-street parking for the uses contemplated on subject property.
 - c. Sanitary facilities and water supply shall meet all of the requirements of the City-County Health Department.
 - d. In no event shall approval of this application be construed as permitting kennels, outside dog runs, or the harbouring of dogs on a permanent basis on the premises.

GALBRAITH said the staff recommended approval, subject to the four suggested conditions as shown in the staff report.

WILLIAM WELLS, attorney for the applicant, assured the Commission that his client is not identified with a group promoting greyhound racing and which has attempted to use the same name of the Wichita Kennel Club.

WELLS said they propose to build a building to provide a meeting place for the Wichita Kennel Club where they will hold training shows and what they term "matches" and judging contests. He agreed there would be no permanent housing of dogs at any time and no outside runs, and they have no objections to the conditions as suggested by the staff, except that they would like to have two access points to the street within the 330 foot frontage. He stated there would be no on-street parking and that Health Department requirements would be met so far as providing adequate sewage disposal facilities. He stated the structure proposed will be permanent and of attractive design to be compatible with the area.

No one appeared in opposition.

MOTION: JACKSON moved, BLAKEY seconded and it carried unanimously that the Planning Commission recommend to the County Commission that this application be approved to establish a private non-profit club for Wichita Kennel Club, subject to:

- A. Platting within one year from the date of approval by the Board of County Commissioners in order to provide an additional 30 feet of street right-of-way for Maize Road, establish building setbacks and access control; or the application be considered denied and closed.
- B. The applicant shall provide adequate off-street parking for the uses contemplated on subject property.
- C. Sanitary facilities and water supply shall meet all of the requirements of the City-County Health Department.
- D. In no event shall approval of this application be construed as permitting kennels, outside dog runs, or the harbouring of dogs on a permanent basis on the premises.

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19. Case No. Z-1372 - Phil Robson, et al. request change from "B" to "C" for Lots 33 and 35, on Mathewson Avenue, in Mathewson's Fourth Addition. Generally located on the east side of Mathewson in an area between 2nd and 3rd Streets.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. The applicant is requesting a change of zoning from the "B" Multiple family district to the "C" Commercial district on subject property which contains 12,800 square feet for the stated purpose of constructing a warehouse.
2. This application lies within a pocket of "B" residential zoning which is bounded on the north and south by "C" Commercial and on the west by "E" Light Industrial. This general area is developed by a mixture of commercial and residential uses. Many of the homes are old and in many instances the degree of maintenance is below average.
3. On June 27, 1968, the Planning Commission considered a request for a change of zoning (Z-0999) from "B" to "C" for property in this block at the southeast corner of 3rd Street and Mathewson. Action of the Planning Commission was to recommend the application be denied. This recommendation was concurred in by the City Commission on September 10, 1968. A three family dwelling has since been placed on the lot in this previous case.
4. The Chairman of the South Council of Model Cities has advised that the Council is on record of opposing additional zone changes as one of their goals is to preserve this residential neighborhood.