



Wichita-Sedgwick County Metropolitan Area Planning Department

January 23, 2025

Carrie and Kenneth Brown
24617 W. Pheasant Ct.
Viola, KS 67149

Re: CON2024-00281: Administrative Adjustment in the County to CON2019-00030 to extend the timeframe for Kennel/Boarding/Breeding/Training Use for an additional 5 years on property zoned RR Rural Residential District; generally located on the east side of South 247th Street West and within one-half mile south of West 55th Street South (24617 W. Pheasant Ct.).

Legal Description: BEG 1354 FT S NW COR NW1/4 E 665.2 FT ELY ALG CUR 95.16 FT S 303.29 FT W 750 FT TO W LI NW1/4 N 316.5 FT TO BEGEXC W 50 FT FOR RD. SEC 26-28-3W

Dear Applicant:

We have reviewed your request for a County Administrative Adjustment to modify Condition #12 for CON2019-00030 to allow for a 5-year extension of Kennel/Boarding/Breeding/Training to October 16, 2029. The original 5-year period expired on October 16, 2024 (5 years after the original approval date by the Board of County Commissioners). Condition #12 states that an extension of the Conditional Use can be applied for by Administrative Adjustment. The site is zoned RR Rural Residential District (RR), and the use was permitted in October 2019.

We have reviewed the site plan submitted with this application and see that there are no proposed changes.

Section V-D.14 of the Unified Zoning Code (UZC) allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to conditions of approval for Conditional Uses as long as the adjustment does not have any negative impacts as stated in Section V-I.6. We find that extending the time of the Conditional Use to October 16, 2029, meets the four conditions required by Section V-I.6 of the UZC.

1. Impact on safety and convenience of vehicular and pedestrian circulation: Extending the length of time to continue using the site as a dog Kennel will have no significant impact on the safety and convenience of vehicular and pedestrian traffic.
2. Impact on existing uses in the surrounding area: The submitted site plan does not propose any changes to the outdoor dog runs, and the use will not extend any closer to neighboring dwellings.
3. Compatibility with existing or permitted uses on abutting sites: A dog Kennel has been found to be compatible with existing or permitted uses on abutting sites through the approval of CON2019-00030. No complaint or other issues have been reported. The compatibility with existing or permitted uses on abutting sites should not be impacted

significantly by extending the time period for which a dog Kennel is permitted. The submitted site plan does not propose any changes to the outdoor dog runs, and the use will not extend any closer to neighboring dwellings.

4. Effect on public health, safety, or welfare: There will be no encroachment into public utility easements or rights-of-way. The extended length of time for a dog Kennel is not anticipated to have significant negative impacts on public health, safety, or welfare, nor it is anticipated that any properties or improvements in the vicinity will be materially damaged.

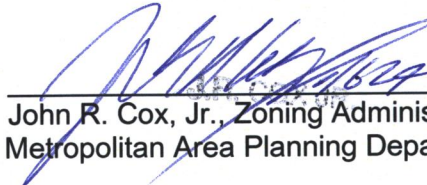
Our signatures below indicate that an Administrative Adjustment to Condition #12 of CON2019-00030 to extend the time for Kennel/Boarding/Breeding/Training for 5 years is hereby granted for the aforementioned property subject to the following conditions:

1. Kennel/Boarding/Breeding/Training will need to be renewed by October 16, 2029.
2. Kennel/Boarding/Breeding/Training is limited to the area as indicated on the approved site plan associated with this Administrative Adjustment (CON2024-00281).
3. All other conditions of approval of CON2019-00030 shall be met.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Zoning Adjustment is null and void.

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



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
David Dennis, BOCC District 3
Nicole Gibbs, PIO, District 3

SITE REVIEW

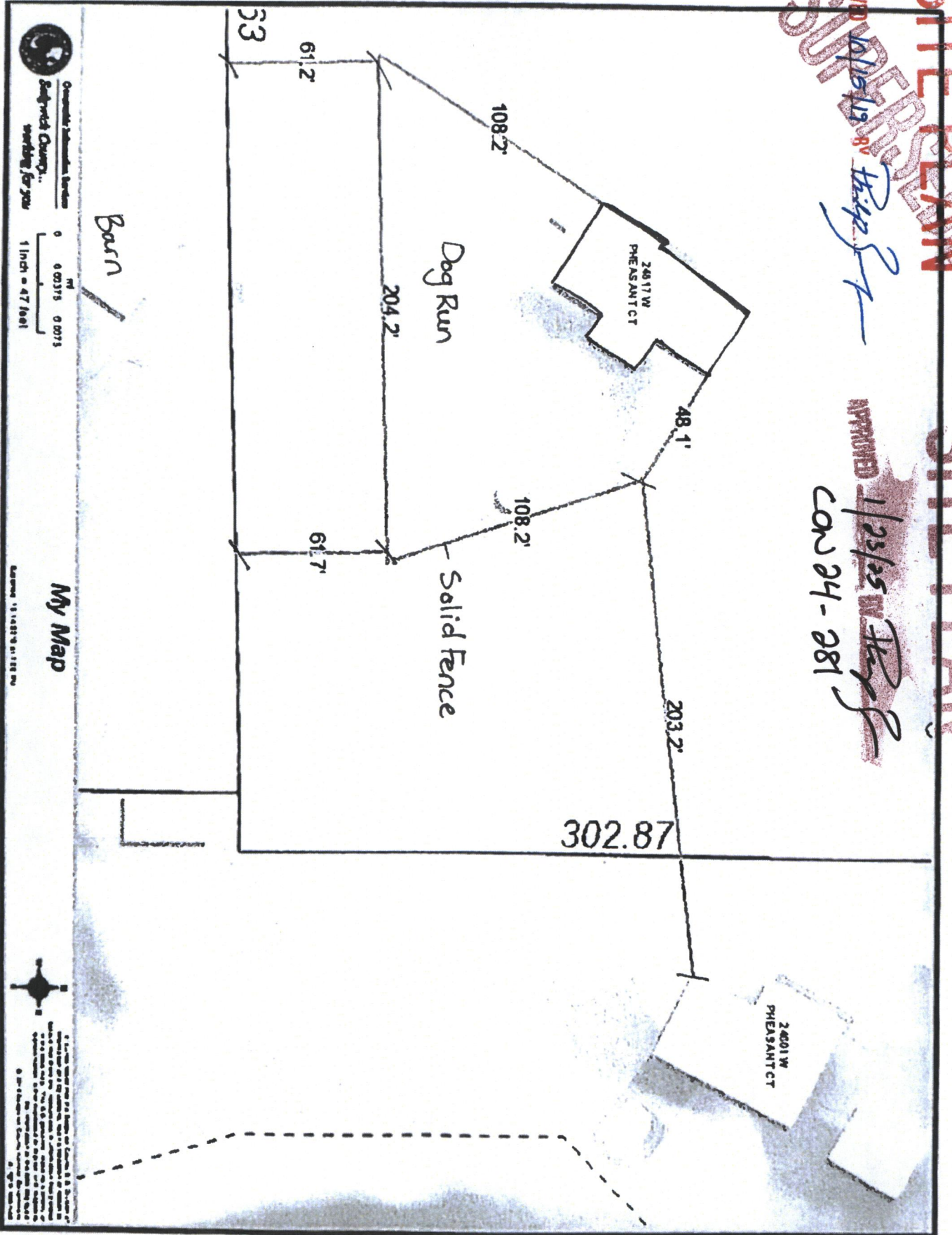
SITE PLAN

APPROVED 10/15/13 RV

[Signature]

APPROVED

1/23/05 W
[Signature]
CON 24-281



Complete Individual Services
Budget-friendly Drawing...
working for you

0 0.00315 0.0075
1 inch = 47 feet

My Map

Updated 11/14/2013 at 1:00 PM



1. This map was prepared by the author for the purpose of...
2. The author warrants that the information contained herein is...
3. The author does not warrant that the information contained herein is...
4. The author does not warrant that the information contained herein is...
5. The author does not warrant that the information contained herein is...