



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 15, 2008

Kelsey Development, Inc.  
716 N. 119th St.  
Wichita, KS 67235

Dr. Johnnie Bruner, DVM  
11832 W. Central  
Wichita, KS 67235

**RE: ZON2008-00056 and CON2008-54** - City zone change from NO Neighborhood Office to GO General Office and Conditional Use for Animal Care, Limited, generally located north of Central Avenue 1/10 mile west of 119th Street West.

Dear Ladies and Gentlemen:

At its regular meeting on **December 9, 2008**, the Wichita City Council considered the above captioned request. The action of the City Council was to **APPROVE** the request, subject to the following conditions:

1. The site is approved only for uses permitted by-right in the GO General Office district and the Conditional Use, "animal care, limited."
2. A revised site plan shall be submitted prior to city council consideration depicting or explaining the location and type of screening that is to be provided; the location of the trash enclosure and the type of material used to screen the dumpster and location of paved traffic circulation areas.
3. Light standards shall not exceed 15 feet in height including the base or pedestal. Lights shall be directed away from adjacent lots and shall utilize fixtures designed to prevent light trespass to adjoining properties.
4. No building or wall signs may face residentially zoned property. Pole or ground signs shall be monument style design.
5. The applicant shall develop the site in substantial compliance with the adopted site plan, and shall comply with all applicable regulations, including but not limited to Sec. III-D.6.c.
6. If an "animal care, limited" veterinary clinic is not operating on this site within 24 months from approval, or if the Zoning Administrator finds that there is a violation of any of the conditions of approval for this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

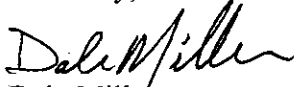
RE: ZON2008-00056 and CON2008-54 - City zone change from NO Neighborhood Office to GO General Office and Conditional Use for Animal Care, Limited, generally located north of Central Avenue 1/10 mile west of 119th Street West.

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December 15, 2008

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Dale Miller  
Current Plans Manager  
Current Plans Division

DLM:mc

Copies to: Mallard Real Estate, Attn: Dennis Schmidt, 1818 E. 1St Street North, Wichita, KS 67214  
Carl Soldatov, 706 N. Cedar Park, Wichita, KS 67235  
Attica Township, Frank Sipos, 1335 S 199th St. W., Goddard, KS 67052  
Breezy Lake, Kevin McWhorter, 12219 W. Sheriac, Wichita, KS 67235  
Briarwood Lakes, Michael Bette, 11833 Alderny Ct., Wichita, KS 67212  
Buckhead Addition, Paul Kelsey, 716 N. 119Th St. W. Unit 112, Wichita, KS 67235  
Deer Trail, Heidi Bette, 12231 Briarwood Circle, Wichita, KS 67235  
Havens, 657 N. Cedar Down Cir, Wichita, KS 67235  
Lost Creek, Bill Calvert, 11317 Lost Creek Cir, Wichita, KS 67212  
Sandlewood Village, Pam Driver, 405 Judith Cir, Wichita, KS 67212  
WCC V, Jeff Longwell, Mail Stop 1-13  
N.A. V, Megan Buckmaster, Mail Stop 1-135  
Julianne Kallman, Engineering, Mail Stop 1-71



**Wichita-Sedgwick County Metropolitan Area Planning Department**

May 10, 2010

Johnnie D. Bruner  
11832 West Central  
Wichita, KS 67212


**RE: CON2010-00018 - Administrative Adjustment to CON2008-00054 to extend the time requirement that construction of an "animal care, limited" office begin prior to December 16, 2010, on Lot 1, Deerglen Office Park Addition, generally located 1/10<sup>th</sup> mile west of 119<sup>th</sup> Street and north of West Central Avenue.**

Dear Dr. Bruner:

We have received and reviewed your request for an administrative adjustment to the above-referenced Conditional Use. We understand that you are seeking a two year extension to the deadline to begin construction on the animal clinic. Resolution No. 08-547 was signed on December 16, 2008, creating an original deadline of December 16, 2010.

Our signatures below indicate that an administrative adjustment has been granted to extend the deadline to December 16, 2012 to begin construction on an "animal care, limited" use.

The zoning notification signs may now be removed from the property.

  
John L. Schlegel  
Director of Planning

  
Kurt Schroeder  
Superintendent of Central Inspection

cc: Kurt Schroeder, J. R. Cox, Office of Central Inspection



## **Knebel, Scott**

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**From:** Knebel, Scott  
**Sent:** Friday, January 13, 2017 2:57 PM  
**To:** 'oakcrstvet@aol.com'  
**Cc:** Miller, Dale  
**Subject:** CON2008-54  
**Attachments:** Resolution No. 08-547.pdf

Mr. Bruner:

Attached is the approved Resolution No. 08-547 for CON2008-54 for "Animal Care, Limited" (veterinary clinic) in GO General Office zoning on Lot 1, Deerglen Office Park Addition. As Zoning Administrator, I have determined not to declare the Conditional null and void for failure to open the clinic with 24 months of approval as is an indicated option in Condition 6. The Planning Director, Dale Miller, has concurred with this decision and is copied on this e-mail. Therefore, a veterinary clinic constructed in compliance Conditions 1-5 of the attached resolution is a permitted use on this property.

Scott Knebel, AICP  
Zoning Administrator  
Wichita-Sedgwick County  
Metropolitan Area Planning Department  
(316) 268-4456



RESOLUTION No. 08.547

A RESOLUTION AUTHORIZING A CONDITIONAL USE TO PERMIT "ANIMAL CARE, LIMITED" ON .78 ACRE ZONED "GO" GENERAL OFFICE SUBJECT TO THE CONDITIONS LISTED BELOW ON PROPERTY LOCATED 1/10<sup>TH</sup> MILE WEST OF 119<sup>TH</sup> STREET WEST, NORTH OF CENTRAL AVENUE IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-D, AS ADOPTED BY ORDINANCE NO. 44-975, AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

**SECTION 1.** 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 to permit a bank on 13.26 acres zoned "LC" Limited Commercial, subject to the conditions listed below:

Case No. CON2008-54

A Conditional Use to permit "Animal Care, Limited" on .78 acre zoned "GO" General Office.

Lot 1, Deerglen Office Park Addition, Wichita, Sedgwick County, Kansas, generally located 1/10<sup>th</sup> mile west of 119<sup>th</sup> Street West and north of west Central Avenue.

**SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The site is approved only for uses permitted by-right in the GO General Office district and the Conditional Use, "animal care, limited."
2. A revised site plan shall be submitted prior to city council consideration depicting or explaining the location and type of screening that is to be provided; the location of the trash enclosure and the type of material used to screen the dumpster and location of paved traffic circulation areas.
3. Light standards shall not exceed 15 feet in height including the base or pedestal. Lights shall be directed away from adjacent lots and shall utilize fixtures designed to prevent light trespass to adjoining properties.
4. No building or wall signs may face residentially zoned property. Pole or ground signs shall be monument style design.
5. The applicant shall develop the site in substantial compliance with the adopted site plan, and shall comply with all applicable regulations, including but not limited to Sec. III-D.6.c.
6. If an "animal care, limited" veterinary clinic is not operating on this site within 24 months from approval, or if the Zoning Administrator finds that there is a violation of any of the conditions of approval for this Conditional Use, the Zoning Administrator may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

**SECTION 2.** That upon the taking effect of this Resolution, the notation of such Conditional Use permit shall be shown on the "Official Zoning District Map" on file in the office of the Planning

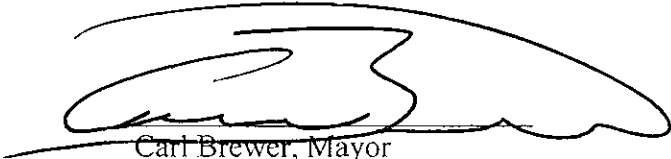


Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

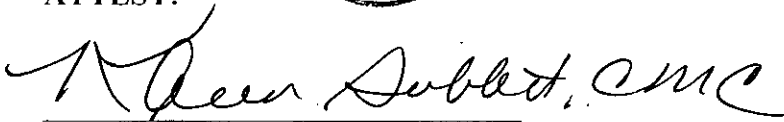
**SECTION 3.** That this Resolution shall take effect and be in force from and after its adoption by the Governing Body.

ADOPTED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS, this date  
December 16th, 2008.



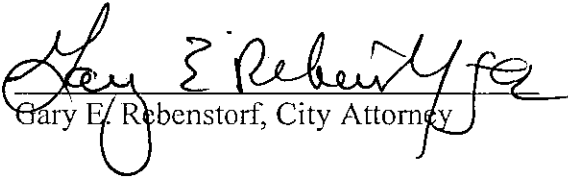
  
Carl Brewer, Mayor

ATTEST:



Karen Sublett, City Clerk

Approved as to form:

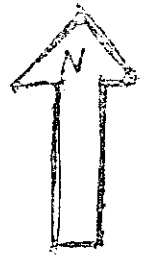


Gary E. Rebenstorf, City Attorney

RECEIVED

DEC 11 2008

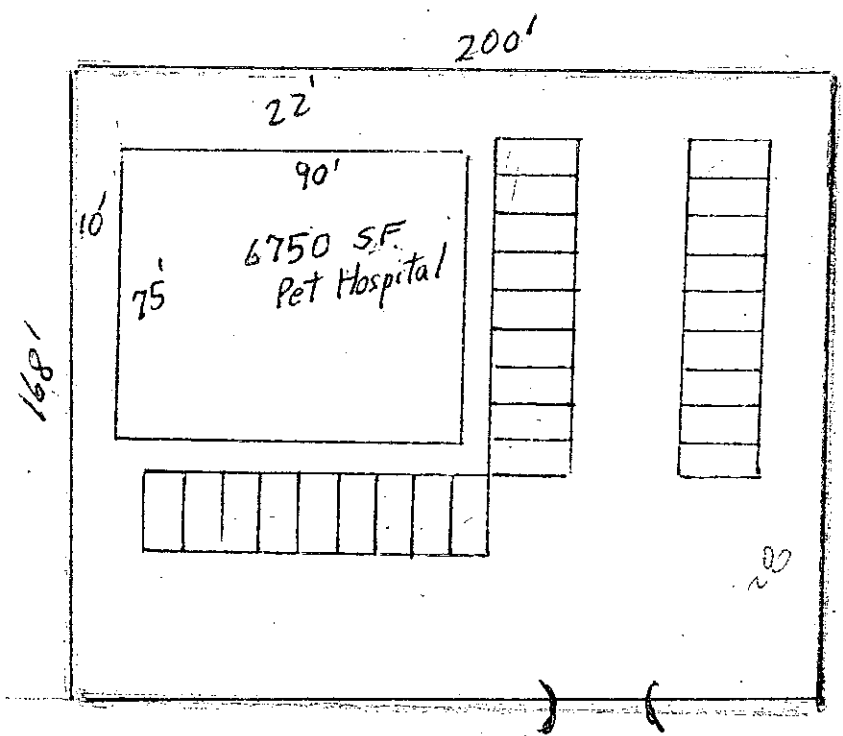
METROPOLITAN PLANNING  
ROUTE 4



1" = 50'

# Oakcrest Pet Hospital

S.F. 5



S.F. 5

S.F. 5

119<sup>th</sup> STREET

L.C.

CENTRAL STREET

## SITE PLAN

APPROVED 12-16-08 BY

N.O.

L.C.

MAR 11-6-2008  
2008 CON 54 - ZON 56

L.C.