

WHEREAS, Gerald and Leslye Woodard ("Applicants"), pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code ("Unified Zoning Code"), requests a Conditional Use for Recreation and Entertainment (Outdoor) in the County, CON2026-00038, on property zoned RR Rural Residential District, legally described as:

The West Half of the West Half of the Northeast Quarter (W1/2 W1/2 NE 1/4) of Section Twenty-one (21), Township Twenty-six (26) South, Range One (1) West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 50 feet thereof, and EXCEPT a tract beginning at the Northeast corner of the West Half of the West Half of the Northeast Quarter of said Section 21; thence with an assumed bearing of South 0 degrees 15'20" West on the East line of the West half of said West half, 831.54 feet; thence North 68 degrees 13'06" West, 165.00 feet; thence North 10 degrees 29'31" West, 125.00 feet; thence North 44 degrees 05'18" West, 266.29 feet; thence North 1 degrees 56'47" West, 450.00 feet, more or less, to the intersection with the North line of said Northeast Quarter; thence North 89 degrees 02'10" East, on said North line, 380.31 feet, more or less, to the point of beginning, said tract contains 5.62 acres, more or less, subject to public road over the North 60 feet. AND

The East Half of the West Half of the Northeast Quarter (E1/2 W1/2 NE1/4) of Section Twenty-one (21), Township Twenty-six (26) South, Range One (1) West of the 6th P.M., Sedgwick County, Kansas, less and EXCEPT the following tracts:

Tract I: Beginning at the Northeast corner of the East Half of the West Half of said Northeast Quarter; thence on an assumed bearing of South 0 degrees 16'25" West, on the East line of the east Half of said West Half, a distance of 814.50 feet; thence South 88 degrees 45'02" West, a distance of 216.08 feet; thence North 79 degrees 22'26" West, a distance of 52.40 feet; thence North 0 degrees 16'25" East, a distance of 805.05 feet, more or less, to the intersection with the North line of said Northeast Quarter; thence North 89 degrees 02'10" East, on said North line, a distance of 267.60 feet to the POINT OF BEGINNING, except the North 50 feet thereof. Said tract contains 5.00 acres, more or less, and is subject to public road right-of-way on the North,

AND

Tract II: Beginning at a point on the North line of the Northeast Quarter of said Section 21, which is at an assumed bearing of South 89 degrees 02'10" West, a distance of 267.60 feet from the Northeast corner of the East Half of the West Half of said Northeast Quarter; thence South 0 degrees 16'25" West, a distance of 805.05 feet; thence North 79 degrees 35'34" West, a distance of 103.88 feet; thence North 71 degrees 36'05" West, a distance of 98.50 feet; thence North 53 degrees 17'59" West, a distance of 111.88 feet; thence North 0 degrees 16'25" East, a distance of 683.52, more or less, to the intersection with the North line of said Northeast Quarter; thence North 89 degrees 02'10" East, on said North line, a distance of 285.98 feet to the POINT OF BEGINNING, except the North 50 feet thereof. Said tract contains 5.00 acres more or less, subject to public road right-of-way on the North.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission ("Planning Commission") has been given.

WHEREAS, the Planning Commission did, at the meeting of June 25, 2026, consider said Resolution (CON2026-00038)

application.

WHEREAS, the Board of County Commissioners has authority to permit Conditional Uses, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners that:

SECTION I. After having received a recommendation of the Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under the authority granted by Section V-D of the Unified Zoning Code, the Board of County Commissioners approves this application to allow Recreation and Entertainment (Outdoor) in the County, on property zoned RR Rural Residential District, legally described as:

The West Half of the West Half of the Northeast Quarter (W1/2 W1/2 NE 1/4) of Section Twenty-one (21), Township Twenty-six (26) South, Range One (1) West of the 6th P.M., Sedgwick County, Kansas, EXCEPT the North 50 feet thereof, and EXCEPT a tract beginning at the Northeast corner of the West Half of the West Half of the Northeast Quarter of said Section 21; thence with an assumed bearing of South 0 degrees 15'20" West on the East line of the West half of said West half, 831.54 feet; thence North 68 degrees 13'06" West, 165.00 feet; thence North 10 degrees 29'31" West, 125.00 feet; thence North 44 degrees 05'18" West, 266.29 feet; thence North 1 degrees 56'47" West, 450.00 feet, more or less, to the intersection with the North line of said Northeast Quarter; thence North 89 degrees 02'10" East, on said North line, 380.31 feet, more or less, to the point of beginning, said tract contains 5.62 acres, more or less, subject to public road over the North 60 feet. AND

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Approval of Recreation and Entertainment (Outdoor) is subject to the following conditions:

1. All waste, including household and sewage, disposal shall be per applicable codes. Water service, including private water well and/or Rural Water District, shall also be provided in compliance with all applicable codes.
2. Access to the site shall meet service drive code requirements and any other applicable code requirements.
3. The Recreation and Entertainment, Outdoor facilities shall be developed and maintained in substantial compliance with the approved site plan and applicable codes. All improvements and the operation of the Outdoor Recreation and Entertainment facilities shall be in compliance with applicable local, state or federal regulations and codes.
4. The site shall be developed in general conformance with the approved site plan.
5. All lighting shall be downcast, shall not encroach into neighboring properties, and be limited to 15 feet in height, except only around the existing horse area light poles may be up to 25 feet in height.
6. The applicant shall submit an initial comprehensive site plan for review and approval by the Planning Department prior to the issuance of any occupancy permits. The site plan shall identify and illustrate: property boundaries, areas for Outdoor Recreation and Entertainment use, vehicle circulation, ingress and egress, parking areas for all uses on the site, dumpsters, lighting, and all easements and setbacks. The site plan shall include a title, the case number, and dimensions. Minor operational changes that do not alter the spirit and intent of the approved Conditional Use shall be permitted administratively through the Metropolitan Area Planning Department.
7. Prior to obtaining commercial building permits, the tract of land must be platted.
8. The Recreation and Entertainment, Outdoor hours of use shall be from 7:00 a.m. through 10 p.m. all seven days of the week.
9. Recreation and Entertainment, Outdoor facilities and activities shall be setback a minimum of 150 feet from the west and south property lines, except in only that area of the existing horse arena which shall be setback a minimum of 50 feet from the west property line.
10. Any major subsequent changes which significantly change or increase the intensity of Recreation and Entertainment, Outdoor facilities and activities on the site plan shall be considered an amendment to the conditional use and shall require approval through amendment of the Metropolitan Area Planning Commission. Minor operational changes that do not alter the spirit and intent of the approved Conditional Use shall be permitted administratively through the Metropolitan Area Planning Department. This shall not supersede any standard requirements of the Unified Zoning Code.
11. If the Zoning Administrator finds there is a violation of any of the conditions of approval of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.
12. In addition to those uses specified in the Conditional Use, all agricultural uses allowed by-right in the RR Rural Residential Zoning district shall continue to be allowed.

13. Horror-themed or haunted house activities are prohibited.

SECTION II. That upon the taking effect of this Resolution, the notation of such zoning change 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 III. That this Resolution shall be effective upon publication in the official county newspaper.

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Commissioners present and voting were:

PETER F. MEITZNER
JEFF BLUBAUGH
STEPHANIE WISE
RYAN BATY
JAMES M. HOWELL

aye
aye
aye
aye
aye

Dated this 12 day of August, 2026.

ATTEST:

KBC

KELLY B. ARNOLD, County Clerk



BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

Jeff Blubaugh

JEFF BLUBAUGH, Chairman
Commissioner, Second District

Stephanie Wise

STEPHANIE WISE, Chair Pro Tem
Commissioner, Third District

Peter F. Meitzner

PETER F. MEITZNER
Commissioner, First District

Ryan Baty

RYAN BATY
Commissioner, Fourth District

James M. Howell

JAMES M. HOWELL
Commissioner, Fifth District

APPROVED AS TO FORM:

Kirk W. Sponsel

KIRK W. SPONSEL
Deputy County Counselor