



Wichita-Sedgwick County Metropolitan Area Planning Department

October 16, 2006

Jeff Wenzel, Youth Horizons
1601 E. Douglas Ave.
Wichita, KS 67211

Brian Bahl, Hutton Construction
2229 S. West Street
Wichita, KS 67213

RE: CON2006-47 – Administrative Adjustment to CON2005-51 - Sedgwick County Conditional Use for Group Residence, Limited in RR Rural Residential zoning generally located west of Woodlawn and 1/2 mile north of 109th Street. (District IV)

Legal Description: The North 1/2 of the SE 1/4 of Section 12, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except that part taken for road.

Dear Applicants:

We have reviewed your request for an Administrative Adjustment to the site plan for CON2005-51, which moves the location of the proposed residence on the site to the south of the original location.

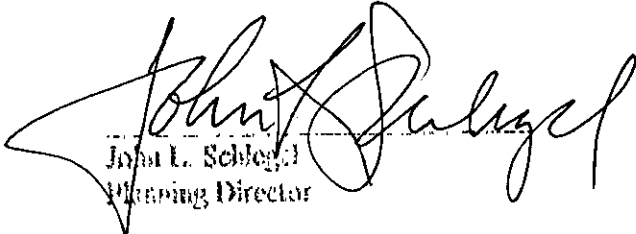
Sec. V-D.14. of the Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to the conditions of a Conditional Use as long as the adjustment does not have any of the negative impacts stated in Sec. V-I.6. We find that permitting a site plan adjustment as proposed meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The change in site plan will have no impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The proposed structure location should have no impact on existing uses in surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: The proposed structure location should have no impact on existing or permitted uses on abutting sites.

- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured. The proposed structure requires building and health permits, ensuring existing codes to protect public health, safety and welfare will be followed.

Our signatures below indicate that an Administrative Adjustment to CON2005-51 is hereby granted to permit a site plan adjustment.

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



John L. Schlegel
Planning Director



Glen Wiltse
County Zoning Administrator

cc: Glen Wiltse, Sedgwick County Code Enforcement

RESOLUTION N.O. 16-06

A RESOLUTION APPROVING A CONDITIONAL USE TO PERMIT A GROUP RESIDENCE, LIMITED ON 20 ACRES, ZONED "RR" RURAL RESIDENTIAL, LOCATED WEST OF 63RD STREET EAST (WOODLAWN), APPROXIMATELY 2,300 FEET NORTH OF 109TH STREET NORTH, LOCATED WITHIN THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY 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 BOARD OF COUNTY COMMISSIONERS
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 V-D of the Wichita Sedgwick County Unified Zoning Code, a conditional use for the land legally described herein is approved as follows:

Case No. CON2005-00051

A Conditional Use to permit a "Group Residence, Limited" on property legally described as:

The North 1/2 of the SE 1/4 of Section 12, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except that part taken for road. Generally located west of 63rd Street East (Woodlawn), approximately 2,300 feet north of 109th Street North.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. In addition to uses permitted by right in the RR Rural Residential district, the application area shall be approved for a "group residence, limited" use for up to eight children plus seven staff members. At least one supervisor employed by the agency operating the residence must be present at the home at all times when children are present at the home.
2. The site shall be developed in substantial conformance with the approved site plan, and in conformance with applicable Wichita-Sedgwick County Unified Zoning Code requirements dealing with "group residence, limited" uses, except the number of resident children shall be limited to eight.
3. The applicant shall obtain all applicable permits required to legally operate the requested use prior to commencing "group residence" activities.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

SECTION II. That upon the taking effect of this Resolution, the notation of such zone change 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 by the Governing Body.

Commissioners present and voting were:

DAVID M. UNRUH	aye
TIM R. NORTON	no
THOMAS G. WINTERS	aye
LUCY BURTNETT	aye
BEN SCIORTINO	aye

DATED this 25th day of January, 2006.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

/s/
BEN SCIORTINO, CHAIRMAN
Fifth District

ATTEST:

/s/
DON BRACE, County Clerk

APPROVED AS TO FORM:

/s/
ROBERT W. PARNACOTT,
Assistant County Counselor

APPROVED

SITE PLAN CON 2005-51

630.0'

CONTROL # 263057

Date: 10-17-06

EXIST.
LAGOON

EXIST.
BLDG.

BENCH MARK
87.5'

ORIGINAL
CONCEPTUAL
LOCATION

CONTROL # 263056

CODE: IRC - 2000
OCCUPANCY GROUP: R-2 GROUP RESIDENCE
(SPRINKLER SYSTEM PER NFPA-13 R
CONSTRUCTION TYPE: 5-B

ZONING: RR - RURAL RESIDENTIAL

PARCEL SIZE: 201,300 S.F. (4.62 ACRES)

NEW GROUP
RESIDENCE

2" PLASTIC
WATER LINE TO
NEW 2" FLOW THRU
WATER METER

4" SCH 40
CONDUIT TO
RISER AT UTILITY
POLE

HOLDING TANK
4" SCH 40 PPVC
SAN. SEWER TO
LAGOON

11313 N. WOODLAWN

LEGAL DESCRIPTION:

BEG. 330 FT. S NE COR SE1/4
W 660 FT. S 330 FT. E 660 FT.
N 330 FT. TO BEG.,
EXC E 50 FT. FOR RD. SEC.12-25-1E

SITE PLAN

1" = 100.0'



**YOUTH
HORIZONS**