

34-1440

34-1440

PUBLISHED IN THE DAILY REPORTER ON March 9, 1990

RESOLUTION NO. 39-1990

A RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT TO ESTABLISH A PRIVATE GUN CLUB IN THE "R" RURAL RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 17.C OF THE ZONING REGULATIONS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, DECEMBER 12, 1984, AND SUBSEQUENTLY AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 17.C of the Zoning Regulations, a conditional use permit to establish a private gun club on property zoned the "R" Rural Residential District is hereby approved on lands legally described as follows:

Case No. CU-325

Conditional Use Permit for a private, for-profit recreational shooting park for trap, skeet and sporting clays and archery on property zoned "R" Rural Residential

The south half of the Southeast Quarter of Section 2, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas. Generally located on the north side of 117th St. N., west of Oliver.

SUBJECT TO THE FOLLOWING CONDITIONS:

- A. On-site sewerage shall be provided in accordance with the standards of the Wichita-Sedgwick County Health Department.
- B. Shooting hours shall be limited to 8:00 a.m. to 9:30 p.m.
- C. A minimum of 10 parking spaces per trap or skeet field shall be provided on the site. In addition, at least 1 parking space per 150 square feet of clubhouse floor area shall be provided. The parking lot improvement standards shall be acceptable to the County Zoning Administrator.
- D. A trap or skeet field shall not be located nearer to the centerline of either 117th Street North or Oliver than 300 feet. The proposed clubhouse or any accessory building shall not be located nearer to the centerline of either 117th Street or Oliver than 200 feet. Off-street parking lots shall not be located nearer to the centerline of either 117th Street North or Oliver than 150 feet. These setback lines shall be labeled on revised site plans.
- E. All trap and skeet fields shall be constructed to face north and shall be located and operated in such a manner as to avoid the firing of shot across the north, west and east lines of this property; except, however, that skeet fields may be situated so that firing of shot across the west property line may be

permitted with written approval of the owner of the land to the west.

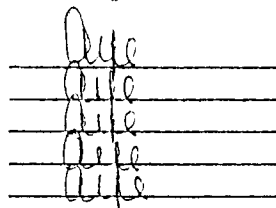
- F. The firing of a projectile with a range of more than 300 yards is prohibited under the recreational shooting park uses for which this permit is being granted.
- G. The applicant shall dedicate by separate instrument the required half-street right-of-way as specified in the County Subdivision Regulations for both 117th Street North and Oliver.
- H. The applicant shall dedicate by separate instrument "complete access control" to 117th Street North from the east 115 feet of this site. In addition, "complete access control" to Oliver Street shall be dedicated from the south 115 feet of the site. (Said dimensions to be measured from the section lines.)
- I. One double-faced, non-lighted sign up to 32 square feet in surface area is authorized at the proposed entrance into the site from 117th Street. A sign permit shall be obtained from Sedgwick County's Department of Code Enforcement prior to installation of the sign. Revised site plans shall be submitted which indicate the placement of the sign at a location that is not on land being dedicated as street right-of-way.
- J. Any proposed lighting of the trap or skeet fields shall be constructed in such a manner as to project light predominantly to the north.
- K. Within 30 days after MAPC action and prior to this case being forwarded to the County Commission, the applicant shall submit 12 copies of a revised site plan which depict items D, G, H, and I of these approval conditions. The separate instruments for items G and H shall also be fully executed and submitted to the Planning Department prior to this case being forwarded to the County Commission.
- L. Development of this property shall be in substantial compliance with the approved revised site plan. Building construction shall be limited to one clubhouse at the general location depicted on the revised site plan, plus any minor structures which are accessory to the gun club use. The construction of any additional major non-agricultural or non-residential structures will require an amendment to this conditional use permit and may require platting.

SECTION II. That upon the taking effect of this Resolution, the notation of such conditional use permit shall be entered in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official county paper.

Commissioners present and voting were:

MARK F. SCHROEDER  
DAVID BAYOUTH  
PAUL W. HANCOCK  
BERNARD A. HENTZEN  
BILLY Q. McCRAY



DATED this 28th day of February, 1990.

BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

Mark F. Schroeder  
MARK F. SCHROEDER, Chairman

David Bayouth  
~~DAVID BAYOUTH, Chairman Pro Tem~~

Paul W. Hancock  
PAUL W. HANCOCK, Commissioner

Bernard A. Hentzen  
BERNARD A. HENTZEN, Commissioner

Billy Q. McCray  
BILLY Q. McCRAY, Commissioner

ATTEST:

Don Wright  
DON WRIGHT, County Clerk 28 90

APPROVED AS TO FORM ONLY:

Henry H. Base  
County Counselor/Assistant

2640.74

N81°01'28"W

MAX. SHOT FALL  
(300 YARDS)

1345.73

N0°05'12"W

5 ALTERNATE OR ADDITIONAL SKEET  
AND/OR TRAP FIELDS. SKEET FIELDS AT  
THIS LOCATION WILL REQUIRE APPROVAL OF  
LANDOWNER TO THE WEST.



DEAFIGHT POLE

ALTERNATE CLUBHOUSE

300' TRAP OR SKEET FIELD SETBACK FROM SECTION LINE

CLUBHOUSE LOCATION

PARKING 2 (53)

PARKING 2 (53)

200' BUILDING SETBACK FROM SECTION LINE

ADDITIONAL PARKING (120)

150' PARKING SETBACK FROM SECTION LINE

SIGN

117<sup>TH</sup> ST. N.W.

40' Complete Access Control  
Being Dedicated by  
Separate Instrument

SW COR. SE 1/4

2638.43

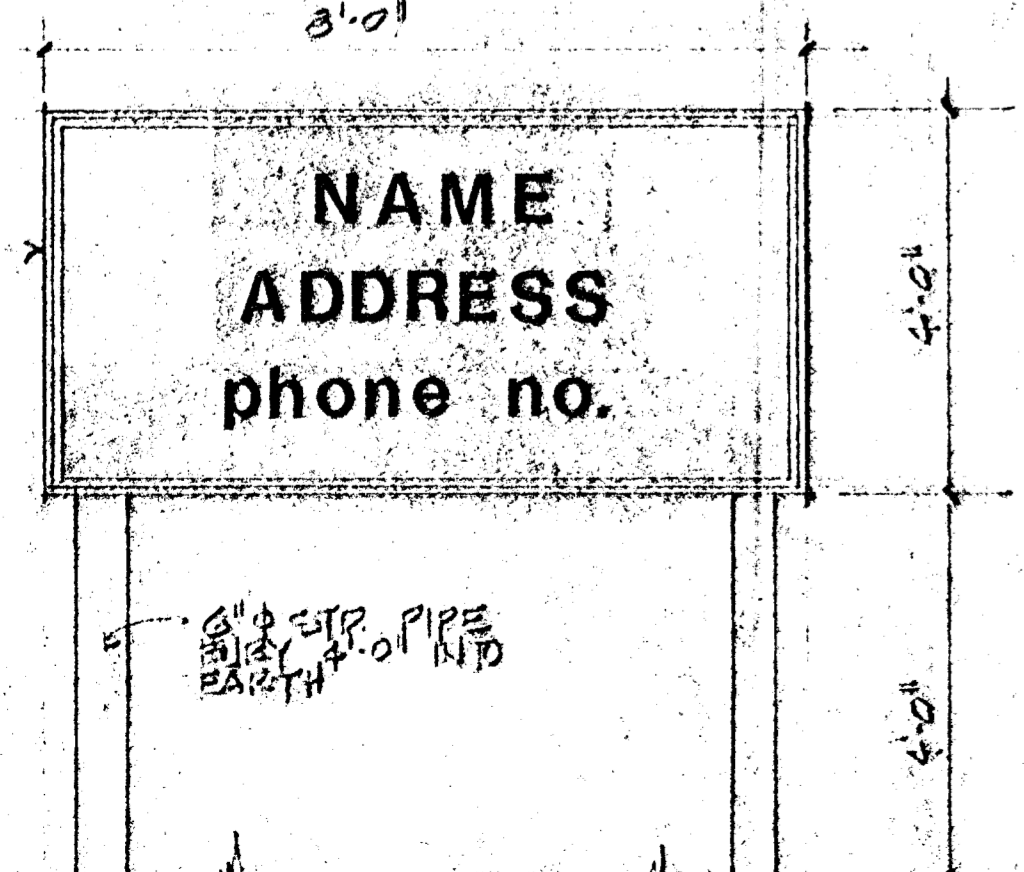
S 89° 07' 44" E

117<sup>TH</sup> ST. NORTH

SE COR. SE 1/4

SEC. 2-T255-R1E

STREET RIGHT-OF-WAY BEING DEDICATED  
BY SEPARATE INSTRUMENT



SIGN ELEVATION  
Vol. 11.01

# SITE PLAN

SCALE: 1" = 100'-0"

CU-325

MID-AMERICA SHOOTING SPORTS PARK  
WICHITA KANSAS

	THOMSON & ASSOCIATES, ARCHITECTS 800 SO. BROADWAY SUITE 100 - WICHITA, KS. 67211	
	JOB NO. 8918 DATE: 1/31/90 REVISION:	

SHEET  
SP-1

*file copy*

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

February 1, 1990

STAFF REPORT

CASE NUMBER: CU-325

OWNER/APPLICANT/AGENT: Arkansas Valley Gun Club, Inc.  
(owner/applicant)  
Tom Binyon (agent)

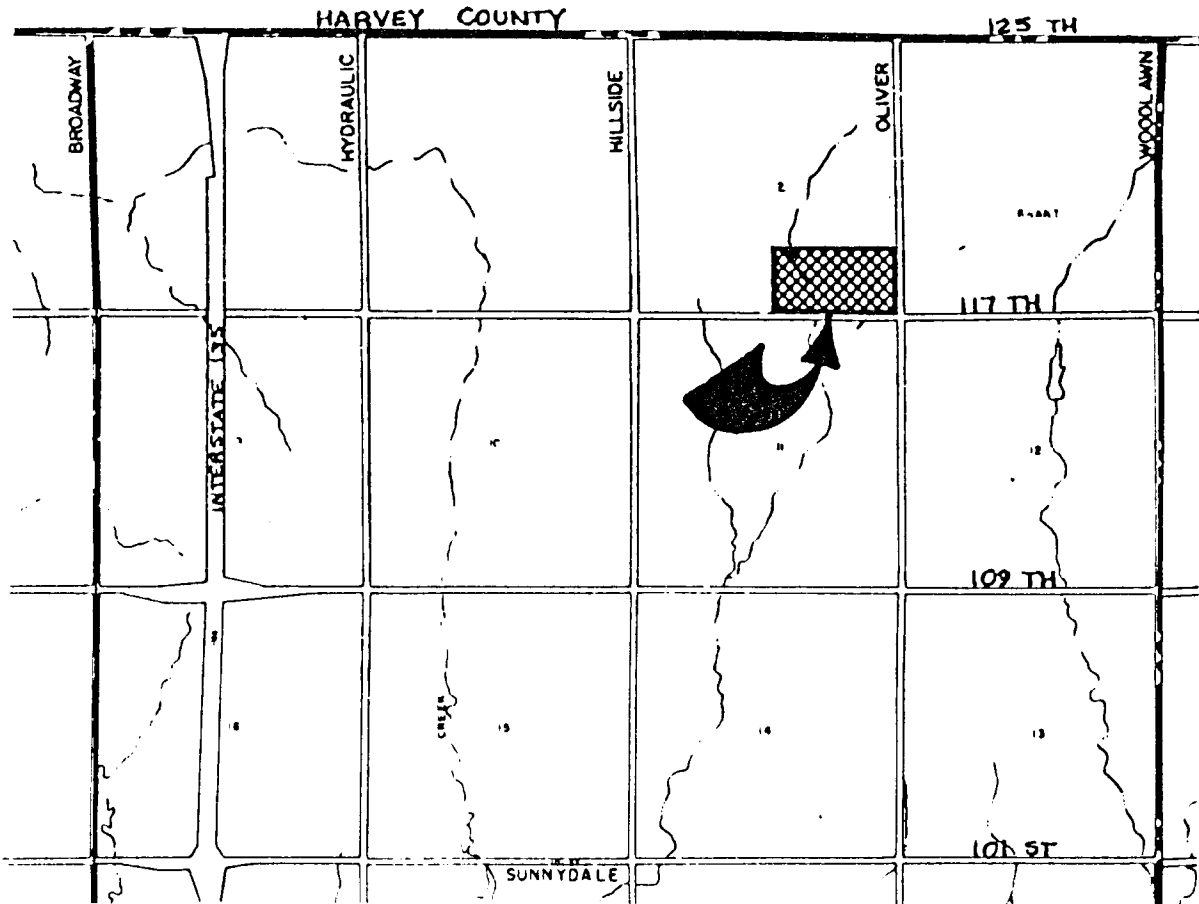
REQUEST: Conditional use permit for a private, for-profit, recreational shooting park for trap, skeet and sporting clays and archery.

CURRENT ZONING: "R" Rural Residential District

SITE SIZE: 80 acres (2,640 ft. x 1,320 ft.)

LOCATION: Northwest corner of 117th St. N. & Oliver

PROPOSED USE: Private recreational shooting park for trap, skeet and sporting clays and archery.



BACKGROUND: The applicant is requesting a conditional use permit for the establishment of a private, for-profit, recreational shooting park for trap, skeet and sporting clays and archery on an 80-acre unplatted tract of land located at the northwest corner of 117th Street North and Oliver. The property is zoned "R" Rural Residential.

The applicant's site plan indicates the construction of 10 shooting fields that can be used for shooting either skeet or trap. The applicant has advised that in the future, more skeet or trap shooting fields may be constructed to the east of the 10 fields shown on the site plan. The shooting of sporting clays is proposed in the vicinity of the drainageway that flows through this site. The site plan depicts the construction of a clubhouse facility approximately 225 feet north of the centerline of 117th Street.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	"R"	Undeveloped/agricultural use
SOUTH	"R"	Single-family residence & agricultural use
EAST	"R"	Undeveloped/agricultural use
WEST	"R"	Trap shooting club (nonconforming use)

PUBLIC SERVICES: Neither 117th Street North nor Oliver adjacent to this property is paved. Additional street right-of-way is needed for each section line road. Municipal water and sanitary sewer do not exist to serve this site. The property is crossed by a north/south waterway, thus requiring the establishment of a Floodway Reserve Agreement.

CONFORMANCE TO PLANS/POLICIES: Section 4(A)(9)(m) of the County Zoning Resolution provides for private parks or playgrounds in the "R" zoning district, provided the Metropolitan Area Planning Commission reviews the request and the Board of County Commissioners approves the use by issuing a conditional use permit. The Land Use Element of the Comprehensive Plan depicts this area of the County for agricultural purposes. Development of this site with on-site water and sewerage facilities will require Health Department approval.

RECOMMENDATION: It is recommended that this conditional use permit for a recreational shooting park with accessory clubhouse be approved subject to the following conditions:

- A. On-site sewerage shall be provided in accordance with the standards of the Wichita-Sedgwick County Health Department.
- B. Shooting hours shall be limited to 8:00 a.m. to 9:30 p.m.

- C. A minimum of 10 parking spaces per trap or skeet field shall be provided on the site. In addition to the off-street parking required for the traps, at least 1 parking space per 150 square feet of clubhouse floor area shall be provided. The parking lot improvement standards shall be acceptable to the County Zoning Administrator.
- D. A trap or skeet field shall not be located nearer to the centerline of either 117th Street North or Oliver than 300 feet. The proposed clubhouse or any accessory building shall not be located nearer to the centerline of either 117th Street or Oliver than 200 feet. Off-street parking lots shall not be located nearer to the centerline of either 117th Street North or Oliver than 150 feet.
- E. All trap fields shall be constructed to face north and shall be located and operated in such a manner as to avoid the firing of shot across the north, west and east lines of this property.
- F. The firing of a projectile with a range of more than 300 yards is prohibited.
- G. The applicant shall grant by separate instrument a "Floodway Reserve Agreement" satisfactory to the County Bureau of Public Services.
- H. The applicant shall dedicate by separate instrument the required half-street right-of-way as specified in the County Subdivision Regulations for both 117th Street North and Oliver.
- I. The applicant shall dedicate by separate instrument "complete access control" to 117th Street North from the east 350 feet of this site. In addition, "complete access control" to Oliver Street shall be dedicated from the south 350 feet of the site.
- J. A double-faced, non-lighted sign up to 32 square feet in surface area is authorized at the general location depicted on the site plan. A sign permit shall be obtained from Sedgwick County's Department of Code Enforcement prior to installation of the sign. Revised site plans shall be submitted which indicate the placement of the sign at a location that is not on land being dedicated as street right-of-way.
- K. Any proposed lighting of the trap or skeet fields shall be constructed in such a manner as to project light predominantly to the north.

- L. Within 30 days after MAPC action and prior to this case being forwarded to the County Commission, the applicant shall submit 12 copies of a revised site plan which depict items D, G, H, I and J of these approval conditions. The separate instruments for items G, H and I shall also be fully executed and submitted to the Planning Department prior to this case being forwarded to the County Commission.
  
- M. Development of this property shall be in accordance with the approved site plan. Building construction is limited to one clubhouse at the general location depicted on the site plan, as well as any minor structures which are accessory to the gun club use. The construction of an additional clubhouse or any other major structures will require an amendment to this conditional use permit.