

(J-1-B; Book 3)

Map No. 5143
Sec. 11
Twp. 28S
Range 1W

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 193
Filed 11-15-76

(Associated L/S-0308)

APPLICATION DATA: From "E" to _____

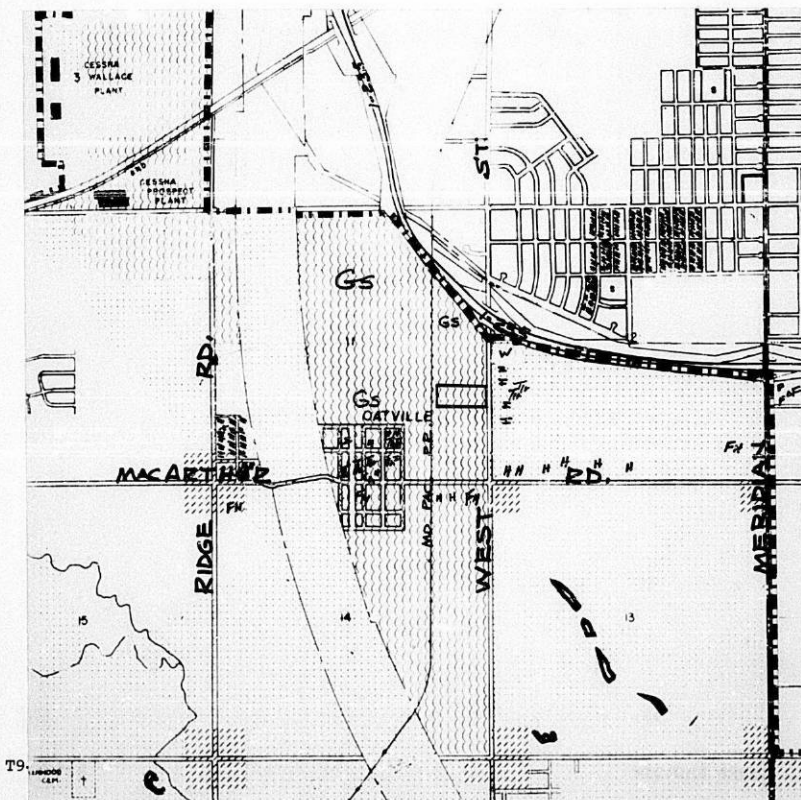
1. Applicant: Kessler Bros., Inc.
Address 1905 Southwest Blvd., 67213 Phone 943-2103
2. Agent: John T. Arnold Associates, Inc.
Address _____ Phone _____
3. General Location: West side of West St. in an area between I-235 Highway
and Mac Arthur Road Address _____
4. Proposed Use: Wholesale Petroleum Bulk Plant & Commercial Retail Outlet.

AREA DATA:

1. Acres: 7.4 (330 ft. by 976 ft.)
2. Adjoining Zoning: E "R-1" S "E" W "E" N "R"
3. Land Use: East SINGLE FARM ABOVE H.W. south UNDEVELOPED
West SAND PIT North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time _____



(*inserted*) Published in The Wichita Beacon on Jan 10, 1977.

R E S O L U T I O N

CASE NO. CU-193

A RESOLUTION PERMITTING THE ESTABLISHMENT OF A WHOLESALE PETROLEUM BULK PLANT AND COMMERCIAL RETAIL OUTLET ON PROPERTY ZONED "E" LIGHT INDUSTRIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 9.A.5.b) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS HERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 9.A.5.b) and Section 11.E. of the Zoning Resolution, as amended, a Conditional Use Permit to allow the establishment of a wholesale petroleum bulk plant and commercial retail outlet on property zoned "E" Light Industrial District

is hereby approved on the lands legally described as follows:

The north 150 feet of Lot 3, Block A, Royal Industrial Addition, Sedgwick County, Kansas. Generally located on the west side of West Street in an area between I-235 Highway and MacArthur Road.

SUBJECT TO THE FOLLOWING:

- A. All storage tanks must be installed underground and at least three feet apart.
- B. All building foundations must be three feet from storage tanks.
- C. All storage tanks and pump facilities must not be located within fifty feet of the Missouri-Pacific railroad right-of-way.
- D. All loading and unloading must be by pumps and not gravity.
- E. Any and all heating on the premises must be by indirect heat.
- F. The applicant shall provide a cased water well capable of pumping 600 to 700 gallons of water per minute or extend City water to serve subject property.
- G. An adequate all-weather road shall be constructed from the front to the rear of the property to assure adequate access for emergency vehicles.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered in the Official Zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the Official County Paper.

PASSED AND ADOPTED at Sedgwick County, Kansas, this 5th day of January, 19 77.

John Hale
Chairman

Tom Scott
Commissioner

Carl B. Rush
Commissioner

ATTEST:
George Pierce
George Pierce, County Clerk

(SEAL)

APPROVED AS TO FORM:
Theodore H. Hill
Theodore H. Hill
County Counselor

*

This CU File

Has a Large Drawing

On 35mm Microfilm.

Roll # 1

*