



Wichita-Sedgwick County Metropolitan Area Planning Department

May 2, 2007

Stacy Miles
6106 W 69th Street North
Valley Center, KS 67147

RE: CON2007-15 – Sedgwick County Administrative Adjustment to CU-348 to reconfigure the approved site plan to more accurately reflect the correct configuration and the location of existing buildings/features on the site, as well as to allow an additional structure on the site, on property zoned “RR” Rural Residential zoning. Generally located west of 55th Street West and north of 69th Street North. (District 4)

Legal Description: Part of the SE ¼ of Section 3, T26S, R1W of the 6th PM, Sedgwick County, Kansas, Beginning (a) approximately 1,570.46-feet west of the 55th Street West ROW and (b) approximately 330.3-feet north of the 69th Street ROW, then starting at the intersection of the above referenced (a) & (b) go north 195.8-feet, then west 264.10-feet, then south 90.5-feet, then east, 19.08 feet, then south 105-feet, then east 245.02-feet to the intersection of the above referenced (a) & (b). Note: Legal does not include the existing drive onto the site, which is shown on the approved site plan. Generally located west of 55th Street West and north of 69th Street North.

Dear Applicant:

We have reviewed your request for an Administrative Adjustment to the approved site plan of CU-346. Your proposed adjustment to the approved site plan includes the existing drive, an existing play yard, an existing barn, and two existing kennels with attached runs on the east and west sides of them. These are structures and area not shown on the approved site plan. You have also shown a proposed “check in” building with attached covered parking (proposed structure) and a previously unidentified parking area. The proposed “check in” building with its attached covered parking will not increase the number of dogs allowed (50) in reference to the existing kennel: CU-346, County Resolution 157-1992.

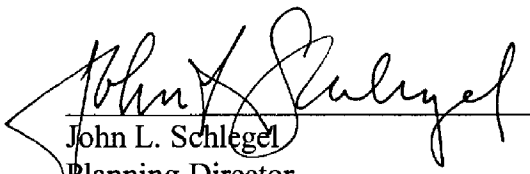
The total area of the proposed adjusted site is still approximately (+/-)1.25-acres; the original site’s approximate area. The site’s area has been reconfigured to include all of the above referenced existing and proposed features. The reconfiguration was accomplished mostly by eliminating a 70-foot wide (x) 330.3-foot strip that had never been developed and which include a small portion of the existing drive.

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 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 reconfiguration of the site plan and the proposed structure will generally have a positive impact on the safety and convenience of vehicular and pedestrian circulation.
- 2) Impact on existing uses in surrounding areas: The proposed structure will further act as a buffer between the existing kennels and runs from 69th Street North and the neighbor, south of the site across 69th. The proposed structure will not be easily observed from the neighbors to the north, as it is on the south side of the existing kennels and runs. The proposed structure will not add to the number of dogs permitted on the site. There should be minimal impact on existing uses in surrounding areas.
- 3) Compatibility with existing or permitted uses on abutting sites: Although the proposed structure will be viewed from the adjacent southern neighbor it will be screened from the more numerous adjacent and abutting northern neighbors by the existing kennels and landscaping. The proposed structure will not increase the number of dogs allowed on the site. There should be minimal impact on existing uses 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.

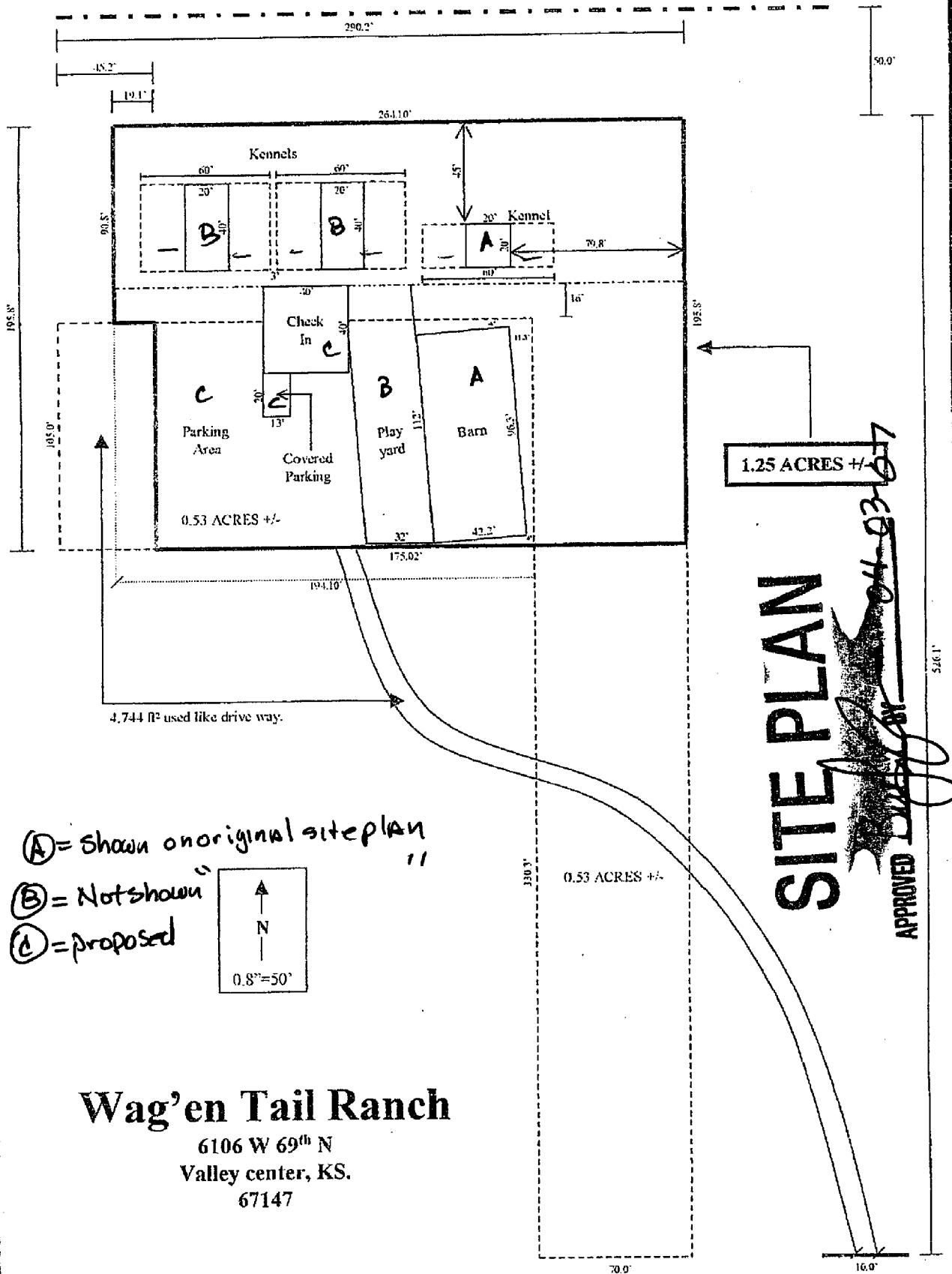
Our signatures below indicate that an Administrative Adjustment to reconfigure the approved site plan to more accurately reflect the correct configuration and the location of existing buildings/features on the site, as well as to allow an additional structure on the site of CU-346 is hereby granted.

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



Wag'en Tail Ranch

6106 W 69th N
Valley center, KS.
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