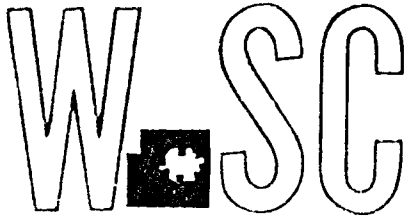


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

April 10, 1997

Holly Wilkerson-Stevens
1050 N. 143rd St. E.
Wichita, Ks 67230

RE: CU-427 - Request for a conditional use to allow a riding academy or stable on property generally located in an area south of 13th Street North and east of 143rd Street East (1050 N. 143rd St. E.)

Dear Ms. Stevens:

At its regular meeting on March 13, 1997, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the MAPC was to APPROVE the request, subject to conditions stated in the letter dated March 17, 1997.

This action was not accompanied by valid appeals or protest petitions, therefore, the action of the Planning Commission is FINAL. If you have any questions concerning this case, please contact our office at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'Russ Ewy', written over a horizontal line.

Russ Ewy
Associate Planner

RE/sh

cc: Glen Wiltse, Sedgwick County Code Enforcement



Made with Recycled Paper

13TH STREET

143RD STREET EAST

SERVICE ENTRY

PADDOCK

WATER WELL

PADDOCK

PADDOCK

PASTURE

PADDOCK

FUTURE INDOOR ARENA

MAINT. BLDG.

PADDOCK

FENCE

PASTURE

ARENA

FUTURE DRIVE

TURNAROUND W/PARKING

NATIVE GRASSES

GAZBO W/DECK

GATE
SCREENING WALL

RET. WALL

JUMP COURSE

LAKE

PASTURE

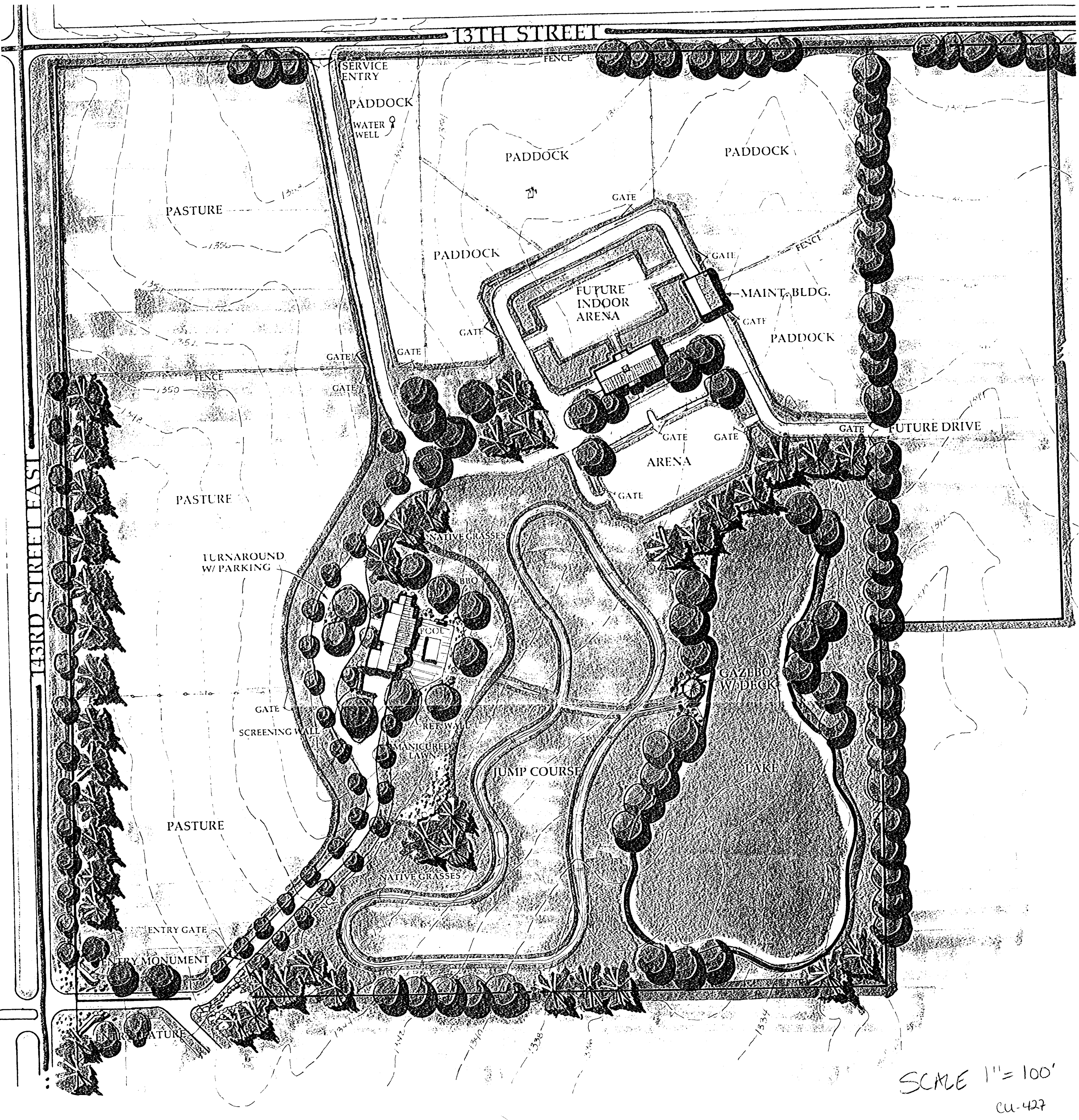
NATIVE GRASSES

ENTRY GATE

ENTRY MONUMENT

SCALE 1" = 100'

CU-427



STAFF REPORT

March 13, 1997

CASE NUMBER: CU-427

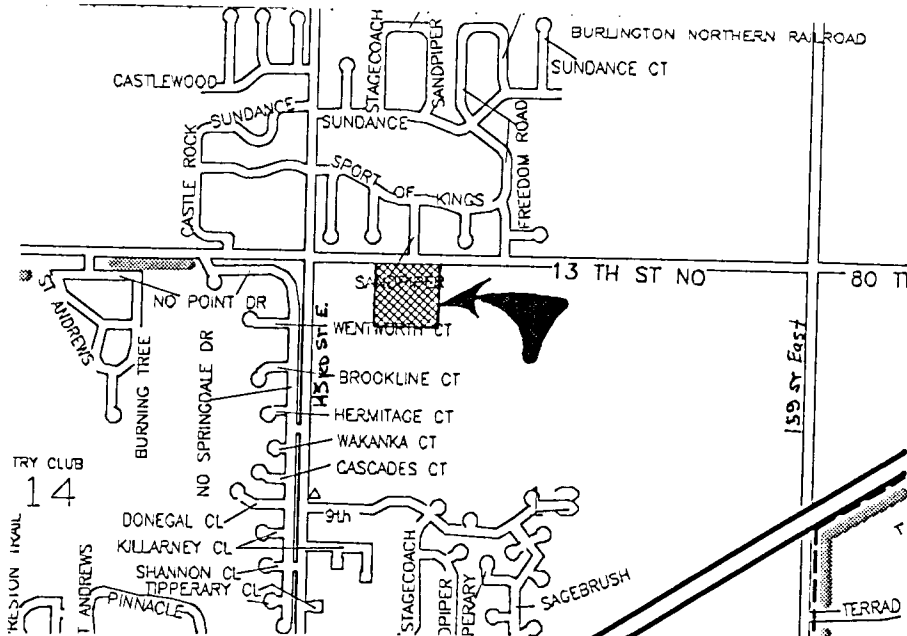
APPLICANT: Holly L. Wilkerson-Stevens

REQUEST: Conditional Use to allow a riding academy or stable

CURRENT ZONING: "SF-20" Single-Family Residential

SITE SIZE: 10 acres

LOCATION: South of 13th Street North and east of 143rd Street East
(1050 N. 143rd Street East)



BACKGROUND: The applicant is requesting a conditional use permit for a riding stable and arena on a 10 acre portion of the applicant's 60 acre ownership located on the south side of 13th Street North and east of 143rd Street East. The 10 acre site is located approximately 600 feet east of 143rd Street and is buffered on three sides by the applicant's property. The fourth side is bounded by 13th Street.

The applicant is requesting this conditional use permit in order to develop this property with a riding stable and arena. There will be 16 horse stalls in the stable and the arena is strictly for riding and exercising horses stabled on-site, with no outdoor seating or lighting. The development is scheduled to occur in two phases. The first phase involves the construction and development of a for-profit riding stable/arena. The applicant has indicated that, due to the downsizing and potential closing of area riding stables, this is an opportune time to capture an increasing local market demand for an upscale riding facility. The second phase involves creating a non-profit organization to provide therapeutic riding for the handicapped. The purpose of the therapeutic riding facility is to promote the rehabilitation of individuals with physical, psychological and learning disabilities through equine-facilitated activities; to help establish awareness, support medical research, and be a leader in the creation of quality facilities by affiliation with the North American Riding for the Handicapped Association.

The applicant proposes to board 16 horses in this stable, some of which will be owned by the applicant and used for the handicap riding program. The remaining horses will be owned by customers. Other improvements on the applicant's ownership outside of the conditional use application area include: paddock areas, pasture areas, an outdoor arena, a horse barn for the applicant's personal use, a jump course and the applicant's residence. However, the applicant is only requesting a conditional use permit for 10 acres of her ownership, which includes the stable building, proposed indoor arena and related adjacent paddock areas.

Surrounding property to the north and south is currently zoned "SF-20" Single Family Residential and is developed with single family residences. Property to the west is zoned "SF-6" Single Family Residential and is also developed with single family residences. Property to the east is zoned "SF-20" Single Family Residential and is currently undeveloped agricultural land. The nearest existing houses to the north are approximately 500 feet, to the south approximately 1200 feet and to the west approximately 700 feet from the proposed stable. There are 11 eleven platted lots intended for single family residential development in the Savanna at Castle Rock Addition directly north of the application area and adjacent to 13th Street.

CASE HISTORY: None

ADJACENT ZONING AND LAND USE:

NORTH: 'SF-20' Single family residences
SOUTH: 'SF-20' Single family residences
EAST: 'SF-20' Undeveloped agricultural land
WEST: 'SF-6' Single family residences

PUBLIC SERVICES: The site has access to 13th Street North, an unimproved section line road. The entry to this site is just 20 feet east of the paved portion of 13th Street. The stable site is currently served with municipal sewer service for restroom and shower facilities to be located in the stable. The applicant's residence to the south and the residences to the north are also served with municipal sewer service. The applicant's residence is currently served with municipal water service. There are also 3 wells on the applicant's property, one of which is within the application area, that have been approved by the Wichita-Sedgwick County Health Department.

CONFORMANCE TO PLANS/POLICIES: The Land Use map of the Comprehensive Plan identifies this area as appropriate for low density residential development and within the new growth area of the City of Wichita. The Area Treatment Classification Map identifies this as a New Growth area, where stimulation of new construction is a key objective.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to platting within one year and subject to the following conditions:

- A. Development of the site, including all indoor and outdoor facilities on the applicant's entire ownership, shall be in conformance with the site plan submitted with the application.
- B. All facilities within the area of the Conditional Use and on the remainder of the applicant's ownership shall only be open to customers boarding horses at this facility, the applicant, participants in the therapeutic riding program, and the guests of these users.
- C. The owner or occupant 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. If animal wastes are to be disposed of in a sewage lagoon, the applicant shall comply with the regulations of the Kansas Department of Health and Environment.
- D. Animal wastes from areas where the animals have been confined shall be gathered as needed and as weather permits to prevent flies and odor. The gathered wastes shall be stored in air tight containers and shall be disposed of

off site. The animal wastes may be spread and tilled for fertilizing field brome on-site only one time each year. No on-site burial is permitted.

- E. The horse stable facility shall be maintained free of rodent harborage, including but not limited to improperly stored materials, enclosed partition walls and wooden floors closer than 12 inches to the ground. Grain or protein feed shall be stored in tightly covered rodent-proof metal containers or rodent-proof bins. Use shall be made of rodenticide and insecticides for control of rodents and flies. The horse stable facility shall be cleaned at least once each week, or more often if necessary, to prevent or control odors, fly breeding and rodent infestation.
- F. Use shall be made of Health Department approved soil sterilants and herbicides or other effective means for the control of weeds and grass around the horse stable and associated corral areas.
- G. The horse stable and any associated board fences or wooden horse shelters shall be protected from deterioration by painting. Painting is not required for redwood, cedar or chemically- and pressure-treated lumber. The stable building, fences and shelters shall be constructed of dimensioned building materials.
- H. The maximum number of horses to be boarded at any one time is 30, plus any foals which will be stabled with the mare for a period of one year at which point they would be stabled separately and count toward the specified limit of 30 horses. This limit of 30 horses includes the applicant's horses for personal use, boarded horses and horses for use with the handicapped riding program. The property shall be used in a manner consistent with the submitted site plan.
- I. The building and structures associated with the horse stable shall be open to unannounced inspection by Sedgwick County Department of Code Enforcement and Health Department personnel during reasonable daylight business hours to insure continued compliance with the above requirements. Any violation of these conditions shall declare the conditional use permit null and void.

This recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The general area is characterized by agricultural uses and suburban residential development common to its 'SF-20' Single Family Residential District zoning. The Wichita-Sedgwick County Unified Zoning Code allows horse stables with a Conditional Use permit in areas zoned "SF-20" Single Family Residential.

2. The suitability of the subject property for the uses to which it has been restricted: The small number of horses proposed to be boarded on the property is compatible with the rural residential development of surrounding property. The subject property is currently used for pasturing, and is more than adequate acreage to accommodate 30 horses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: The proposed use should not impact nearby properties more than the agricultural and suburban residential uses currently existing on the subject property. The stable is required to meet all standards and conditions of the Wichita-Sedgwick County Department of Community Health.
4. Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant: With the suggested conditions applied, public health, safety and welfare should not be threatened by the requested permit. The hardship on the applicant would be the lost opportunity to provide the community service which she intends.
5. Impact of the proposed development on community facilities: The horse boarding facility should have a minimal impact upon traffic in the area and municipal facilities will not be impacted by the proposed use.