

DR 73-23 Expansion of KG&E Sub-  
station on the North side of U.S.  
54 in an area 1/2 mi. West of  
Rock Road

# ACTION

DATE

COMMITTEE

12-13-73

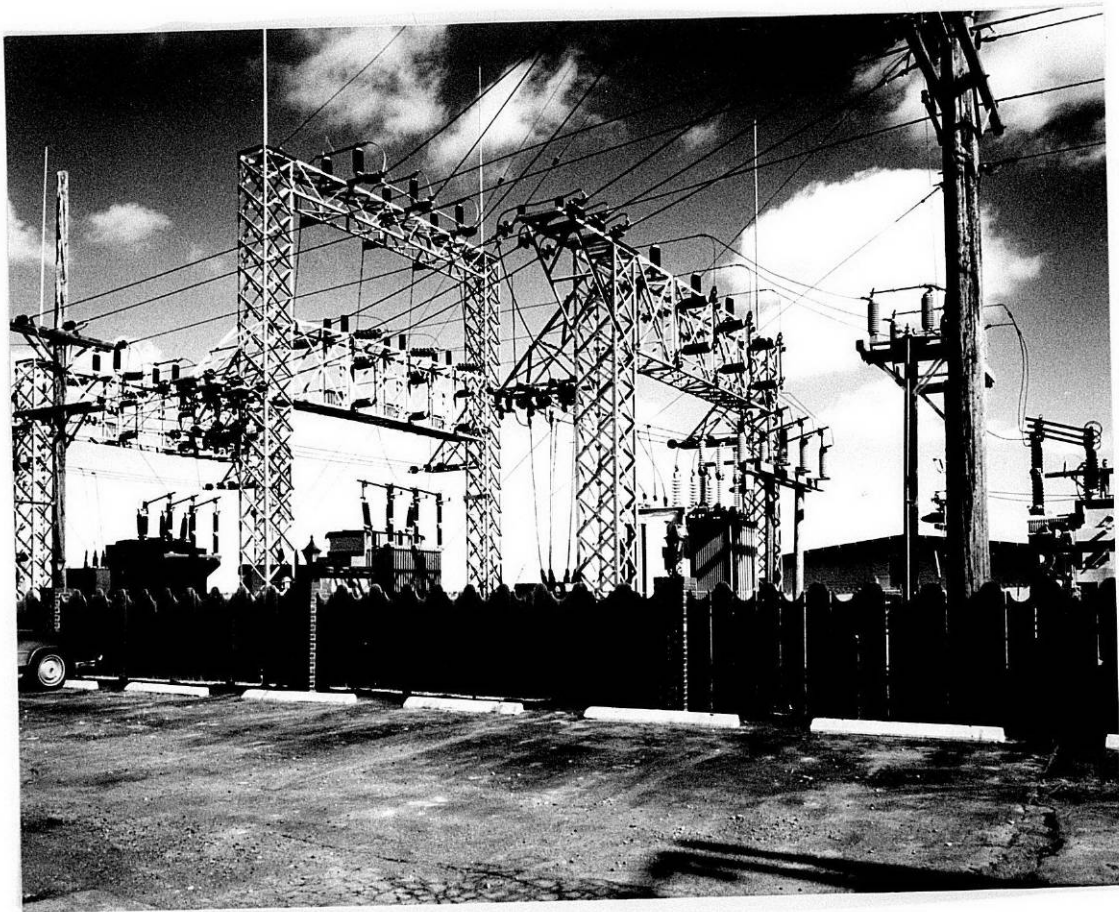
M.A.P.C. *Applied only to  
submitter of proposed  
screening plan*

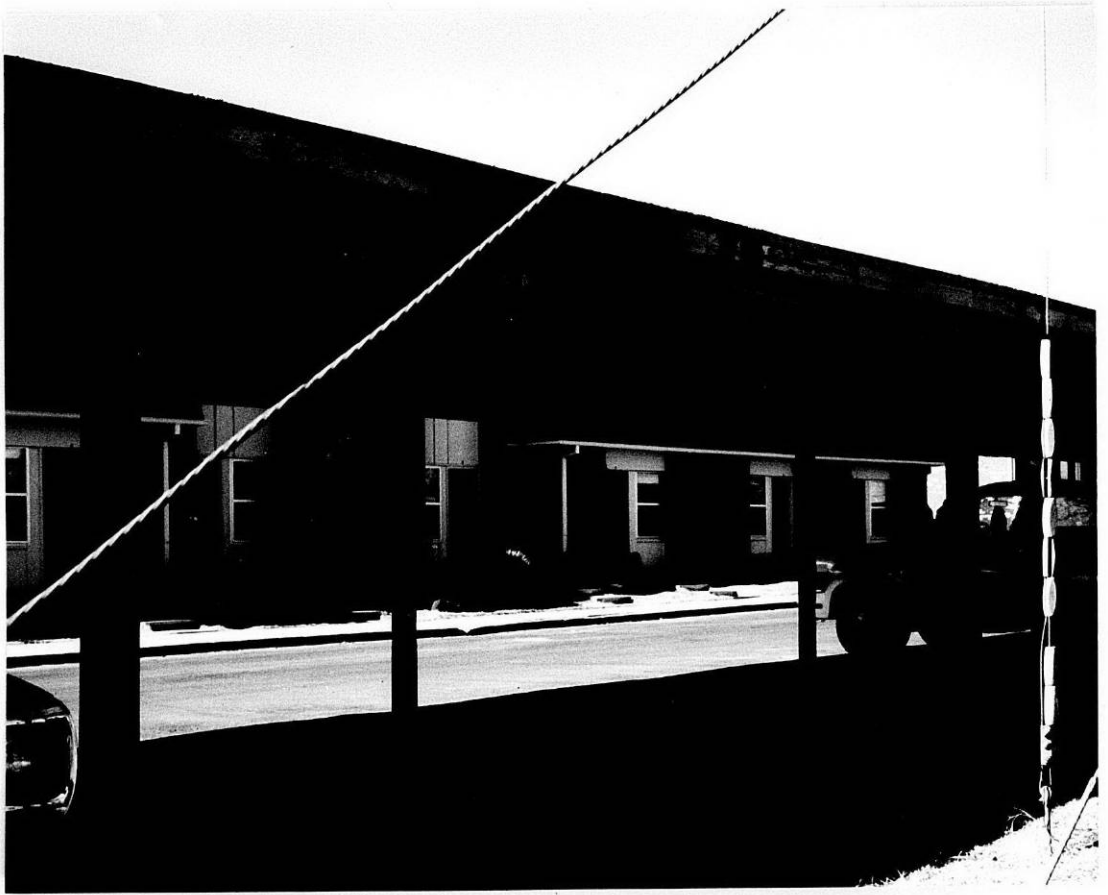
~~B.C.C./B.C.C.~~ *Approved* 12-74











March 1, 1974

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DR 73-23 - Expansion of substation on north side of U.S. 54  
in an area one-half mile west of Rock Road.

The Board of City Commission at the regular meeting on January 2, 1974, considered the above captioned case to expand the Eastborough K.G.&E. substation. Their action was to approve the recommendation of the Metropolitan Area Planning Commission which was to approve the request subject to the submission of two copies of a proposed screening plan adjacent to the west property line of the K.G.&E. ownership.

Attached is a copy of their fencing plan and a copy of a letter received this date from Don Elliott, Division Manager of K.G.&E. Please note that the plans have been amended to provide for a vertical wood fence to be constructed on their west property line rather than on the carports serving the apartments to the west of their property as originally proposed. This screening fence is satisfactory and is forwarded to you so that you can issue the necessary permits.

JHG:js

cc: John Riddel, Plan Examiner, Central Inspection  
Don Elliott, Division Manager, K.G.&E.



KANSAS GAS AND ELECTRIC COMPANY

February 28, 1974

DON H. ELLIOTT  
DIVISION MANAGER

Mr Jack Galbraith  
Chief Planner, Community  
Development  
City of Wichita  
104 South Main  
Wichita, Kansas 67202

Dear Mr Galbraith:

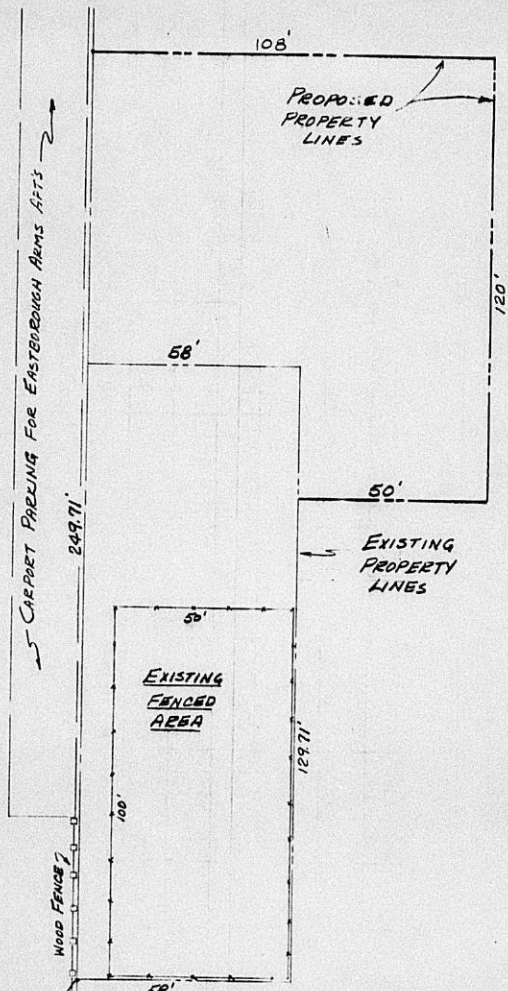
In our conversation Tuesday, February 26, I indicated to you our difficulty in working out a screening arrangement with the owners of the Eastborough Arms Apartments. You will recall our plans indicated an extension of rough cedar fence attached to the apartment carport. The apartment owner asked that we continue with this arrangement the entire distance of their carport which extends approximately 700' beyond our property line. They also asked that we replace their present carport support timber with new brick piers.

We find this suggestion unacceptable and are proposing instead the following. We will install a rough cedar fence of a cut design to match the existing fencing at the Eastborough apartment project. The height to be approximately 8' enclosing our existing chain link fence and extending the full distance enclosing our existing fence and proposed new chain link fence. All new equipment in our substation extension will be of the "low profile" type and the older existing equipment will be changed to a low profile configuration at a later date.

We feel that this new fencing will adequately provide the screening called for by your department and the Planning Commission. Should you have additional questions, I will be happy to visit with you at your convenience.

Sincerely,

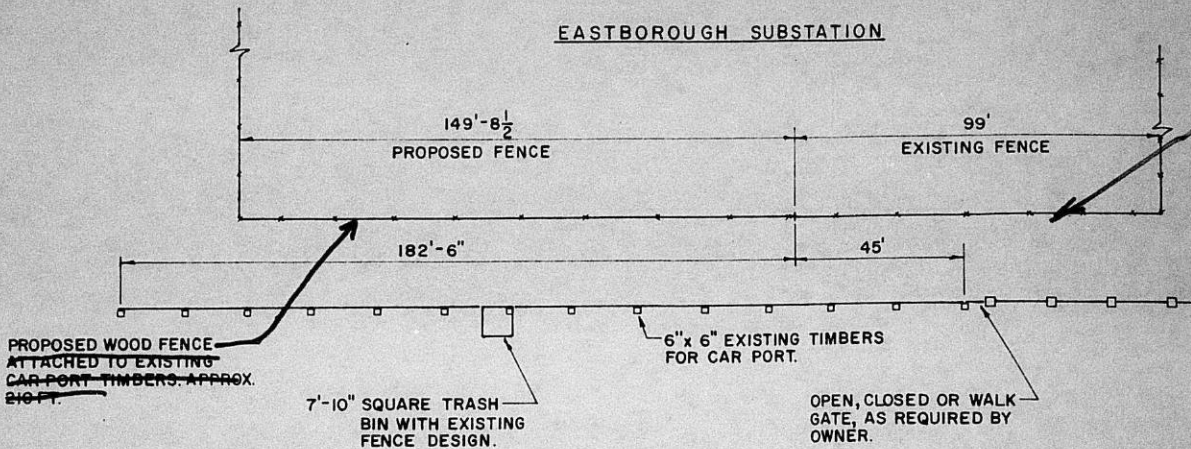
DHE/jh



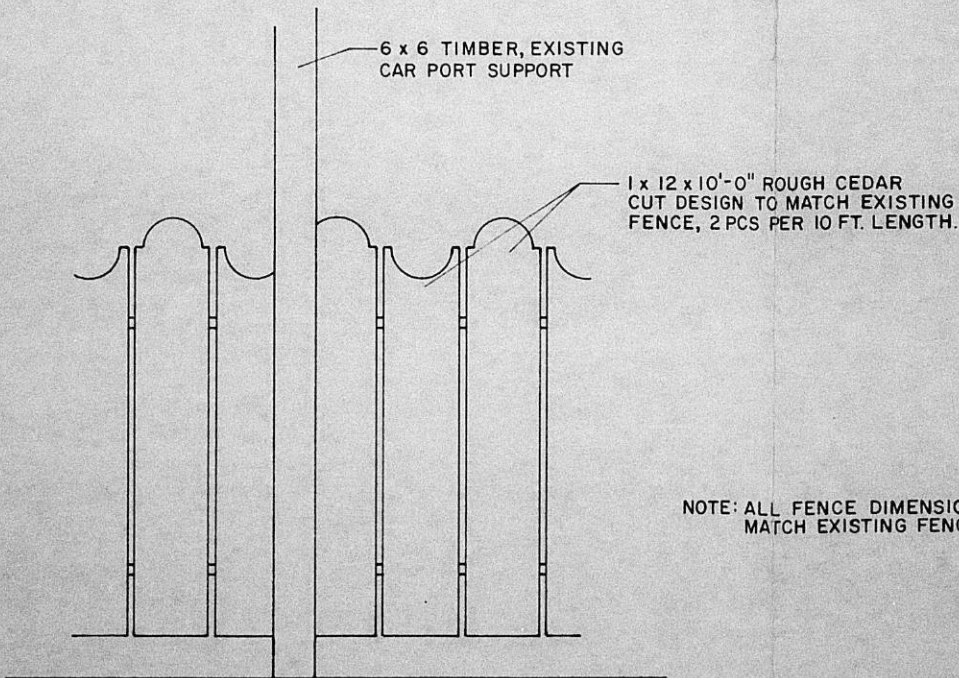
465' To  
SW COR. SE 1/4  
19-275-2E  
(1/2 MI. E. OF WOODLAND)  
RD 221000

EASTBOROUGH SUB  
11-30-73 DLL

EASTBOROUGH SUBSTATION



EASTBOROUGH ARMS APT.



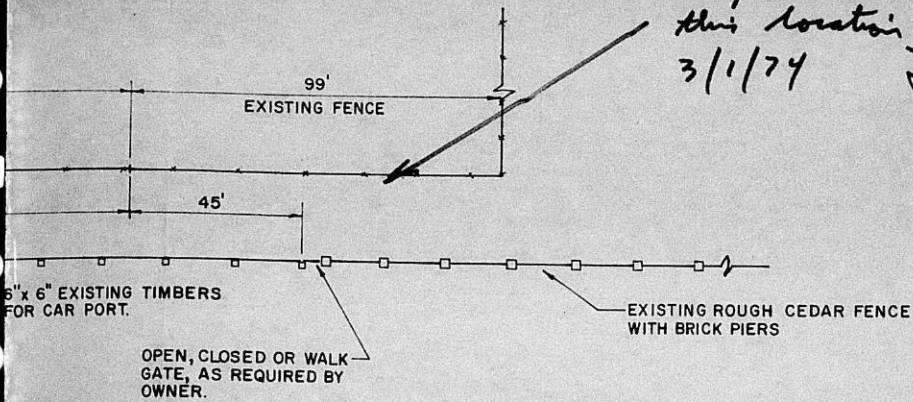
NOTE: ALL FENCE DIMENSIONS TO MATCH EXISTING FENCE.

WEST ELEVATION

SCALE 3/4" = 1'-0"

ROUGH SUBSTATION

*Proposed Wood Fence changed to this location by Don Elliott on 3/1/74 J.H.D.*



6" x 6" EXISTING TIMBERS FOR CAR PORT.

OPEN, CLOSED OR WALK GATE, AS REQUIRED BY OWNER.

EXISTING ROUGH CEDAR FENCE WITH BRICK PIERS



**PLAN**

SCALE 1" = 30'

ROUGH ARMS APT.

1 x 12 x 10'-0" ROUGH CEDAR CUT DESIGN TO MATCH EXISTING FENCE, 2 PCS PER 10 FT. LENGTH.

NOTE: ALL FENCE DIMENSIONS TO MATCH EXISTING FENCE.

EASTBOROUGH ARMS  
PROPOSED FENCE EXTENSION  
BY K. G. & E.

DLL 2-11-74

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 73-23

CONSIDERED BY MAPC: 12-13-73

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

For expansion of Substation

GENERAL LOCATION: North side of U. S. 54 in an area  
1/2 mile west of Rock Road

LEGAL DESCRIPTION:

See attached excerpt from Planning Commission minutes  
of December 13, 1973.APPLICANT: Kansas Gas & Electric Company  
P. O. Box 208

COUNSEL FOR APPLICANT: Dennis Evans, Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north and east is "LC"; south  
is "AA" and "LC"; west is "B"LAND USE: Subject property and that to the north and east is undeveloped;  
south is KG&E substation and undeveloped; west is multiple  
family and carports.

PLANNING COMMISSION RECOMMENDATION:

That this request be approved, subject to the submission of two copies of the proposed screening plan adjacent to the west property line of Kansas Gas & Electric Company ownership for review and approval by the Planning Department prior to the expansion of the substation. Hennessy moved, Hill seconded and it carried unanimously. (Rising and Taylor absent.)

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ACTION: 1. Approve the recommendation of the Metropolitan Area Planning Commission; or  
2. Take such action as the City Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 13, 1973:

8. Case No. DR73-23 - Expansion of KG&E Substation on the following property: Beginning 630' north of the southwest corner of the SE 1/4 of Section 19, Township 27 south, Range 2 East in Sedgwick County, Kansas; thence east 58'; thence south 35.29'; thence east 50'; thence north 120'; thence west 108' to the west line of said SE 1/4; thence south along the west line of said SE 1/4 84.71' to point of beginning. Generally located on the north side of U.S. 54 in an area 1/2 mile west of Rock Road.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. Kansas Gas and Electric is requesting a special permit to allow the expansion of their Eastborough Substation in order to improve service to that part of the City.
2. It should be pointed out that there are open unenclosed carpports adjacent to the west of subject property which provide parking for residents of the Eastborough Arms apartment complex. The applicant has indicated they will attempt to work with the owner to provide for the extension of a wood fence which presently exists to the south. In lieu thereof, the applicant has indicated they will provide a sight obscuring fence or a planting screen and/or a combination thereof adjacent to the area occupied by the carpports which abut their total ownership.
3. In the event the Planning Commission recommends approval of this request, the following condition of approval is suggested:
  - a. The applicant shall submit two copies of the proposed screening plan adjacent to the west property line of their ownership for review and approval by the Planning Department prior to the expansion of the substation.

GALBRAITH said he has discussed this item with Dennis Evans of Kansas Gas & Electric Company, and they are willing to work with the owner of the apartments to the west to extend the wood fence along the property line, and in the event that is not possible, then they are willing to place a fence and landscaping along their property line. He stated there appeared to be no problem and recommended approval, subject to the one condition shown in the staff report.

DENNIS EVANS was present to answer any questions and agreed to the fencing and screening as outlined above. No one appeared in opposition.

MOTION: That the Planning Commission recommend to the City Commission the approval of this request, subject to the submission of two copies of the proposed screening plan adjacent to the west property line of Kansas Gas & Electric Company ownership for review and approval by the Planning Department prior to the expansion of the substation. Hennessy moved, Hill seconded and it carried unanimously. (Rising and Taylor absent.)

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December 14, 1973

Mr. Dennis Evans  
Kansas Gas & Electric Company  
P. O. Box 208  
Wichita, Kansas 67201

Re: DR 73-23 - Expansion of  
substation on north side  
of U. S. 54 in an area  
1/2 mile west of Rock  
Road

Dear Mr. Evans:

At the regular meeting of the Metropolitan Area Planning Commission on December 13, 1973, the above-captioned case was considered. It was the action of the Commission to recommend the approval of the request subject to the submission of two copies of the proposed screening plan adjacent to the west property line of Kansas Gas & Electric Company ownership for review and approval by the Planning Department prior to the expansion of the substation.

This application will be forwarded to the Board of City Commissioners for consideration at their next meeting on Wednesday, January 2, 1974, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: Dec. 13, 1973

Case No. DR 73-23

Request: Consideration of a  
Special Permit for the expansion  
of a KG&E substation

Location: North side of U. S. 54 in an area  
1/2 mile west of Rock Road

Acres: 0.25

Size: 108 ft. by 120 ft.  
(Irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"LC"
North	Undeveloped	"LC"
East	Undeveloped	"LC"
South	KG&E substation & undeveloped	"AA" & "LC"
West	Multiple family & carports	"B"

Comments

1. Kansas Gas and Electric is requesting a special permit to allow the expansion of their Eastborough Substation in order to improve service to that part of the City.
  2. It should be pointed out that there are open unenclosed carports adjacent to the west of subject property which provide parking for residents of the Eastborough Arms apartment complex. The applicant has indicated they will attempt to work with the owner to provide for the extension of a wood fence which presently exists to the south. In lieu thereof, the applicant has indicated they will provide a sight obscuring fence or a planting screen and/or a combination thereof adjacent to the area occupied by the carports which abut their total ownership.
  3. In the event the Planning Commission recommends approval of this request, the following condition of approval is suggested:
    - a. The applicant shall submit two copies of the proposed screening plan adjacent to the west property line of their ownership for review and approval by the Planning Department prior to the expansion of the substation.
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WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX, 104 South Main  
Wichita, Kansas 67202

November 30, 1973

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:30 p.m. on December 13, 1973, at which time you may appear either in person or by agent or attorney, if you so desire.

Case No. DR 73-23

Request for a Special Permit for the Expansion  
of an Electrical Substation

Beginning 630' North of the Southwest corner of the SE 1/4 of Section 19, Township 27 South, Range 2 East in Sedgwick County, Kansas; thence, East 58'; thence South 35.29'; thence East 50'; thence North 120'; thence West 108' to the West line of said SE 1/4; thence South along the West line of said SE 1/4 84.71' to point of beginning. Generally located on the North side of U.S. 54 in an area 1/2 mile West of Rock Road.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin  
Secretary

*5 notices sent 11.30.73 to ownership list and James R. Schaefer; Chrysler Realty, Attention John E. Schippel.*

November 30, 1973

Ralph Wulz, City Manager

Jack H. Galbraith, Chief Planner

DR 73-23 - Expansion of KG&E Substation on the North side of U.S. 54 in an area 1/2 mile West of Rock Road.

Mr. Dennis Evans of KG&E has furnished us a copy of a letter to you requesting a Special Permit for the expansion of an electrical substation located on the North side of U.S. 54 in an area 1/2 mile West of Rock Road.

This is to advise you that this matter has been scheduled for public hearing by the MAPC at their regular meeting of December 13, 1973.

JHG:rw



KANSAS GAS AND ELECTRIC COMPANY

P. O. Box 208 Wichita, Kansas 67201

November 30, 1973

Mr Ralph Wulz  
 City Manager  
 City of Wichita  
 204 South Main  
 Wichita, Kansas 67202

Dear Mr Wulz:

By copy of this letter I am asking the staff of the Metropolitan Area Planning Department to schedule a request to the Planning Commission on their agenda to discuss the expansion of our Eastborough Substation. The legal description of the site is:

Beginning 630' North of the Southwest corner of the SE 1/4 of Section 19, Township 27 South, Range 2 East in Sedgwick County, Kansas; thence East 58'; thence South 35.29'; thence East 50'; thence North 120'; thence West 108' to the West line of said SE 1/4; thence South along the West line of said SE 1/4 84.71' to point of beginning.

We are contract purchaser of this piece of land and our plan is to request a special use permit for this site for the operation of this substation which will improve the service to this part of the city. The special use permit would, of course, be contingent upon the completion of the purchase of the ground.

I am also forwarding to Mr Galbraith the Abstract Ownership list of property within 200' of the proposed site. We realize that this site is not presently platted and that platting would normally be required before any work could take place. However, since this piece of property is completely isolated from any public thoroughfare, we do not see that any benefit would be derived for us, the owner, or the City of Wichita for this to be platted at this time. In the future when the undeveloped land around this substation is developed, we would have no objection to entering into the platting process with the developer and having our land platted at that time.

Sincerely,

*Dennis Evans*

DLE/jh  
 cc: Mr Jack Galbraith  
 Chief Planner  
 City of Wichita



OWNERSHIP LIST

Lot	Block	Addition	Property Owner
3	A	Clayton Addition	✓ Jack P. De Boer Associates 740 N. Rock Road Inc. Wichita, Ks. 67206
2		Rockwood South First Add.	✓ Chrysler Realty Corp. c/o W. W. Taylor 505 N. Rock Road Wichita, Ks. 67206
1		Rockwood South Third Add.	D Chrysler Realty Corp. c/o W. W. Taylor 505 North Rock Road City 67206 (land only)
			✓ Ford Leasing Development Address Unknown Co.* (Building & other improve.)

The Southeast Quarter of Section 19-27-2E except that portion dedicated for street and except Lot 1, Rockwood South Second Addition, conveyed to Phillips Petroleum Company and except Lot 2, Rockwood South Third Addition conveyed to Bob Moore Oldsmobile Inc. and except the West 58 feet of the North 165 feet of the South 630 feet conveyed to KG&E and except deed 1490-12 and except that portion platted as Kellogg Mall Addition

Beginning 465 feet North of the Southwest corner of the Southeast Quarter of Section 19-27-2E, thence East 58 feet, North 165 feet, West 58 feet, South 165 feet to point of beginning

✓ Kansas Gas & Electric Co.  
120 East First Street  
Wichita, Kansas 67202

✓ Also copy to James R. Scheyer Attorney - 800 Brown Bldg  
✓ also to Chrysler Realty Corporation, attention John E. Schjapell  
P.O. Box 1919, Detroit Michigan 48231

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 200 foot radius of: Beginning 630 feet North of the Southwest corner of the Southeast Quarter of Section 19-27-2E of the 6th P.M., Sedgwick County, Kansas, thence East 58 feet; thence South 35.29 feet; thence East 50 feet; thence North 120 feet, thence West 108 feet to the West line of said Southeast Quarter, thence South along said West line 84.71 feet to the point of beginning

as shown by the records on file in the Office of the County Recorder of Sedgwick County, Kansas, on this 13th day of November, 1973, at 7:00 o'clock A.M.

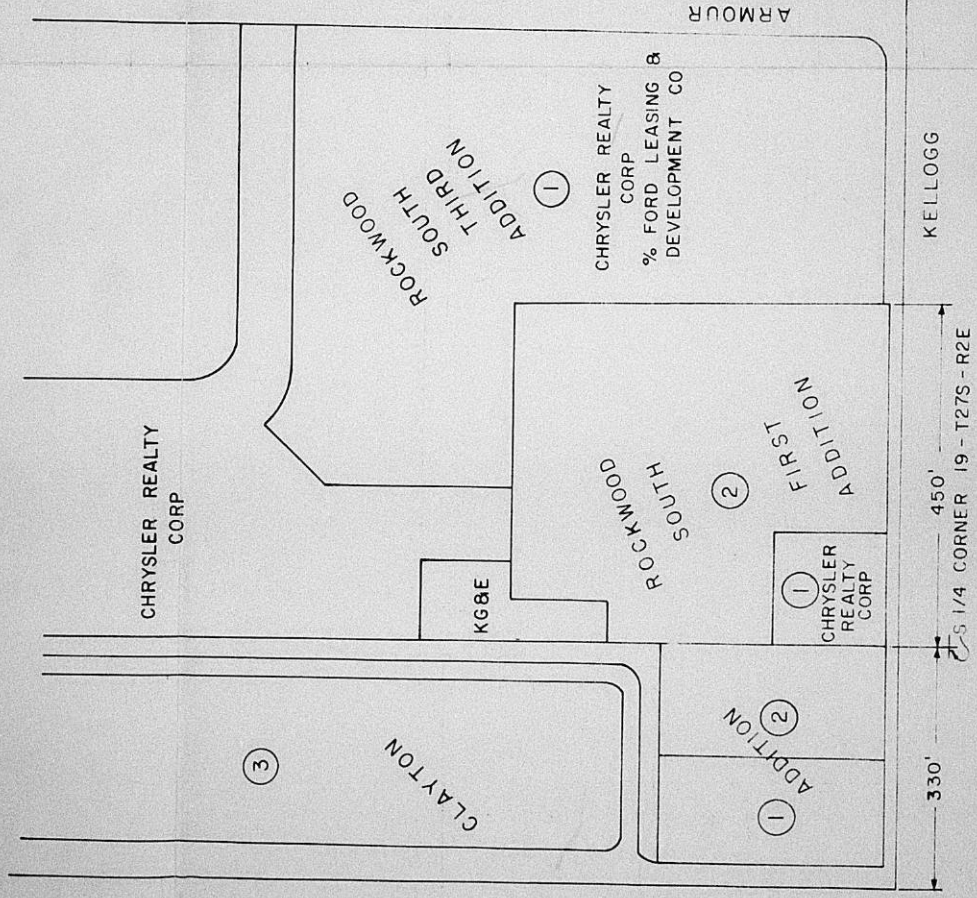
THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

*Mary Gable*

Vice President

Order No. 208521  
wh



PLATTED AREA  
S 1/4 CORNER S19-T27S-R2E

DATE	1973	APPROVED	DATE	1973
BY	J. G.	BY	J. G.	
KANSAS GAS AND ELECTRIC COMPANY		KANSAS GAS AND ELECTRIC COMPANY		
PLANNING DIV.		PLANNING DIV.		

NO. DATE

REVISION

BY APP.