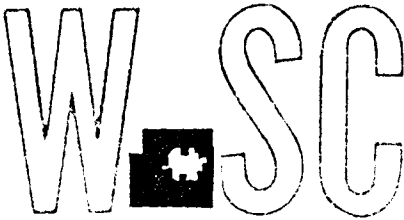


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

July 30, 1990

Sunnyside Sports League, Inc.
ATTN: Randall C. Sobba
224 Berniece
Wichita, KS 67206

Re: CU-330 - Conditional use permit for private park (youth sports facility) on property zoned the "R-1" Suburban Residential District, located on the south side of 31st Street South, approximately 1/3-mile west of Webb Road.

Dear Mr. Sobba:

On July 25, 1990, the Board of County Commissioners considered the above-captioned request. The action taken by the Commission was to deny the case.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:jcm

cc: Danny Hoobler, 9219 Lincoln Ct., 67207
Linda Patrick, 3333 S. Webb Rd., 67210
Ron Worley, County Zoning Administrator

FILE COPY

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 22, 1990

Linda Patrick
3333 S. Webb Rd.
Wichita, KS 67210

Re: CU-330

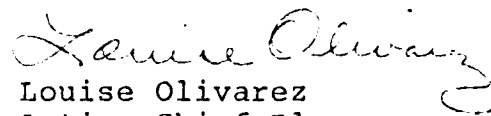
Dear Ms. Patrick:

The Planning Commission at its regular meeting of June 21, 1990, considered the above-captioned request, and their action was as indicated on the enclosed letter.

This is to advise you that if property owners within 1,000 feet of the application area desire to submit legal protest petitions, they must be submitted to the Office of the County Clerk no later than 5:00 p.m. on Thursday, July 5, 1990. Enclosed is a protest petition form. If additional forms are needed, they may be obtained at our office.

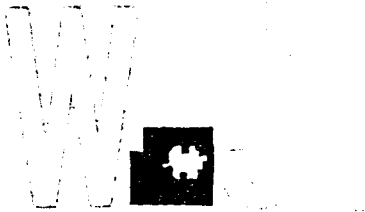
If you have any questions concerning this matter, please call.

Sincerely yours,


Louise Olivarez
Acting Chief Planner

LO:jcm
Enclosures

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 22, 1990

Sunnyside Sports League, Inc.
ATTN: RANDALL C. SOBBA
224 Berniece
Wichita, KS 67206

Re: CU-330 - Conditional use permit for private park (youth sports facility) on property zoned "R-1" Suburban Residential District, located on the south side of 31st St. So., approx. 1/3-mile west of Webb Road.


Dear Mr. Sobba:

At its regular meeting on June 21, 1990, the Metropolitan Area Planning Commission considered the above-captioned conditional use permit request. The action of the Planning Commission was to recommend that the request be denied.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on Wednesday, July 18, 1990. This meeting will be held in Room 320, Sedgwick County Courthouse, 525 N. Main, Wichita, Kansas, beginning at 9:00 a.m.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this matter, please contact our office.

Sincerely yours,


Louise Olivarez
Acting Chief Planner

LO:jcm

cc: Danny Hoobler, 9219 Lincoln Ct., 67207
Ron Worley, County Zoning Administrator
Linda Patrick, 3333 S. Webb Rd., 67210

REVISED STAFF REPORT

CASE NUMBER: CU-330

OWNER/APPLICANT/AGENT: Sunnyside Sports League, Inc.(owner/applicant)
Danny Hoobler & Randall Sobba (agents)

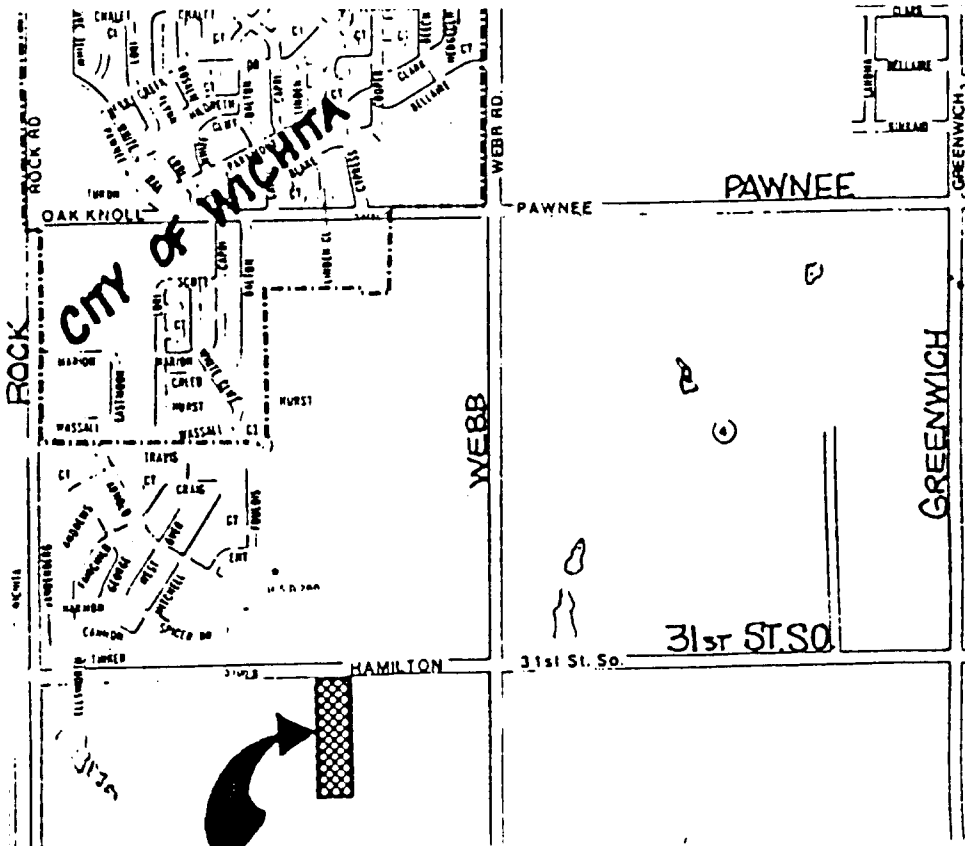
REQUEST: Conditional use permit for private park (youth sports facility)

CURRENT ZONING: "R-1" Suburban Residential District

SITE SIZE: 10 acres (approximately 330 ft. x 1,298 ft.)

LOCATION: On the south side of 31st St. So., approx. 1/3-mile west of Webb Road.

PROPOSED USE: Development of the site with permanent baseball diamonds, soccer fields and accessory buildings for youth sports league.



BACKGROUND: This conditional use permit case was previously considered by MAPC on April 26, 1990. At that meeting MAPC voted to defer final consideration of this request for a period of 8 weeks. The deferral was requested by the applicant in order to provide them with additional time to review staff's recommended development conditions. During the deferral period the applicant prepared a revised site plan for this conditional use permit request. A copy of the revised plan is attached to this report.

The applicant is requesting a conditional use permit for a youth sports facility on a 10-acre unplatted tract of land located on the south side of 31st Street South, approximately 1/3-mile west of Webb Road. The property is zoned "R-1" Suburban Residential and has approximately 330 feet of frontage to 31st Street.

The youth sports facility being planned by the applicants will involve the development of a number of fully lighted and fenced baseball diamonds. Each diamond will be furnished with dugout facilities and a lighted scoreboard. A 1,200-square-foot storage building is planned for storage and maintenance of athletic equipment. Until a permanent concession building is constructed, the planned storage building will house a temporary concession center. The permanent concession building is planned to include 1,600 square feet of floor area, including restroom facilities. Bleacher seating will be provided at each baseball diamond. Attached to this staff report is a three-page report prepared by the applicant which more fully describes their intended uses of the application area. This report was submitted with the original application.

As some of the Planning Commissioners may recall, past zone change and conditional use permit requests in this general area have pointed out water availability and sewerage problems. This site is located outside of the service area for the new Four-Mile Creek Sewage Treatment Facility, and municipal water lines are located over one mile from this property. As such, the applicant will need to provide permanent on-site facilities. Given the tight soils that characterize this general area of the County, an on-site sewage lagoon will be necessary. The applicant's revised site plan depicts the location of the needed lagoon.

The applicant's written description of this proposed youth sports facility includes a request for placement of advertising signs on the outfield fences of the baseball diamonds. Staff is reluctant to support this proposal; however, if the Planning Commission should determine that this request is appropriate, condition "I" of the recommended conditions of approval provides limitations for such signage.

Staff does not believe that the uses proposed by this conditional use permit are appropriate for this unincorporated area of Sedgwick County. This opinion is based on the following factors:

1. Although the immediate surrounding land uses are predominantly agricultural, the application area lies between urbanized land to the north and land to the south and east which is developed with large lot residential uses.
2. The proposed use will create a great deal of traffic and noise on a regular basis and thereby discourage the infill of this general area with residential uses.
3. Unlike the Westurban Complex or other outdoor recreational areas, the proposed ball diamonds are not being buffered from other properties by their own land or non-residential uses.
4. This property is outside the urban service area, and the intensity of development proposed by this application is better suited for property which is served with municipal water and sanitary sewer.
5. There is a history of denials for similar uses in this general area of the County. In 1982, zone case SCZ-0497, requesting "R-1" to "E" with an associated conditional use permit (CU-251) for an automobile racetrack, was denied. These cases involved approximately 47 acres of land to the south of this current application area. In 1984, SCZ-0529, requesting "R-1" to "C", was denied. This case proposed an ice-skating rink and involved the 10-acre tract immediately adjacent to the east.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	"R-1"	Undeveloped (agricultural use)
SOUTH	"R-1"	Undeveloped (agricultural use)
EAST	"R-1"	Undeveloped (agricultural use)
WEST	"R-1"	Single-family residence

PUBLIC SERVICES: This site is not served with either municipal water or sanitary sewer. Adjacent 31st Street South is a two-lane paved arterial street. Only 40 feet of half-street right-of-way exists for 31st Street at this location, whereas 50 feet is required. Access control does not presently exist to 31st Street across the north line of the application area.

CONFORMANCE TO PLANS/POLICIES: Section 5(A)(10)(s) of the County Zoning Resolution provides for private parks and playgrounds in the "R-1" 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.

The Airport Hazard Zoning Ordinance (28.08.130) indicates that the subject property is located beneath McConnell Air Force Base's overhead approach pattern and horizontal zone, as well as beneath Cessna's horizontal zone. Because of this, consideration must be given to the type of lighting proposed for the baseball diamonds in order to avoid creating a hazard to airport operations.

RECOMMENDATION: If the Commission determines that this proposed private park (youth sports facility) is appropriate at this location, the following are recommended conditions of approval:

- A. In order to obtain additional street right-of-way, have a drainage plan for the property approved, resolve how this property will provide on-site sewerage and water and establish access controls to 31st Street, the applicant shall plat the property within one year after the approval of this request by the Board of County Commissioners, or the application shall be considered denied and closed. The Conditional Use Resolution shall not be published until the plat has been recorded.
- B. The owner of the application area shall comply with the rules and requirements of the Wichita-Sedgwick County Department of Community Health relative to on-site sewerage and water wells.
- C. The disposal of solid waste that is generated at this site shall be in accordance with Sedgwick County's Sanitation Code Number 7.
- D. The sports facilities authorized by this conditional use permit may be utilized only during the following hours:

Monday through Friday	5:30 p.m. - 11:00 p.m.
Saturday	9:00 a.m. - 11:00 p.m.
Sunday	12:00 noon - 8:00 p.m.
- E. The sports facilities permitted to be developed on the site are restricted to baseball and/or softball diamonds, soccer fields, one building for storage of maintenance and athletic equipment, and one clubhouse or concession center. The square footage of the storage building shall not exceed 1,200 square feet of floor area. The size of the clubhouse or concession center shall not exceed 1,600 square feet of floor area. Neither of the two accessory buildings permitted by this conditional use shall exceed 35 feet in height or be located closer than 85 feet to the north line of the application area (section line). The construction of any additional building beyond the two specifically permitted or development of this site with recreational uses other than baseball diamonds or soccer fields will require an amendment to this conditional use permit.

- F. A minimum of 1 parking space per 4 bleacher seats and 1 parking space per 150 square feet of clubhouse or concession center floor area shall be provided on site. The parking lot improvement standards shall be acceptable to the County Zoning Administrator.
- G. One double-faced sign no larger than 32 square feet in surface area and no taller than 20 feet is authorized for installation on the site near 31st Street South. The sign may be lighted, but no later than 11 p.m. A sign permit shall be obtained from Sedgwick County's Department of Code Enforcement prior to installation of the sign.
- H. The construction of ball diamonds, including dugout facilities, lights, and bleachers shall not be closer to the centerline of 31st Street South (section line) than 85 feet.
- I. The placement of advertising signs on the interior sides of the outfield fences of the baseball diamonds is permitted only under the following conditions: the outfield fences are constructed of solid wood; the signs are no taller than the height of the fence on which they are placed; and the advertising messages on the signs are not visible from 31st Street South.
- J. Prior to the installation of any lighting for the baseball diamonds or soccer fields, the applicant shall apply for an Airport Hazard Zoning Permit for the proposed lighting. Application for this permit needs to be made with the Central Inspection Division of the City of Wichita.
- K. Prior to development of this site with the uses authorized by this conditional use permit, the applicant shall submit a landscaping plan to the Director of Planning for review and approval. The landscaping plan shall depict the location and types of plant materials to be planted and maintained within the 20-foot landscaping buffer adjacent to the west line of the application area. The purposes of the landscaping buffer are to provide both solid visual screening of the proposed parking lot adjacent to the west line of the site and some measure of screening of the baseball diamonds and accessory structures. To help achieve these purposes, the applicant may choose to utilize earth berms and solid fencing in conjunction with plant materials. The landscape plan shall also depict the location and types of plant materials to be planted and maintained adjacent to the north line of the property as depicted on the site plan for this conditional use permit request. The method of providing water to the plant materials shall be indicated on the plan.