

CU-204 Daniel K. and Selma S. Thompson; and Franklin J. and Julia A. Plummer request to establish a small animal hospital at the northwest corner of 61st St. North and Kerman.

*10519
4-8-78*

ACTION

DATE

COMMITTEE

M.A.P.C.

Strike from the agenda.

6-8-78

B.C.C./B. CO. C.

Case Closed.

5654

Book 1: X-6-C 5655

Sec. 10 DATA SHEET Z- _____
 TWP. 26 (ZONING & CONDITIONAL USE) SCZ- _____
 Range 1E CU- 204
 Filed 4-13-78

APPLICATION DATA: From _____ to _____

1. Applicant: Daniel K. Thompson, D.V.M. and Selma S.
 Address 1100 Quincy, Salina, KS 67401 Phone (913) 823-2928

2. Applicant: Franklin J. Plummer and Julia A. (owners)
 Address #18 Lakeview Ct. RR 1, Towanda 67144 Phone (316) 778-1748

3. General Location: northwest corner of 61st St. North 778-1864
and Kerman.

4. Proposed Use: to establish a small animal hospital for the practice
of veterinary medicine

AREA DATA:

1. Acres: 0.46 (120 ft. by 170 ft.)

2. Adjoining Zoning: E "AA" S "R-1" W "LC" N "LC"

3. Land Use: East UNDEVELOPED South UNDEVELOPED
 West LIQUOR STORE North Undeveloped

4. Sketch Plan Land Use is for: _____

5. Present Land Use is for: UNDEVELOPED

6. Area (is) (is not) platted. _____

PROCEDURE DATA:

1. Zoning Committee _____ by _____

2. MAPC Meeting: _____

Date	Action
<u>6-8-78</u>	<u>Struck from the agenda</u>
	<u>closed.</u>

3. Governing Body (Bd. City Commissioners - Bd. County Commissioners)

Date	Action	Resolution

NOTES:

SHAW-WALKER
 MAPS, INC. - LOS ANGELES
 No. 2433C
 ST. LOUIS, MO.
 PRINTED IN U.S.A.

Book 1;X-6-C
 Sec. 10
 Twp. 26
 Range 1E

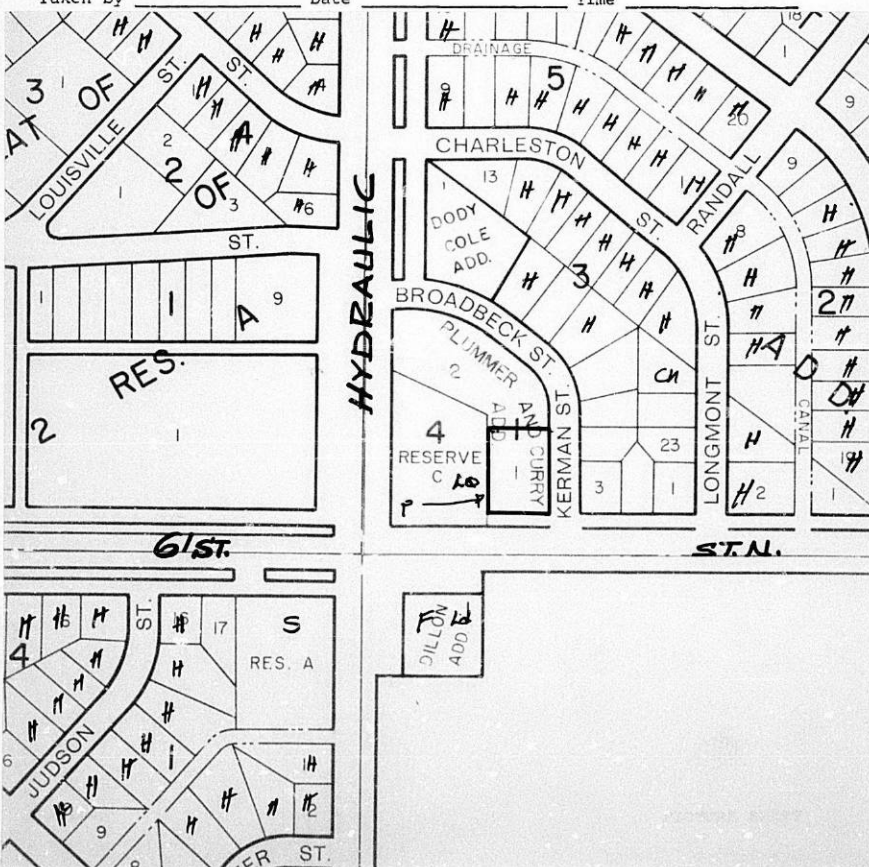
DATA SHEET
 (ZONING & CONDITIONAL USE)

Z- _____
 SCZ- _____
 CU- 204
 Filed 4-13-78

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 Address #18 Lakeview Ct. RR 1, Towanda KS 67144 Phone (316) 778-1748
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 North and Kerman. Address _____
 - Proposed Use: establish a small animal hospital for the practice of veterinary medicine

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- Acres: 0.46 (120 ft. by 170 ft.)
 - Adjoining Zoning: E "AA" S "R-1" W "LC" N "LC"
 - Land Use: East UNDEVELOPED South UNDEVELOPED
 West LOWER STORE North UNDEVELOPED
 - Sketch Plan Land Use is for: _____
 - Present Land Use is for: UNDEVELOPED
 - Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time _____



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS

MAY 25 1978

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on JUN 8 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. CU-204

Conditional Use Request to Permit
the Establishment of a Animal Hospital in
the "LC" Light Commercial District

Lot 1, Block 1, Plummer & Curry Addition to
Park City, Sedgwick County, Kansas. Generally located on Northwest corner of 61st
St. North and Kerman.

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Robert A. Lakin
Secretary

T9-216

SEDGWICK COUNTY ZONING RESOLUTION

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One-family dwellings require a minimum of 7,500 square feet with each lot having a minimum frontage of 60 feet.
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Allows certain uses listed in the County Zoning Resolution by special permit rather than as a use by right.

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THE CITY OF WICHITA, KANSAS

PAYMENT AUTHORIZATION VOUCHER

VOUCHER NUMBER 900143

DATE	INVOICE NUMBER	VENDOR CODE	A/A CODE	CHECK NUMBER
6-12-78				

MAKE PAYMENT TO

Daniel K. Thompson, D.V.M.
1100 Quincy
Salina, Kansas 67401

<input type="checkbox"/>	REVENUE REFUND	<input type="checkbox"/>	TRAVEL EXPENSES
<input type="checkbox"/>	RETIREMENT REFUND	<input type="checkbox"/>	PETTY CASH FUND REIMBURSEMENT
<input checked="" type="checkbox"/>		<input type="checkbox"/>	OTHER AUTHORIZED PAYMENT

*	FUND	DPT	DIV	ACCOUNT	GRANT	PROGRAM	AMOUNT	%
A	755	00	000	40071003	000	000	\$200.00	
B								
C								
D								
E								
F								
G								
H								
I								
J								

ITEM DESCRIPTION OR PAYMENT JUSTIFICATION	AMOUNT	*
Planning Commission determined that a conditional use permit was not necessary and authorized a refund of the application fee.	\$200.00	

CONTROLLER _____ DIVISION *Public Works* DATE *6/12/78*

AUDITED BY _____ DATE _____ DEPARTMENT *Public Works* DATE *6/12/78*

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 6-8-78

Case No. CU-204 Request: Special permit to construct
an animal hospital.

Location: Northwest corner of 61st Street North and Kerman.

Reason: "Establish a small animal hospital for the practice of
veterinary medicine."

Acres: 0.46 Size: 120' x 170'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"LC"
North	Undeveloped	"LC"
East	Undeveloped	"AA"
South	Undeveloped	"R-1"
West	Liquor store	"LC"

Street rights-of-way are adequate. Platted: Yes

History: SCZ-0235 "AA" to "LC" MAPC 8-14-69 approve
B. Co.C: 8-27-69 approve

Comments:

1. The applicant is requesting a Conditional Use permit to construct an animal hospital on property zoned "LC" Light Commercial in 1969 and located at the northwest corner of 61st Street North and Kerman.
2. Section 11.E.1 of the County Zoning Resolution provides that the Board of County Commissioners may, by special permit and subject to such restrictions as it deems necessary, permit conditional uses as outlined in the various districts, where such uses are deemed essential or desirable to the public convenience or welfare.
3. Subsequent to the filing of this application, the applicant was contacted by the staff to determine the exact nature of the proposed animal hospital so that appropriate conditions of approval could be arrived at. The applicant advised that it would be for the treatment and boarding of dogs, cats, and other pets all within an enclosed building.

Case No. CU-204
6-8-78 Page 2

Inasmuch as "small animal clinics" are a permitted use in the "LC" zoning district, it is recommended that this request for a Conditional Use be stricken from the agenda.

CASE NO. CU-204

13 - "Notice To Adjoining Property Owners" mailed 5/25/78

13 - TOTAL

(for MAPC hearing on June 8, 1978)

5/26/78

Notice also sent to:
Robert M. Henderson, President, Park
City Improvement District
1201 Beaumont Dr.
Phone: 744-1628

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
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APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

CU-204
MAPC
6-8-78

Book 1
X-6-C
10-26-1E

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT Daniel K. Thompson, D.V.M. and Selma S. Thompson

ADDRESS 1100 Quincy Salina, Ks. 67401 PHONE (913) 823-2928

AGENT N/A

ADDRESS _____ PHONE _____

B. APPLICANT Franklin J. and Julia A. Plummer (Owners)

ADDRESS #18 Lakeview Ct. R.R.#1 Towanda, Ks. 67144 PHONE (316) 778-1748
778-1864

AGENT N/A

ADDRESS _____ PHONE _____

C. APPLICANT _____

ADDRESS _____ PHONE _____

AGENT _____

ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

II. The applicant proposes to establish a small animal hospital
for the practice of veterinary medicine _____ (use)

on property legally described as Lot(s) 1(one)

_____, Block(s) 1(one) of the _____

Plummer and Curry (located in Park City) _____ Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

use legal from ownership list

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE northwest CORNER OF Hydralite 61st St. No. 2
Kerman, OR

B. ON THE N/A SIDE OF N/A (AVENUE)
STREET BETWEEN N/A (AVENUE) STREET AND
N/A (AVENUE) STREET.

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED light commercial
(ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

1. to build a small animal hospital
2. to practice veterinary medicine in this facility

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

Daniel H. Thompson & Wm. Selma S. Thompson

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

Franklin J. Plummer & Julia Plummer

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY

This application was received at the Planning Department at 3:15
(AM, PM) on April 13, 1978 (day, month, year). It has been checked
and found to be complete and accompanied by required documents and
the appropriate fee of \$ 200⁰⁰.

G. Lynn Shockey Name
Jr. Planner Title

OWNERSHIP LIST

Lot	Addition	Property Owner
Lot 1, Block 1,	Plummer & Curry	Arlie Curry Franklin I. Plummer ✓ % 1201 Helen August, Kansas 67010
Lot 2, Block 1	" " " "	✓ Dick Kunkle Bldg & Investment Corp Employees Profit Sharing Plan & Trust 212 W. Lincoln 67213
S 155' of Reserve C except E 44.8'	Owens 1st	✓ Donald J. Brittain Annette M. Brittain 1710 E. 61st North 67219
E 44.8' of N 59' of S 155' of Reserve C	" " "	" " " " " "
E 44.5' of S 96' of Reserve C	" " "	" " " " " "
Reserve C except S 155'	" " "	✓ Ofaco, Inc. address unknown <i>1600 Park Lane 67218</i>
Lot 1	Dillon	✓ Phil G. Ruffin 1458 Willow Road 67208
N½ of NW¼ of Section 15, T 26-S, R-1-E exc E 141.7' of W 719.05' of S 39' thereof & exc Lot 1, Dillon Addition		✓ Robert D. Shellenberger Bernadine C. Shellenberger 1707 High 67203
Lots 2, 3, 4, 5 & 6, Block 3	Owens 1st	✓ Park City Assembly of God Church 6227 Longmont 67219
Lot 7, Block 3	" " "	✓ Benjamin L. Sanders Deanne M. Sanders 1732 Broadbeck 67219
Lot 8, Block 3	" " "	✓ Richard J. Elgin Cindy J. Elgin address unknown <i>6401 Longmont 67219</i>
Lot 9, Block 3	" " "	✓ Kent D. McEntire & Loretta M. 1724 Broadbeck 67219 <i>Aspen</i>
Lots 21, 22 & 23, & 1 Block 3	" " "	✓ Park City Assembly of God Church 6227 Longmont 67219 <i>1136 569010</i>
Lot 1	Dody Cole	✓ Sally J. Jackman Trust, David Jackman, Jr & Sally J. Jackman, trustees, add unknown

We hereby certify the foregoing to be a true and correct list of the property owners of the following:

Use for legal

240' radius of [Lot 1, Block 1, Plummer & Curry Addition to Park City, Sedgwick County, Kansas.]

as shown by the 1st deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 10th day of April, 1978 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Gable

Order No. 263085
rmk

FORM 223-1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev.	Cement	M.S.P.

DESCRIPTION	AMOUNT
-------------	--------

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____