

POSTED  
1-21-75  
H

ACTION

DATE

V.C.P.C. COMMITTEE Approval sent to condition 3-3-75

M.A.P. App. subject to condition 3-13-75

B.B.C. C.C.C. Approved by B.L.C. <sup>26</sup> 3-3-75  
as per condition in memo sent to J.C. Ltd 3/24

DR 74-34 - BCoC requests special permit to establish multi-purpose facilities for both indoor & outdoor uses, such as: agricultural, livestock, conventions.

Please send notices to the following:

Jack Turner, County Counselor  
320 Sedgwick County Courthouse 67203

Bob Harris, Project Architect  
262 North Waco 67202

Byron Stout, Jr.  
1900 Amidon 67203

Map No. 5557  
Sec. 33  
Twp. 25  
Range 1E

~~DR~~ DR 74-34  
SCZ- \_\_\_\_\_  
CU- \_\_\_\_\_  
Filed \_\_\_\_\_

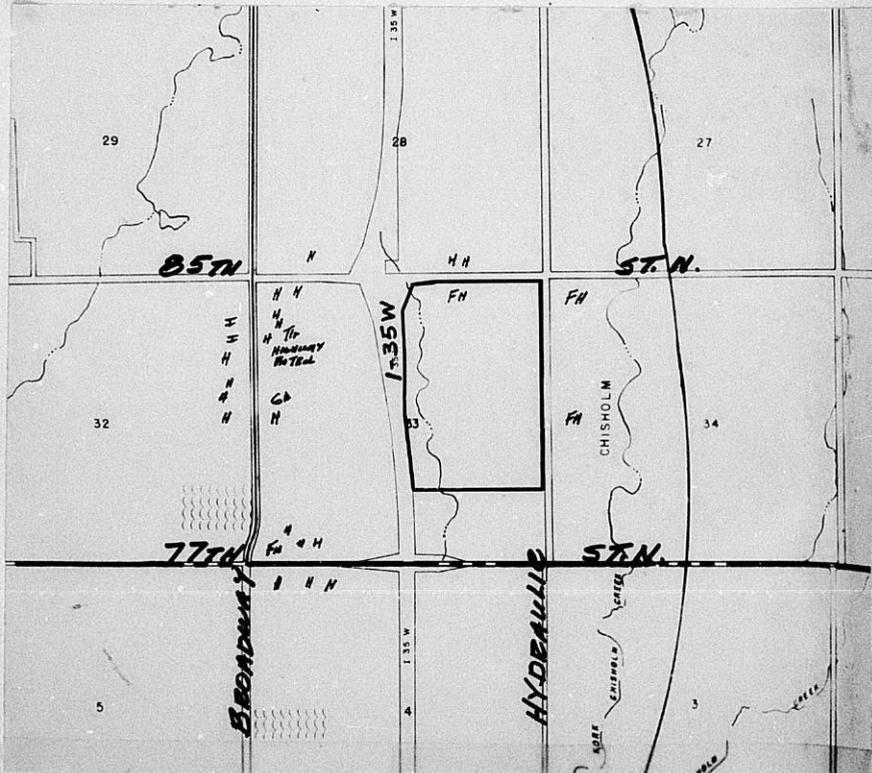
Note: associated plat 91075-5-Coliseum Park

AREA DATA:

1. Acres: 218.4 ( 2510 ft. by 3825 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East FARM HOUSE South UNDEVELOPED  
West I-35W North SINGLE FARM
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use if for: FARM HOUSE
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



**Shields**  
No. 2-153C  
HASTINGE, MINN. LOT ANGLE  
LOGAN, CH. MEASURED '71, '72, '73

*Ris Dobb*  
*Bob Harris*  
*John Hale*  
*R.S. Delamater*

*John Hale*  
*John Ditt*  
*Mr. Remy*  
*Byron Stout*

WICHITA-SEDGWICK COUNTY  
 METROPOLITAN AREA PLANNING DEPARTMENT

VCPC HEARING DATE: Feb. 3, 1975  
 MAPC HEARING DATE: Feb. 13, 1975

Case No DR 74-34

Request: Special permit for Kansas Coliseum and support facilities

*Revised the approval subject to requested conditions a through g -*

Location: South side of 85th Street  
 North between I-35W and Hydraulic.

Reason: Multi-purpose facility with the ability to accommodate both indoor and outdoor uses, such as agricultural, livestock, business and industrial exhibitions; conventions; most types of shows, sports animal and entertainment events; competitive animal and livestock contents in regard to performance, stamina, endurance, speed conformation, and other such things geared to the art of animal lovers; agricultural and equipment storage buildings, concessions, restaurants, and park facilities, including provisions for both vehicular and tent camping.

Acres: Approximately 220 Size: 2400 ft. by 3796 ft  
 Irregular

*220 acres*

	LAND USE	Zoning
Existing	Agriculture & farmhouse	"R"
North	Agriculture & farmhouses	"R"
East	Agriculture	"R"
South	Agriculture	"R"
West	Agriculture	"R"

- *Hale explain the benefit to the area - County paid the expense of the 85-Hydraulic improvements.*
- *Dray here to scheduled Hydraulics in Co. C.I.F.*
- *10,000 12,000 seats  
90 spaces - carry ground.*

Comments

1. The Board of Sedgwick County Commissioners has requested a special permit under Section 11.F of the Sedgwick County Zoning Resolution, which provides that the governing body may, by special permit and subject to such restrictions as it deems necessary, permit any public structure, installation or use erected and used by any department of the city, County, State or Federal government, to be located in any district provided that such permit shall not be issued until after the Planning Commission reviews the request and makes a recommendation to the governing body.
2. The proposed site is located north of Wichita at the intersection of Interstate Highway 35W and 85th Street North and is located within an area classified as the "R" Rural Residential District. Interstate 35W has a full interchange movement at 85th Street North providing easy access to the site and would permit daily movement of large quantities of vehicles.
3. On November 10, 1972, the MAPC reviewed and approved the proposed Kansas Coliseum in an A-95 review of a funding application to the Economic Development Administration. A preliminary plat of subject property has also been submitted to the Planning Department for review.
4. It should be noted that a project such as the Kansas Coliseum may lead to further zoning change and conditional use permit requests in the general area. Soil percolation rates area range from marginal to unacceptable and ground water availability is such that municipal type water and sanitary sewer systems are necessary for development.

The Director of Environmental Health advises that they have met with EPA officials concerning potential air pollution from anticipated vehicles and that plans are under study for widening 85th and Hydraulic to 4-lanes to expedite traffic movements so as to diminish the amount of carbon monoxide.

Recommendation

A recommendation of approval by the Planning Commission of the special permit request should be subject to the following:

- A. Platting of subject property within one year of the date of approval by the Board of Sedgwick County Commissioners.
  - B. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.
  - C. A Site development plan shall be submitted to the Metro-politan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.
  - D. Off-street parking areas and all private roads within the park and camping area shall be paved with concrete, asphaltic concrete, or asphalt or any other comparable surfacing as approved by the County Engineer.
  - E. Off-street parking spaces shall be provided as follows:
    - 1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
    - 2. One space for each recreational vehicle pad and one space for each individual tent camping site.
  - F. No individual recreational vehicle pad shall have direct access to a public street.
  - G. A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.
-

WICHITA-SEDGWICK COUNTY

Date: September 15, 1986

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Robert A. Lakin, Director, Bureau of Parks & Recreation

FROM: Louise Olivarez, Senior Planner

SUBJECT: Kansas Coliseum

At your request we have reviewed all our files regarding the Kansas Coliseum property. The following cases have been processed through MAPD:

- DR 74-34 - Request for special permit for governmental use (Kansas Coliseum) in the "R" zoning district.  
BCoC approved 3-26-75 subject to conditions.  
(No resolution.)
- S/D 75-5 - Plat of Coliseum Park.  
BCoC approved 5-19-76.  
Recorded 5-25-76.
- SCZ-0408 - Request for zone change from "R" to "LC" for a 25' x 40' site within Lot 2, Block A, Coliseum Park (east side of I-135) for purposes of permitting a "message board" advertising sign.  
BCoC approved 1-17-79.  
Resolution #19-1979 published 1-22-79.
- DR 81-13 - Request for special permit for governmental use (maintenance building and storage facilities) in the "R" zoning district (west side of Hydraulic 1/4 mile north of 77th Street North ---- southeast corner of Lot 3, Block A, Coliseum Park).  
BCOC approved 4-29-81 subject to conditions.  
(No resolution.)
- V-1290 - Request to vacate the west 70 feet of a 100-foot platted building setback from Hydraulic on a portion of Lots 1 and 3, Block A, Coliseum Park. (To permit construction of a new pavilion.)  
BCoC approved 10-24-84.  
Vacation Order recorded 10-24-84 on Film 690 at Page 248.

Robert A. Lakin  
September 15, 1986  
Page 2

We found no mention of air strips or race tracks in any of these case files. The original DR case for the Coliseum listed as proposed land uses the following: "Multi-purpose facility with the ability to accommodate both indoor and outdoor uses, such as agricultural, livestock, business and industrial exhibitions; conventions; most types of shows, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers; agricultural and equipment storage buildings; concessions; restaurants; and park facilities, including provisions for both vehicular and tent camping." Nothing would suggest that race tracks are a permitted use and inasmuch as they are probably unique and have problems to resolve for them alone, it would seem appropriate to file a special permit request as was done for the Coliseum and the maintenance yard facility.

I have attached for your use copies of the following items:

1. Page 7 of BCoC minutes of 3-26-75 re DR 74-34
2. Conditions of approval of DR 74-34 (letter dated 3-24-75)
3. Resolution for SCZ-0408
4. Conditions of approval of DR 81-13

In addition to the above referenced items, we have in our files one copy of the approved landscape plan (eight pages) as required by condition "g" of DR 74-34; one copy of the site --- parking plan (not dated but marked "approved"); one copy each of the preliminary plat, final plat, and recorded plat of Coliseum Park.

We still have the complete files for the five cases referenced above and if you have need for additional information from them, please let us know.

LO:rme  
Attachments

cc: Jack H. Galbraith, Chief Planner, Current Plans Division

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting  
March 26, 1975

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

CONTINUATION  
OF FUNDING  
REQUEST -  
ALCOHOLISM  
OUTREACH  
AND REFERRAL  
PROGRAM

Mr. Bob Lakin, Metropolitan Area Planning Commission, appeared before the Board concerning the continuation of the funding request by the Alcoholism Outreach and Referral Program. He stated that this item had been tabled for one week at the previous regular meeting of the Board. He stated that the persons involved in the matter had met, and discussed the item and had resolved their differences. He further stated that there was a revised page #5 in the application. He stated that this had been furnished to the Board of County Commissioners as well as the Clerk.

Mr. Clint Willsie, Mental Health, appeared before the Board. He stated that he had met with Dr. Silverman of the Health Department about the application and some of the items on page #5. He further stated that the two of them had come to an agreement and the writing of that particular page had been changed. He further stated that this was now a continuation grant and that he was satisfied with the application.

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

CASE DR-74-34

Mr. Lakin appeared before the Board in regards to Case DR-74-34. He stated that this was a Special Permit initiated by the Board of County Commissioners for the Kansas Coliseum. He presented a map of the area to the Board. He stated that the Sedgwick County Zoning Resolution contained a provision within it that stated that the Board of County Commissioners may grant, by Special Permit, authorization for use for Governmental Use in any zoning district. He further stated that this particular district happened to be the "R" - Rural Residential District that was established when zoning was established in the Valley Center area. He further stated that notices had been presented to all adjacent property owners as required by the Board's Zoning Resolution. He stated that the matter was referred to the City of Valley Center's Planning Commission. He stated that the Valley Center Planning Commission had recommended approval and that the matter had been reviewed by the MAPC. He further stated that Mr. Dodds, Assistant County Counselor, and Mr. Galbraith, MAPC staff, had reviewed those conditions and it was the recommendation of the County Counselor that a number of small changes be made in the conditions, primarily dealing with the timing aspects of the project and certain rules and regulations. He stated that there were no problems with the changes. He further stated that he would recommend that the motion for approval be made for the Special Permit, subject to the conditions as were written in the March 24, 1975 letter.

Mr. Jack Turner, County Counselor, stated that he recommended the adoption.

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."



COUNTY OF SEDGWICK  
COMMISSIONERS OFFICE

March 24, 1975

COUNTY COURTHOUSE, WICHITA, KANSAS, 67203

TO: Jack Galbraith, Chief Planner - MAPD  
FROM: Rick Dodds, Assistant County Counselor *RD*  
SUBJECT: Recommended Conditions for Special  
Permit for the Kansas Coliseum Project

Pursuant to our recent conversation regarding the above mentioned conditions, I have set forth below said conditions with the changes incorporated therein:

- a. This condition will remain the same. *(Platting within one year)*
- b. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings and recreational Vehicle Park shall be submitted to the Wichita - Sedgwick County Health Department for review and recommendation to the County Department of Public Works prior to occupancy of the Building.
- c. A site development plan shall be submitted to the MAPD for review prior to occupancy of the building. Said development plan shall depict structure location on the property, location and width of the internal circulation streets, location and width of ingress and egress points to subject property, location and dimensions of all off-street parking spaces and circulation isles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area



PAGE 2  
JACK GALBRAITH  
March 24, 1975

- should be provided with a service building with restroom and shower facilities plus a sewer discharge system for recreational vehicles.
- d. Off-street parking area and all private roads within the parking and camping area shall be surfaced as approved by the County Department of Public Works.
  - e. Off-street parking spaces shall be provided as follows:
    - 1. At least one space for each 5 seats, based upon the maximum seating capacity of the Coliseum.
    - 2. One space for each recreational vehicle pad and one space for each individual tent camping site.
  - f. This condition is not changed. *(No individual recreational vehicle pad shall have direct access to a*
  - g. A landscape plan for the off-street parking area and the camping area shall be submitted *(public street)* to the Planning Department for review and comment prior to the occupancy of the building.

If you have any questions regarding the above conditions please do not hesitate to contact me.

We have scheduled this item to be on the March 26, 1975 agenda.

RJD/nal

cc: Jack N. Turner, County Counselor  
Sam Fulco, Kansas Coliseum Director

R. #19-1979

RESOLUTION

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR 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 IN SECTION 14.C OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the 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 14.C of the Zoning Resolution as amended, the zoning district of the lands legally described are hereby changed as follows:

CASE NO. SCZ-0408

ZONE CHANGE from the "R" Rural Residential District to the "LC" Light Commercial District

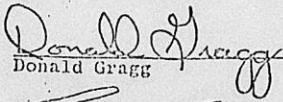
A Tract of land located in Lot 2, Block A, Coliseum Park, Sedgwick County, Kansas, described as follows: Commencing at the Southwest Corner of said Lot 2, Block A; thence Northerly along the west line of said Lot 2, Block A, a distance of 240.60 feet; thence continuing along said west line a distance of 503.90 feet to the point of beginning; thence easterly on a deflected angle to the right of 90° a distance of 40 feet; thence northerly on a deflected angle to the left of 90° a distance of 25 feet; thence westerly on a deflected angle to the left of 90° a distance of 40 feet to the west line of said Lot 2, Block A; thence southerly along the west line of Lot 2, Block A to the point of beginning. Generally located on the east side of I-135, in an area south of 85th St. North.

SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the 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 once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 17th day of January, 1979.

  
Tom Scott, Chairman

  
Donald Gragg, Commissioner

  
Everett Patrick, Commissioner

April 30, 1981

Syd Werbin, County Director  
Building, Planning & Codes  
1248 South Seneca  
Wichita, Kansas 67213

Re: DR 81-13 - Special Permit for  
Maintenance Building and Storage  
Facilities.

Dear Syd:

The Board of County Commission at its regular meeting of April 29, 1981 considered the above captioned case for property legally described as follows:

The South 350 feet of the East 1250 feet of Lot 3,  
Block A, Coliseum Park Addition to Sedgwick County,  
Kansas. Generally located on the west side of Hydraulic,  
1/4 mile north of 77th Street North.

Their action was to approve the request as recommended by the Planning Commission, subject to the following conditions:

- a. The existing vegetative screening (hedge rows) on the north, south and west lines of the property shall remain and be maintained in good condition.
- b. The number of access points to Hydraulic shall not exceed two.
- c. No storage of equipment or materials shall be permitted in the platted 100 foot front yard setback from Hydraulic.

This is provided for your information and files as no resolution is published for this type of special permit request. If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:el  
cc: Claud S. Shelor, County Director  
Department of Public Works

WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

May 21, 1976

**TO** The File  
**FROM** Curtis L. Newby, Junior Planner  
**SUBJECT** Completion of platting requirements and special permit approval requirements.

The approval of DR 74-34 - special permit for multi-use facilities involved completion of certain requirements. Following are a listing of those requirements and when completed:

- A. Platting of subject property - associated plat S/D 75-5 - Coliseum Park approved by County Commission on May 19, 1976.
- B. Plans for municipal water and sanitary sewer system to serve the project to be approved by the Health Department - Health Department approved plans to connect to Park City Improvement District on December 18, 1975, see associated plat file for memo.
- C. Submission of site development plan to MAPD for review - plan submitted in December 1975, reviewed and approved, see plat file for plan.
- D. Submission of a landscape plan for approval prior to occupancy of the building - submitted in February 1976, approved February 6, 1976. See letter in DR file.

*Curtis L. Newby*  
Curtis L. Newby  
Junior Planner

CLN:rme

PLANT LIST FOR KANSAS COLISEUM SITE\*

KEY	TOTAL QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE OR CALIPER	METHOD OF TRANSPLANTING
<u>TREES</u>					
CO	82	<i>Celtis occidentalis</i>	Common Hackberry	5'-6'	BR
CC	40	<i>Cercis canadensis</i>	Eastern Redbud	5'-6'	BR
GII	70	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	1-1/2"-1-3/4"	B&B
GTI	98	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	5'-6'	BR
PA	80	<i>Platanus acerifolia</i>	London Plane	1-1/2"-1-3/4"	B&B
PA	154	<i>Platanus acerifolia</i>	London Plane	6'-8'	BR
QB	12	<i>Quercus borealis</i>	Northern Red Oak	8'-10'	B&B
SJ	20	<i>Sophora japonica</i>	Japanese Pagodatree	5'-6'	BR
TD	16	<i>Taxodium distichum</i>	Common Baldcypress	6'-8'	B&B

GROUND COVER

LJH	1,140	<i>Lonicera japonica</i> 'Halliana' purpurea	Halls Japanese Honeysuckle	2-1/4" pot	24" o.c.
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\*See Section 2F for a list of seed mixtures for the lawn areas.

PLANT LIST FOR CAMPER PARK SITE\*

KEY	TOTAL QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE OR CALIPER	METHOD OF TRANSPLANTING	REMARKS
CO	36	<i>Celtis occidentalis</i>	Common Hackberry	5'-6'	BR	
CC	212	<i>Cercis canadensis</i>	Eastern Redbud	5'-6'	BR	
EA	40	<i>Elaeagnus angustifolia</i>	Russian Olive	5'-6'	BR	
GT	117	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	1-1/2"-1-3/4"	B&B	
GT	125	<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust	5'-6'	BR	
JVC	91	<i>Juniperus virginiana</i> 'Canaert'	Canaert Eastern Redcedar	3-1/2'-4'	B&B	To be wilt-proofed
JVH	108	<i>Juniperus virginiana</i> 'Henry'	Henry Eastern Redcedar	3-1/2'-4'	B&B	To be wilt-proofed
MP	15	<i>Maclura pomifera</i>	Osageorange	1-1/2"-1-3/4"	B&B	If not available commercially, shall be dug and transplanted
MA	44	<i>Morus alba</i>	White Fruitless Mulberry	1-1/2"-1-3/4"	B&B	
PN	58	<i>Pinus nigra</i>	Austrian Pine	3'-3-1/2'	B&B	To be wilt-proofed
PS	67	<i>Pinus sylvestris</i>	Scotch Pine	3'-4'	B&B	To be wilt-proofed
PO	150	<i>Platanus occidentalis</i>	American Planetree	1-1/2"-1-3/4"	B&B	
PO	51	<i>Platanus occidentalis</i>	American Planetree	5'-6'	BR	
PD	86	<i>Populus deltoides</i>	Cottonless Cottonwood	1-1/2"-1-3/4"	B&B	
PD	138	<i>Populus deltoides</i>	Cottonless Cottonwood	5'-6'	BR	
RG	1,805	<i>Rhus glabra</i>	Smoothleaf Sumac	18"-24"	BR	
SE	31	<i>Salix elegantissima</i>	Thurlow Weeping Willow	5'-6'	BR	
TE	60	<i>Taxodium distichum</i>	Common Baldcypress	5'-6'	B&B	To be wilt-proofed
U	114	<i>Ulmus carpinifolia</i> 'Christine Buisman'	Christine Buisman Smoothleaf Elm	1-1/2"-1-3/4"	B&B	
UCCB	5	<i>Ulmus carpinifolia</i> 'Christine Buisman'	Christine Buisman Smoothleaf Elm	5'-6'	BR	

\*See Section 2F for a list of seed mixtures for the lawn areas and Section 2G for a list of the plant material in the lakeshore planting.

February 6, 1976

Mr. John Gist  
Oblinger-Smith Corporation  
1st National Bank Building  
Wichita, Kansas 67202

Re: DR 74-34 - Landscape Plan  
for Special Permit request  
for Sedgwick County Coliseum

Dear Mr. Gist:

This is to advise that the Metropolitan Area Planning Department has received and reviewed sheets 12 thru 19 of the plans for the Sedgwick County Coliseum project. As you may recall, the Board of Sedgwick County Commissioners previously approved a Special Permit request to allow the development of the Coliseum project subject to several conditions. One of these conditions was stated as follows:

"g. - A landscape plan for the off-street parking area and the camping area shall be submitted to the Planning Department for review and comment prior to the occupancy of the building."

Your landscaping plans as presented on Sheets 12 thru 19 mentioned above are considered sufficient to satisfy approved condition "g". We, will therefore, by copy of this letter, advise the County officials involved in the development of the Coliseum of the satisfaction of the landscape plan requirement.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:RLY:rae

cc: Theodore Hill, Sedgwick County Counselor  
G. C. McLure, Director, Sedgwick County Department  
of Public Works  
Sam Fulco, Director of Sedgwick County Coliseum

File in DR-  
74-34

young

April 2, 1975

Mr. Jack Turner  
Sedgwick County Counselor  
Sedgwick County Courthouse  
525 North Main Street  
Wichita, Kansas 67203

Dear Mr. Turner:

This letter and the attachments hereto may serve as a summary of the approval proceedings for a special permit for the location of the Kansas Coliseum. Said special permit is required under Section 11 F. of the Sedgwick County Zoning Resolution. Excerpts of minutes attached hereto in support of this summary are certified to be exact copies of those on file with the appropriate public body.

Application for the special permit was made in the form of a written request dated December 1974. This request was put into application form together with a Planning Department staff report as Case No. DR 74-34 which is included as Attachment 1. The application was then referred to the Valley Center Planning Commission for their review and comment. (A copy of the referral sheet is included as Attachment 2). As you may be aware, the joint ordinance-resolution creating the Metropolitan Area Planning Commission provides for local review of projects located within the three mile rings of member cities. The Coliseum project is located within three miles of Valley Center and consequently, the Valley Center Planning Commission conducted the initial public hearing on the special permit request. Prior to the hearing, official notices were mailed to adjoining property owners within 1000 feet of the application area. A copy of the notice is included as Attachment 3. At their February 3, 1975 public hearing, the Valley Center Planning Commission passed a motion recommending to the Metropolitan Area Planning Commission that the permit be granted subject to several conditions. Those conditions are listed in the Valley Center Planning Commission meeting minutes which are included as Attachment 4.

Mr. Jack Turner  
April 2, 1975  
Page 2

The Metropolitan Area Planning Commission reviewed the special permit request during their February 13th meeting and after consideration, referred the item to the Board of County Commissioners with a recommendation for approval subject to conditions. A copy of the referral sheet which contains appropriate excerpts from the Planning Commission minutes is included as Attachment 5.

The Special permit request was placed on the County Commission meeting agenda of March 19, 1975 at which time action was taken to defer the item for one week to allow for consultation with the County Counselor on the wording of several of the recommended conditions of approval. The item was placed on the March 26, 1975 meeting agenda of Sedgwick County Commission and at that time, the Commission took action to approve the Special permit request subject to the conditions set out in the letter dated March 24, 1975 from Rick Dodds, Assistant County Counselor to Jack Galbraith, Chief Planner. An excerpt of the County Commission minutes indicating the above action is included herein as Attachment 6.

The conditions of approval as I understand them to now be worded are as follows:

- Accepted file*  
a. Platting of subject property within one year from the date of approval by the Board of Sedgwick County Commissioners.
- Accepted file*  
b. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings and recreational Vehicle Park shall be submitted to the Wichita-Sedgwick County Health Department for review and recommendation to the County Department of Public Works prior to occupancy of the building.
- Accepted file*  
c. A site development plan shall be submitted to the MAPD for review prior to occupancy of the building. Said development plan shall depict structure location on the property, location and width of the internal circulation streets, location and width of ingress and egress points to subject property, location and dimensions of all off-street parking spaces and circulation isles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area should be provided with a service building with restroom and shower facilities plus a sewer discharge system for recreational vehicle.

Mr. Jack Turner  
April 2, 1975  
Page 3

- d. Off-street parking area and all private roads within the parking and camping area shall be surfaced as approved by the County Department of Public Works.
- e. Off-street parking spaces shall be provided as follows:
  - see parking plan in plat file*  
At least one space for each 5 seats, based upon the maximum seating capacity of the Coliseum.
  - see parking plan in plat file*  
One space for each recreational vehicle pad and one space for each individual tent camping site.
- f. No individual recreational vehicle pad shall have direct access to a public street.
- g. A landscape plan for the off-street parking area and the camping area shall be submitted to the Planning Department for review and comment prior to the occupancy of the building.

The preceding summarizes the actions culminating in the approval of the special permit request by the Board of Sedgwick County Commissioners. If you have any questions concerning the same, please contact our office.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:RLY:rme  
Encl.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

VCPC HEARING DATE: Feb. 3, 1975  
MAPC HEARING DATE: Feb. 13, 1975

Case No DR 74-34

Request: Special permit for Kansas  
Coliseum and support  
facilities

Location: South side of 85th Street  
North between I-35W and Hydraulic.

Reason: Multi-purpose facility with the ability to accommodate both indoor and outdoor uses, such as agricultural, livestock, business and industrial exhibitions; conventions; most types of shows, sports, animal and entertainment events; competitive animal and livestock contents in regard to performance, stamina, endurance, speed, conformation, and other such things geared to the art of animal lovers; agricultural and equipment storage buildings, concessions; restaurants; and park facilities, including provisions for both vehicular and tent camping.

Acres: Approximately 220      Size: 2400 ft. by 3796 ft  
Irregular

	<u>LAND USE</u>	<u>Zoning</u>
Existing	Agriculture & farmhouse	"R"
North	Agriculture & farmhouses	"R"
East	Agriculture	"R"
South	Agriculture	"R"
West	Agriculture	"R"

Comments

1. The Board of Sedgwick County Commissioners has requested a special permit under Section 11.F of the Sedgwick County Zoning Resolution, which provides that the governing body may, by special permit and subject to such restrictions as it deems necessary, permit any public structure, installation or use erected and used by any department of the city, County, State or Federal government, to be located in any district provided that such permit shall not be issued until after the Planning Commission reviews the request and makes a recommendation to the governing body.
2. The proposed site is located north of Wichita at the intersection of Interstate Highway 35W and 85th Street North and is located within an area classified as the "R" Rural Residential District. Interstate 35W has a full interchange movement at 85th Street North providing easy access to the site and would permit daily movement of large quantities of vehicles.
3. On November 10, 1972, the MAPC reviewed and approved the proposed Kansas Coliseum in an A-95 review of a funding application to the Economic Development Administration. A preliminary plat of subject property has also been submitted to the Planning Department for review.
4. It should be noted that a project such as the Kansas Coliseum may lead to further zoning change and conditional use permit requests in the general area. Soil percolation rates area range from marginal to unacceptable and ground water availability is such that municipal type water and sanitary sewer systems are necessary for development.

The Director of Environmental Health advises that they have met with EPA officials concerning potential air pollution from anticipated vehicles and that plans are under study for widening 85th and Hydraulic to 4-lanes to expedite traffic movements so as to diminish the amount of carbon monoxide.

Recommendation

A recommendation of approval by the Planning Commission of the special permit request should be subject to the following:

- A. Platting of subject property within one year of the date of approval by the Board of Sedgwick County Commissioners.
  - B. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.
  - C. A Site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.
  - D. Off-street parking areas and all private roads within the park and camping area shall be paved with concrete, asphaltic concrete, or asphalt or any other comparable surfacing as approved by the County Engineer.
  - E. Off-street parking spaces shall be provided as follows:
    - 1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
    - 2. One space for each recreational vehicle pad and one space for each individual tent camping site.
  - F. No individual recreational vehicle pad shall have direct access to a public street.
  - G. A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.
-

Referral From Wichita-Sedgwick County Metropolitan Area Planning Commission

To Valley Center City Planning Commission

Case No. DR 74-34 To Be Heard By The M.A.P.C. on February 13, 1975

Request For Special Permit

Reason For Request (As Provided By Petitioner): To permit establishment of Kansas Coliseum and support facilities.

Location of Property: South side of 85th Street North between I-35W and Hydraulic

Legal Description Of Property: Northeast Quarter and the North Half of the Southeast Quarter all in Section 33, Township 25, Range 1 East, except I-35 Highway, Sedgwick County, Kansas.

Petitioner: Board of Sedgwick County Commissioners  
Address: Sedgwick County Courthouse

Council For Petitioner: Jack Turner, County Counselor

Surrounding Land Use: North, Agriculture and farmhouses; south, agriculture; east, agriculture; west, agriculture.



Recommendation Or Comments By Valley Center City Planning Commission:

WICHITA-SEDCWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX, 104 South Main  
Wichita, Kansas 67202

January 21, 1975

NOTICE TO ADJOINING PROPERTY OWNERS AND OTHER INTERESTED PARTIES:

SUBJECT: DR 74-34 - Request from Board of County Commissioners for a Special Permit for the development of the Kansas Coliseum and support facilities on the south side of 85th Street North between I-35W and Hydraulic.

NOTICE IS HEREBY GIVEN THAT on Monday, February 3, 1975, at 7:30 p.m., the VALLEY CENTER CITY PLANNING COMMISSION, City Hall, 117 North Park, will consider the above item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners on property legally described as follows:

The Northeast Quarter and the North Half of the Southeast Quarter all in Section 33, Township 25 South, Range 1 East, except I-35 Highway, Sedgwick County, Kansas.

If this matter is not deferred for further hearings before the VALLEY CENTER CITY PLANNING COMMISSION, it will appear on the agenda for the regular meeting of the METROPOLITAN AREA PLANNING COMMISSION at 1:30 p.m. Thursday, February 13, 1975, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

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 and 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

## VALLEY CENTER PLANNING COMMISSION

FEBRUARY 3, 1975

The Valley Center Planning Commission met February 3, 1975, with following members present: Lyle Blue, Gene Mooney, Frank Bishop, Robert Compeau, Jack Garren, Bill Stoops, Calvin Noah, Marvin Richards.

Meeting called to order by Chairman Mooney.

Minutes, January 6, 1975, regular meeting approved. Motion by Blue, seconded by Garren. Vote unanimous.

Public hearing announced on MAPC case DR 74-73, request from Board of County Commissioners for a Special Permit for development of Kansas Coliseum.

Jack Galbraith, MAPD, introduced County Commissioner, John Hale, Assistant County Attorney, Rick Dodd, Robert Harris, Architect, R.S. Delamater, Engineer, John Gist, Planner Oblinger & Smith.

Mr. Galbraith then outlined proposed plans for the Coliseum, this request for Special Permit not a rezoning, so if Coliseum not built this property would remain R zone. He outlined seven recommendations the MAPD felt should be incorporated into the approval of this request.

Mr. Gist outlined four lane highway proposed for 85th to Hydraulic and Hydraulic south to south entrance to grounds, also would have turn off lane for each entrance, they propose two entrances from 85th and two from Hydraulic.

Mr. Delamater outlined sewer facilities site.

Mr. Hale advised no tax increase expected, this would be owned by County and be built on Federal, County and private money. They hope to build roads out of this money, if not available the County would build out of County Road Funds.

Question from Commission on feasibility of camp site on this property. Mr. Stout answered this was needed for people to live when their exhibitions showing and it would have all hook ups and would be available at all times for any transient to use, there would be reasonable daily charge.

Mr. Noah asked about drainage as parking lot to be paved would create large run off. They plan to drain into small lake and also to creek presently located to south of the building. Further discussion whether any other Commercial development, as Hotels, Motels, Service Station, etc proposed, none planned at present.

Motion made by Blue, seconded by Richards recommending to Metropolitan Area Planning Commission and County Commissioners this Special Permit be granted after following recommendations complied with:

Platting of subject property within one year of the date of approval by the Board of Sedgwick County Commissioners.

Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.

A Site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service building with rest room and shower facilities plus a sewer discharge system for recreational vehicles.

VALLEY CENTER PLANNING COMMISSION MEETING, FEBRUARY 3, 1975, continued.....

Off-street parking areas and all private roads within the park and camping area shall be paved with concrete, asphaltic concrete, or asphalt or any other comparable surfacing as approved by the County Engineer.

Off-street parking spaces shall be provided as follows

1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
2. One space for each recreational vehicle pad and one space for each individual tent camping site.

No individual recreational vehicle pad shall have direct access to a public street.

A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.

Vote - unanimous.

Mike Huebert's request for zone change reconsidered at Governing Body's request. After short discussion on off street parking needs, motion made by Bishop, seconded by Blue, recommending to City Council this request be granted, the applicant to furnish three off street parking spaces at rear. Vote unanimous.

Chairman Mooney advised received request from Mrs. Little for letter to Methodist Church advising them they would not need zone change for her to operate day nursery under their sponsorship. After discussion, clerk to contact Rogg.

Chairman Mooney appointed, Frank Bishop, Bob Compeau, Bill Stoops, as subdivision committee.

Secretary Baxter passed out project information folders on New Horizon Center, discussion followed, general opinion this type facility needed, was not sure it should be next to school unless screened and fenced. Some of the members would like to visit the one in operation in Pittsburg, Kansas.

Motion by Richards, seconded by Blue, meeting adjourn. Vote unanimous.

Adjourned 9:15 P.M.



  
G.C. Baxter, Secretary

Form T9-221A

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

CASE NO. DR 74-34

CONSIDERED BY MAPC: 2-13-75

REQUEST FOR: Approval of Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

For the development of the Kansas Coliseum and support facilities.

GENERAL LOCATION: South side of 85th Street North  
between I-35W and Hydraulic

LEGAL DESCRIPTION:

The Northeast Quarter and the North half of the Southeast Quarter, all in Section 33, Township 25 South, Range 1 East, except I-35 Highway, Sedgwick County, Kansas.

APPLICANT: Board of Sedgwick County Commissioners

COUNSEL FOR APPLICANT: Rick Dodd, Assistant County Counselor

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, east, south, and west is "R" zoning

LAND USE: Subject property and that to the north is agricultural and farmhouses; east, south, and west is agricultural.

PLANNING COMMISSION RECOMMENDATION:

That this request be approved subject to the following: (See attached excerpt from Planning Commission minutes of February 13, 1975, for conditions of approval.)

Rising moved, Gardenhire seconded and it carried unanimously. (Hennessy absent.)

- 
- ACTION: 1. Approve the application as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval; or
2. Take such action as the County Commission desires.

*Delivered 2-26-75*

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 13, 1975:

21. Case No. DR 74-34 - Board of County Commissioners request special permit for the development of the Kansas Coliseum and support facilities on the following property: The Northeast Quarter and the north half of the Southeast Quarter all in Section 33, Township 25 South, Range 1 East, except I-35 Highway. Generally located on the south side of 85th Street North between I-35W and Hydraulic.

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

Comments

1. The Board of Sedgwick County Commissioners has requested a special permit under Section 11.F of the Sedgwick County Zoning Resolution, which provides that the governing body may, by special permit and subject to such restrictions as it deems necessary, permit any public structure, installation or use erected and used by any department of the City, County, State or Federal government, to be located in any district, provided that such permit shall not be issued until after the Planning Commission reviews the request and makes a recommendation to the governing body.
2. The proposed site is located north of Wichita at the intersection of Interstate Highway 35W and 85th Street North and is located within an area classified as the "R" Rural Residential District. Interstate 35W has a full interchange movement at 85th Street North, providing easy access to the site, and would permit daily movement of large quantities of vehicles.
3. On November 10, 1972, the MAPC reviewed and approved the proposed Kansas Coliseum in an A-95 review of a funding application to the Economic Development Administration. A preliminary plat of subject property has also been submitted to the Planning Department for review.
4. It should be noted that a project such as the Kansas Coliseum may lead to further zoning change and conditional use permit requests in the general area. Soil percolation rates area range from marginal to unacceptable and ground water availability is such that municipal type water and sanitary sewer systems are necessary for development.

The Director of Environmental Health advises that they have met with EPA officials concerning potential air pollution from anticipated vehicles and that plans are under study for widening 85th and Hydraulic to four lanes to expedite traffic movements so as to diminish the amount of carbon monoxide.

Recommendation

A recommendation of approval by the Planning Commission of the special permit request should be subject to the following:

- A. Platting of subject property within one year from the date of approval by the Board of Sedgwick County Commissioners.
- B. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.

- C. A site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets, location and width of ingress and egress points to subject property, location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with restroom and shower facilities, plus a sewer discharge system for recreational vehicles.
- D. Off-street parking areas and all private roads within the park and camping area shall be paved with concrete, asphaltic concrete, or asphalt or any other comparable surfacing as approved by the County Engineer.
- E. Off-street parking spaces shall be provided as follows:
  - 1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
  - 2. One space for each recreational vehicle pad and one space for each individual tent camping site.
- F. No individual recreational vehicle pad shall have direct access to a public street.
- G. A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.

GALBRAITH said the Valley Center Planning Commission has considered this application and recommended approval, subject to conditions suggested in the staff report; and that the Subdivision Committee has recommended approval of the preliminary plat of the area, subject to various conditions.

RICK DODD, Assistant County Counselor, was present and spoke briefly in support of this request. No one appeared in opposition.

**MOTION:** That the Planning Commission recommend to the County Commission that this request be approved subject to the following:

- A. Platting of subject property within one year of the date of approval by the Board of Sedgwick County Commissioners.
- B. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.
- C. A site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with restroom and shower facilities, plus a sewer discharge system for recreational vehicles.
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- E. Off-street parking spaces shall be provided as follows:
1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
  2. One space for each recreational vehicle pad and one space for each individual tent camping site.
- F. No individual recreational vehicle pad shall have direct access to a public street.
- G. A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.

Rising moved, Gardenhire seconded and it carried unanimously. (Hennessy absent.)

-----

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting  
March 26, 1975

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

CONTINUATION  
OF FUNDING  
REQUEST -  
ALCOHOLISM  
OUTREACH  
AND REFERRAL  
PROGRAM

Mr. Bob Lakin, Metropolitan Area Planning Commission, appeared before the Board concerning the continuation of the funding request by the Alcoholism Outreach and Referral Program. He stated that this item had been tabled for one week at the previous regular meeting of the Board. He stated that the persons involved in the matter had met, and discussed the item and had resolved their differences. He further stated that there was a revised page #5 in the application. He stated that this had been furnished to the Board of County Commissioners as well as the Clerk.

Mr. Clint Willsie, Mental Health, appeared before the Board. He stated that he had met with Dr. Silverman of the Health Department about the application and some of the items on page #5. He further stated that the two of them had come to an agreement and the writing of that particular page had been changed. He further stated that this was now a continuation grant and that he was satisfied with the application.

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

CASE DR-74-34

Mr. Lakin appeared before the Board in regards to Case DR-74-34. He stated that this was a Special Permit initiated by the Board of County Commissioners for the Kansas Coliseum. He presented a map of the area to the Board. He stated that the Sedgwick County Zoning Resolution contained a provision within it that stated that the Board of County Commissioners may grant, by Special Permit, authorization for use for Governmental Use in any zoning district. He further stated that this particular district happened to be the "R" - Rural Residential District that was established when zoning was established in the Valley Center area. He further stated that notices had been presented to all adjacent property owners as required by the Board's Zoning Resolution. He stated that the matter was referred to the City of Valley Center's Planning Commission. He stated that the Valley Center Planning Commission had recommended approval and that the matter had been reviewed by the MAPC. He further stated that Mr. Dodds, Assistant County Counselor, and Mr. Galbraith, MAPC staff, had reviewed those conditions and it was the recommendation of the County Counselor that a number of small changes be made in the conditions, primarily dealing with the timing aspects of the project and certain rules and regulations. He stated that there were no problems with the changes. He further stated that he would recommend that the motion for approval be made for the Special Permit, subject to the conditions as were written in the March 24, 1975 letter.

Mr. Jack Turner, County Counselor, stated that he recommended the adoption.

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

*Young*

March 28, 1975

Mr. Jack Turner, County Counselor  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

Re: Kansas Coliseum

Dear Mr. Turner:

As a result of our Denver meeting, we were to include a status report on land use.

The generalized land use patterns have been approved and established in adopted plans, including the Sewer Plan. You have previously received complete documentation on this matter, including zoning controls, jurisdictions, and supporting maps. This material should be utilized as an attachment in meeting condition #4 of the ED offer.

In addition, for the summary, the following should be included: "Under County zoning, public buildings are required to have a special use permit. These permits require proceedings as any zone change, including official notification, hearing before the Metropolitan Area Planning Commission, and approval by the Board of County Commissioners. A complete summary of these activities is available as part of the attachment of this letter." The information on that, including all the summaries of the meetings, copies of the minutes, etc., are being furnished to you by separate memorandum.

One of the many items to be covered in the status report includes planning. I would suggest the following: "The County has undertaken to have the land platted as required by the local subdivision regulations and as specified in the condition of approval of the special permit for the Kansas Coliseum. This plat is currently in process of being approved through the various committee structure of the Metropolitan Area Planning Commission. Copies of actions taken in this regard will be submitted to your office as soon as they are complete."

Page 2 - Jack Turner  
March 28, 1975

I believe that completes the material that can be utilized in the structuring of our status reply letter. If there is any additional information we can provide, please advise.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:ber

WICHITA-SEDGWICK COUNTY

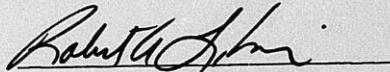
DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

March 28, 1975

**TO** Robert L. Young, Principal Planner  
**FROM** Robert A. Lakin, Director of Planning  
**SUBJECT** Kansas Coliseum

Please pull together documentation on the approval of the special permit for the Kansas Coliseum. This would include copies of the application, copies of the notice to adjacent property owners, a description of the area to which notice was provided, i.e. 1,000 ft., etc., a summary of the meeting before the Valley Center Planning Commission and why it was required, the meeting before the MAPC, and the meeting before the County Commissioners including the adjustment of the conditions. Please provide copies of the minutes for each of the meetings: Valley Center Planning Commission and the County Commission as attachments to the summary. Also draft a letter from me to the County Counselor stating that this is a summary of the proceedings involved in the issuance of the special permit, and that I certify them to be true and certified copies of the minutes that are on file in the appropriate offices, and in our own files.



Robert A. Lakin, Director of Planning

RAL:vn  
CC: Jack Galbraith, Chief Planner

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting  
March 26, 1975

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

CONTINUATION  
OF FUNDING  
REQUEST -  
ALCOHOLISM  
OUTREACH  
AND REFERRAL  
PROGRAM

Mr. Bob Lakin, Metropolitan Area Planning Commission, appeared before the Board concerning the continuation of the funding request by the Alcoholism Outreach and Referral Program. He stated that this item had been tabled for one week at the previous regular meeting of the Board. He stated that the persons involved in the matter had met, and discussed the item and had resolved their differences. He further stated that there was a revised page #5 in the application. He stated that this had been furnished to the Board of County Commissioners as well as the Clerk.

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Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

CASE DR-74-34

Mr. Lakin appeared before the Board in regards to Case DR-74-34. He stated that this was a Special Permit initiated by the Board of County Commissioners for the Kansas Coliseum. He presented a map of the area to the Board. He stated that the Sedgwick County Zoning Resolution contained a provision within it that stated that the Board of County Commissioners may grant, by Special Permit, authorization for use for Governmental Use in any zoning district. He further stated that this particular district happened to be the "R" - Rural Residential District that was established when zoning was established in the Valley Center area. He further stated that notices had been presented to all adjacent property owners as required by the Board's Zoning Resolution. He stated that the matter was referred to the City of Valley Center's Planning Commission. He stated that the Valley Center Planning Commission had recommended approval and that the matter had been reviewed by the MAPC. He further stated that Mr. Dodds, Assistant County Counselor, and Mr. Galbraith, MAPC staff, had reviewed those conditions and it was the recommendation of the County Counselor that a number of small changes be made in the conditions, primarily dealing with the timing aspects of the project and certain rules and regulations. He stated that there were no problems with the changes. He further stated that he would recommend that the motion for approval be made for the Special Permit, subject to the conditions as were written in the March 24, 1975 letter.

Mr. Jack Turner, County Counselor, stated that he recommended the adoption.

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."



**COUNTY OF SEDGWICK  
COMMISSIONERS OFFICE**

March 24, 1975

COUNTY COURTHOUSE, WICHITA, KANSAS, 67203

**TO:** Jack Galbraith, Chief Planner - MAPD  
**FROM:** Rick Dodds, Assistant County Counselor *RD*  
**SUBJECT:** Recommended Conditions for Special  
Permit for the Kansas Coliseum Project

Pursuant to our recent conversation regarding the above mentioned conditions, I have set forth below said conditions with the changes incorporated therein:

- a. This condition will remain the same.
- b. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings and recreational Vehicle Park shall be submitted to the Wichita - Sedgwick County Health Department for review and recommendation to the County Department of Public Works prior to occupancy of the Building.
- c. A site development plan shall be submitted to the MAPD for review prior to occupancy of the building. Said development plan shall depict structure location on the property, location and width of the internal circulation streets, location and width of ingress and egress points to subject property, location and dimensions of all off-street parking spaces and circulation isles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area



PAGE 2  
JACK GALBRAITH  
March 24, 1975

- should be provided with a service building with restroom and shower facilities plus a sewer discharge system for recreational vehicles.
- d. Off-street parking area and all private roads within the parking and camping area shall be surfaced as approved by the County Department of Public Works.
  - e. Off-street parking spaces shall be provided as follows:
    - 1. At least one space for each 5 seats, based upon the maximum seating capacity of the Coliseum.
    - 2. One space for each recreational vehicle pad and one space for each individual tent camping site.
  - f. This condition is not changed.
  - g. A landscape plan for the off-street parking area and the camping area shall be submitted to the Planning Department for review and comment prior to the occupancy of the building.

If you have any questions regarding the above conditions please do not hesitate to contact me.

We have scheduled this item to be on the March 26, 1975 agenda.

RJD/nal

cc: Jack N. Turner, County Counselor  
Sam Fulco, Kansas Coliseum Director

February 25, 1975

Jack Turner, County Counselor  
Jack H. Galbraith, Chief Planner

DR 74-34 - Request for Special Permit  
for Kansas Coliseum - South side of  
85th Street North between I-35W and  
Hydraulic

Attached for your information and files is a copy of the referral sheet and minutes of the Metropolitan Area Planning Commission meeting of February 13, 1975, on the above-captioned case, which is scheduled to appear on the agenda of the Board of County Commissioners at their meeting of March 5, 1975.

If you have any comments in regard to this matter, please call.

Jack H. Galbraith  
Chief Planner

JHG:ber

Attachment

Form T9-221A

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

---

CASE NO. DR 74-34

CONSIDERED BY MAPC: 2-13-75

REQUEST FOR: Approval of Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

For the development of the Kansas Coliseum and support facilities.

GENERAL LOCATION: South side of 85th Street North  
between I-35W and Hydraulic

LEGAL DESCRIPTION:

The Northeast Quarter and the North half of the Southeast Quarter, all in Section 33, Township 25 South, Range 1 East, except I-35 Highway, Sedgwick County, Kansas.

APPLICANT: Board of Sedgwick County Commissioners

COUNSEL FOR APPLICANT: Rick Dodd, Assistant County Counselor

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, east, south, and west is "R" zoning

LAND USE: Subject property and that to the north is agricultural and farmhouses; east, south, and west is agricultural.

PLANNING COMMISSION RECOMMENDATION:

That this request be approved subject to the following: (See attached excerpt from Planning Commission minutes of February 13, 1975, for conditions of approval.)

Rising moved, Gardenhire seconded and it carried unanimously. (Hennessy absent.)

---

ACTION: 1. Approve the application as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions of approval; or  
2. Take such action as the County Commission desires.

*Delivered 2-26-75*

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 13, 1975:

21. Case No. DR 74-34 - Board of County Commissioners request special permit for the development of the Kansas Coliseum and support facilities on the following property: The Northeast Quarter and the north half of the Southeast Quarter all in Section 33, Township 25 South, Range 1 East, except I-35 Highway. Generally located on the south side of 85th Street North between I-35W and Hydraulic.

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

Comments

1. The Board of Sedgwick County Commissioners has requested a special permit under Section 11.F of the Sedgwick County Zoning Resolution, which provides that the governing body may, by special permit and subject to such restrictions as it deems necessary, permit any public structure, installation or use erected and used by any department of the City, County, State or Federal government, to be located in any district, provided that such permit shall not be issued until after the Planning Commission reviews the request and makes a recommendation to the governing body.
2. The proposed site is located north of Wichita at the intersection of Interstate Highway 35W and 85th Street North and is located within an area classified as the "R" Rural Residential District. Interstate 35W has a full interchange movement at 85th Street North, providing easy access to the site, and would permit daily movement of large quantities of vehicles.
3. On November 10, 1972, the MAPC reviewed and approved the proposed Kansas Coliseum in an A-95 review of a funding application to the Economic Development Administration. A preliminary plat of subject property has also been submitted to the Planning Department for review.
4. It should be noted that a project such as the Kansas Coliseum may lead to further zoning change and conditional use permit requests in the general area. Soil percolation rates area range from marginal to unacceptable and ground water availability is such that municipal type water and sanitary sewer systems are necessary for development.

The Director of Environmental Health advises that they have met with EPA officials concerning potential air pollution from anticipated vehicles and that plans are under study for widening 85th and Hydraulic to four lanes to expedite traffic movements so as to diminish the amount of carbon monoxide.

Recommendation

A recommendation of approval by the Planning Commission of the special permit request should be subject to the following:

- A. Platting of subject property within one year from the date of approval by the Board of Sedgwick County Commissioners.
- B. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.

- C. A site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets, location and width of ingress and egress points to subject property, location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with restroom and shower facilities, plus a sewer discharge system for recreational vehicles.
- D. Off-street parking areas and all private roads within the park and camping area shall be paved with concrete, asphaltic concrete, or asphalt or any other comparable surfacing as approved by the County Engineer.
- E. Off-street parking spaces shall be provided as follows:
  - 1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
  - 2. One space for each recreational vehicle pad and one space for each individual tent camping site.
- F. No individual recreational vehicle pad shall have direct access to a public street.
- G. A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.

GALBRAITH said the Valley Center Planning Commission has considered this application and recommended approval, subject to conditions suggested in the staff report; and that the Subdivision Committee has recommended approval of the preliminary plat of the area, subject to various conditions.

RICK DODD, Assistant County Counselor, was present and spoke briefly in support of this request. No one appeared in opposition.

MOTION: That the Planning Commission recommend to the County Commission that this request be approved subject to the following:

- A. Platting of subject property within one year of the date of approval by the Board of Sedgwick County Commissioners.
- B. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.
- C. A site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with restroom and shower facilities, plus a sewer discharge system for recreational vehicles.
- D. Off-street parking areas and all private roads within the park and camping area shall be paved with concrete, asphaltic concrete, or asphalt or any other comparable surfacing as approved by the County Engineer.

E. Off-street parking spaces shall be provided as follows:

1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
2. One space for each recreational vehicle pad and one space for each individual tent camping site.

F. No individual recreational vehicle pad shall have direct access to a public street.

G. A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.

Rising moved, Gardenhire seconded and it carried unanimously. (Hennessy absent.)

---

February 14, 1975

Mr. Rick Dodd, Assistant County Counselor  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

Re: DR 74-34 - Request for special  
permit for Kansas Coliseum

Dear Mr. Dodd:

At the regular meeting of the Metropolitan Area Planning Commission on February 13, 1975, the above-captioned application was considered. It was the action of the Commission to recommend that the request be approved, subject to the following conditions:

- A. Platting of subject property within one year of the date of approval by the Board of Sedgwick County Commissioners.
- B. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.
- C. A site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with restroom and shower facilities plus a sewer discharge system for recreational vehicles.
- D. Off-street parking areas and all private roads within the park and camping area shall be paved with concrete, asphaltic concrete, or asphalt or any other comparable surfacing as approved by the County Engineer.

Page 2 - Mr. Rick Dodd  
February 14, 1975

- E. Off-street parking spaces shall be provided as follows:
1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
  2. One space for each recreational vehicle pad and one space for each individual tent camping site.
- F. No individual recreational vehicle pad shall have direct access to a public street.
- G. A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.

This matter will be forwarded to the Board of County Commissioners for consideration on March 5, 1975, the meeting to start at 9:00 a.m. in Room 320 Sedgwick County Courthouse.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Earl Rush, Chairman, County Commission  
John Hale, County Commissioner  
Tom Scott, County Commissioner  
Jack Turner, County Counselor  
Bob Harris, Architect, 262 North Waco 67202  
Byron Stout, Jr., 1900 Amidon 67203

DR 74-34- On 1-24-75 I mailed out the following for Valley Center Planning Commission meeting on 2-3-75 and MAPC on 2-13-75.

Staff Reports - Adjacent property owners, applicant, County Counselor, Max Christman, Valley Center City Clerk and Valley Center Planning Commissioners., Bob Harris and Byron Stout, Jr.

Picture Sheet - Valley Center City Clerk and Valley Center Planning Commissioners, and Max Christman.

Notice - Adjacent property owners, applicant, County Counselor Max Christman, Valley Center City Clerk and Valley Center Planning Commissioners., Bob Harris and Byron Stout, Jr.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

VCPC HEARING DATE: Feb. 3, 1975  
MAPC HEARING DATE: Feb. 13, 1975

Case No DR 74-34

Request: Special permit for Kansas  
Coliseum and support  
facilities

Location: South side of 85th Street  
North between I-35W and Hydraulic.

Reason: Multi-purpose facility with the ability to accommodate both indoor and outdoor uses, such as agricultural, livestock, business and industrial exhibitions; conventions; most types of shows, sports, animal and entertainment events; competitive animal and livestock contents in regard to performance, stamina, endurance, speed, conformation, and other such things geared to the art of animal lovers; agricultural and equipment storage buildings, concessions; restaurants; and park facilities, including provisions for both vehicular and tent camping.

Acres: Approximately 220      Size: 2400 ft. by 3796 ft  
Irregular

	<u>LAND USE</u>	<u>Zoning</u>
Existing	Agriculture & farmhouse	"R"
North	Agriculture & farmhouses	"R"
East	Agriculture	"R"
South	Agriculture	"R"
West	Agriculture	"R"

Comments

1. The Board of Sedgwick County Commissioners has requested a special permit under Section 11.F of the Sedgwick County Zoning Resolution, which provides that the governing body may, by special permit and subject to such restrictions as it deems necessary, permit any public structure, installation or use erected and used by any department of the city, County, State or Federal government, to be located in any district provided that such permit shall not be issued until after the Planning Commission reviews the request and makes a recommendation to the governing body.
2. The proposed site is located north of Wichita at the intersection of Interstate Highway 35W and 85th Street North and is located within an area classified as the "R" Rural Residential District. Interstate 35W has a full interchange movement at 85th Street North providing easy access to the site and would permit daily movement of large quantities of vehicles.
3. On November 10, 1972, the MAPC reviewed and approved the proposed Kansas Coliseum in an A-95 review of a funding application to the Economic Development Administration. A preliminary plat of subject property has also been submitted to the Planning Department for review.
4. It should be noted that a project such as the Kansas Coliseum may lead to further zoning change and conditional use permit requests in the general area. Soil percolation rates area range from marginal to unacceptable and ground water availability is such that municipal type water and sanitary sewer systems are necessary for development.

The Director of Environmental Health advises that they have met with EPA officials concerning potential air pollution from anticipated vehicles and that plans are under study for widening 85th and Hydraulic to 4-lanes to expedite traffic movements so as to diminish the amount of carbon monoxide.

Recommendation

A recommendation of approval by the Planning Commission of the special permit request should be subject to the following:

- A. Platting of subject property within one year of the date of approval by the Board of Sedgwick County Commissioners.
  - B. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.
  - C. A Site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.
  - D. Off-street parking areas and all private roads within the park and camping area shall be paved with concrete, asphaltic concrete, or asphalt or any other comparable surfacing as approved by the County Engineer.
  - E. Off-street parking spaces shall be provided as follows:
    - 1. One space for each five (5) seats, based on the maximum seating capacity of the Coliseum.
    - 2. One space for each recreational vehicle pad and one space for each individual tent camping site.
  - F. No individual recreational vehicle pad shall have direct access to a public street.
  - G. A landscape plan for the off-street parking area and camping areas shall be submitted to the Planning Department for review and approval prior to the issuance of permits.
-

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION  
CITY BUILDING ANNEX, 104 South Main  
Wichita, Kansas 67202

January 21, 1975

NOTICE TO ADJOINING PROPERTY OWNERS AND OTHER INTERESTED PARTIES:

SUBJECT: DR 74-34 - Request from Board of County Commissioners for a Special Permit for the development of the Kansas Coliseum and support facilities on the south side of 85th Street North between I-35W and Hydraulic.

NOTICE IS HEREBY GIVEN THAT on Monday, February 3, 1975, at 7:30 p.m., the VALLEY CENTER CITY PLANNING COMMISSION, City Hall, 117 North Park, will consider the above item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners on property legally described as follows:

The Northeast Quarter and the North Half of the Southeast Quarter all in Section 33, Township 25 South, Range 1 East, except I-35 Highway, Sedgwick County, Kansas.

If this matter is not deferred for further hearings before the VALLEY CENTER CITY PLANNING COMMISSION, it will appear on the agenda for the regular meeting of the METROPOLITAN AREA PLANNING COMMISSION at 1:30 p.m. Thursday, February 13, 1975, in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

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 and 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

Referral From Wichita-Sedgwick County Metropolitan Area Planning Commission  
To Valley Center City Planning Commission

Case No. DR 74-34 To Be Heard By The M.A.P.C. on February 13, 1975

Request For Special Permit

Reason For Request (As Provided By Petitioner): To permit establishment of Kansas Coliseum and support facilities.

Location of Property: South side of 85th Street North between I-35W and Hydraulic

Legal Description Of Property: Northeast Quarter and the North Half of the Southeast Quarter all in Section 33, Township 25, Range 1 East, except I-35 Highway, Sedgwick County, Kansas.

Petitioner: Board of Sedgwick County Commissioners  
Address: Sedgwick County Courthouse

Council For Petitioner: Jack Turner, County Counselor

Surrounding Land Use: North, Agriculture and farmhouses; south, agriculture; east, agriculture; west, agriculture.



Recommendation Or Comments By Valley Center City Planning Commission:

January 2, 1975

Mr. Bob Harris, Architect  
262 North Waco  
Wichita, Kansas 67202

Dear Bob:

I have initiated the special permit case for the Kansas Coliseum. We have scheduled it to be before the Valley Center Planning Commission on February 3, 1975 at their evening meeting and before the Metropolitan Area Planning Commission at their afternoon meeting on February 13, 1975.

It would assist us if we could have a site plan layout which could be used for purposes of display at the public hearings and for review by our staff as to establishing conditions on the special permit proceedings.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:ber

cc: Jack Turner  
County Counselor

January 2, 1975

Jack Turner, County Counselor

Robert A. Lakin, Director of Planning

DR-74-34 - Kansas Coliseum

I have initiated the special permit case for the Coliseum. Our tentative scheduling calls for this to be before the Valley Center Planning Commission at their evening meeting on February 3, 1975, and scheduled before the Metropolitan Area Planning Commission at their afternoon meeting of February 13, 1975. Assuming action is taken on this matter at that time, it would then be placed on the Board of County Commissioners agenda for February 26, 1975.

RAL:ber

January 2, 1975

Mr. Jack Turner, County Counselor  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

Re: Kansas Coliseum

Dear Mr. Turner:

Attached is a draft statement, together with supporting material to use in meeting the special conditions concerning land use plan and zoning controls on the Kansas Coliseum. After you have had a chance to review this, please let me know if any additional material is needed. I would suggest that we take this documentation with us to Denver when we go, to see if it appears to satisfy the requirements from the viewpoint of the EDA.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:ber

Attachment

Dec. '74

KANSAS COLISEUM

Special Permit Request:

The Board of County Commissioners of Sedgwick County, Kansas, propose to establish multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers; agricultural and equipment storage buildings; concessions; restaurants; ~~potential complimentary motel accommodations~~ and park facilities including provisions for both vehicular and tent camping. *NR* *NR*

*deletion as per BAC w/ concurrence of Ricki Reed 12-30-74  
Telephone*



**COUNTY OF SEDGWICK  
COMMISSIONERS OFFICE**

December 18, 1974

COUNTY COURTHOUSE, WICHITA, KANSAS, 67203

TO: Robert Lakin, Director of Planning

FROM: Jack N. Turner, County Counselor *JNT.*

SUBJECT:

Enclosed herewith you will find a list of all owners within 1000 feet of NE $\frac{1}{4}$  and the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  of 33-25-1E, Exc. I-35.

JNT/nal

*Create DR file - Special Permit - Section 11F  
for Bd of Co Comm'rs -  
use Kansas Colonies*

*- Use legal on ownership list.*

*- Use "uses" from ltr of Turner to Bd of Dir.  
K $\leq$  Colonies.*

Date 12-12-74 Hour \_\_\_\_\_

RUSH

### DELIVERY INSTRUCTIONS

REGULAR

Deliver To: Paul Pickler

Address: Purchasing Agent - Board of Co. Commissioners  
Court House

Get Receipt - YES  NO

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**FIDELITY TITLE COMPANY, INC.**

Phone 262-8261

By Anita Gray

Fidelity Title Company, Inc. 221 N. Market Wichita, Kansas 67202 Phone (316) 262-8261 Abstracts of Title Title Insurance Real Estate Escrows



No. 26726

CHARGE TO Board of County Commissioners  
Court House  
Wichita, Kansas 67203

DATE: 12-12-74  
ORDERED BY: same  
DELIVERED TO: Spencer Delameter

CUSTOMER ACCOUNT # ( 00351 )

TITLE INSURANCE #:

DESCRIPTION: All owners within 1000 feet of NE $\frac{1}{4}$  and the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  of 33-25-1E, Exc. I-35

OWNER:

entries	number	_____	\$				
contract		_____		}			
court		_____					
Ownership List		_____	28.00			abstracting . . . . .	\$ 28.00
general certificate		_____					
special certificate		_____					
judgment search		_____		}			
statement of title		_____					
.....							
title binder	\$ _____ @	\$	}			title insurance . . . . .	\$
owner policy	\$ _____ @						
mortgage policy	\$ _____ @						
escrow fee	_____ @						
title report	_____ @			}			
.....							
recording	_____	\$	funds advanced . . . . .			\$	
registration tax	_____			}			
other taxes	_____		TOTAL			\$ 28.00	

ACCOUNTS DUE UPON RECEIPT OF INVOICE

CUSTOMER INVOICE

STATEMENT OF OWNERSHIP

STATE OF KANSAS }  
SEDGWICK COUNTY } SS:

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas,

All the owners within 1000 feet of the Northeast Quarter and the North Half of the Southeast Quarter all in Section 33, Township 25, Range 1 East, Except I-35 Highway, Sedgwick County, Kansas.



DUPLICATE

And from such examination find that the owners thereof are as set opposite the description of the property below, viz:  
(Addresses as given are furnished as a service and not certified.)

TRACT DESCRIPTION

OWNER & ADDRESS

The NE $\frac{1}{4}$  and the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 33, Township 25, Range 1 East, except that portion taken for right of way for Highway I-35.

✓ The Board of County Commissioners of Sedgwick County, Kansas  
Court House  
Wichita, Kansas 67203

The SW $\frac{1}{4}$  of Section 34, Township 25, Range 1 East of the 6th P.M., Sedgwick County, Kansas

✓ Orville H. Miller & Doris S.  
2134 East 77th Street North  
Valley Center, Kansas 67147

Beginning 1293.5 feet South of the NW corner of Section 34, Township 25, Range 1 East, Sedg. Co., Ks., thence East 660 feet, thence South 100 feet, thence West 660 feet, thence North 100 feet to tpoint of beginning.

✓ Sylvia Juanita Boyer  
8360 North Hydraulic  
Valley Center, Kansas 67147

Fidelity  Title  
COMPANY, INC.

TRACT DESCRIPTION

OWNER & ADDRESS

N $\frac{1}{2}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 25, Range 1 East, Sedg. Co., Ks., excepting therefrom a tract in the NW corner thereof described as follows: Beginning 1293.5 feet South of the NW corner of said Section 34, thence East 660 feet, thence South 100 feet, thence West 660 feet, thence North 100 feet, to point of beginning.

✓ Charles W. & Muriel W. Schlicher  
1320 Cloverdale Drive  
Wichita, Kansas 67219

S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 25 South, Range 1 East, Sedg. Co., Ks.

X O. Gail Moore  
No Address found

The N $\frac{1}{2}$  of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 34, Township 25 South, Range 1 East of the 6th P.M., Sedg. Co., Ks.

✓ Ira Newcomer  
Rural Route #2  
Valley Center, Kansas 67147



SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 27, Township 25 South, Range 1 East excepting and reserving unto the grantors and their assigns the full benefit and use of said premises, and the rents, issues and profits thereof for and during the natural life of each of them.

X Muriel Jean Schuster  
No Address found

Part of the SE $\frac{1}{4}$  of Section 28, Township 25, Range 1 East of the 6th P.M., Sedg. Co., Ks., described as: The S $\frac{1}{2}$  of the said SE $\frac{1}{4}$ , except 1 $\frac{1}{2}$  acres in the SW corner thereof, and except a tract described as beginning 231 feet East of the SW corner of said SE $\frac{1}{4}$ ; thence East 875.99 feet; thence North 282.86 feet; thence West 875.99 feet; thence South 282.86 feet to the place of beginning, and The South 1 $\frac{1}{2}$  Acres of the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 28, Township 25, Range 1 East of the 6th P.M., in Sedg. Co., Ks.

✓ Wichita Developers, Inc.  
% O. C. Frey  
1400 North Woodlawn  
Wichita, Kansas 67208

A Tract beginning 231 feet East of the SW corner of the SE $\frac{1}{4}$  of Section 28, Township 25 South, Range 1 East of the 6th P.M., Sedg. Co., Ks.; thence East 615.99 feet; thence North 282.86 feet; thence West 615.99 feet; thence South 282.86 feet to place of beginning.

Wichita Developers Inc.  
% O. C. Frey  
1400 North Woodlawn  
Wichita, Kansas 67208



TRACT DESCRIPTION

OWNER & ADDRESS

Lot 6, Avenue B, now Ash Avenue, in the City of Valley Center, in Sedgwick County, Kansas; and The South half of the SW $\frac{1}{4}$  of Section 28, Township 25, Range 1 East of the 6th P.M., except that portion beginning 980 feet East of the SW corner, thence East 220 feet, thence North 198 feet, thence West 220 feet, thence South to the point of beginning, in Sedg. Co., Ks.

✓ Old National Bank of Spokane  
As Trustee,  
Spokane, Washington

E $\frac{1}{2}$  of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 33, Township 25, Range 1 East, Sedg. Co., Ks., excepting and reserving unto the grantor James H. Dunn, a life estate in and to the above described premises and the full benefit and use thereof for and during his natural life.



✓ Charles L. Stauffer  
8530 North Broadway  
Valley Center, Kansas 67147

Tracts 8 & 9: That part of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 33, Township 25, Range 1 East, lying West of the Interstate Highway as recorded in deed book 1427 Page 522, except the West 1320 feet thereof, Sedg. Co., Ks.

X Edgar F. & Virginia Bishop  
No Address Found

The S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 33, Township 25, Range 1 East, except 3.28 acres deeded to state for Highway.

X Ruth C. Lee  
No Address Found

An undivided one-sixth interest in and to all of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 33, Township 25, Range 1 East of the 6th P.M., Sedg. Co., Ks., lying West of Interstate Highway #35-W.

✓ Martin K. Eby Construction Co.  
610 North Main Street Inc.  
Wichita, Kansas 67203

Dated at Wichita, Kansas, this 12th day of December, 1974;  
7:00 A.M.

FIDELITY TITLE COMPANY, INC.  
By *Opita Gray*  
Asst. Sec. ag

Tracer No. 26726



*Young File*  
✓  
July 26, 1974

Jack Turner, County Counselor

Robert A. Lakin, Director of Planning

Kansas Coliseum

It is my view that the Kansas Coliseum should receive formal approval under the County Zoning Resolution. The area involved should also be platted and this would most likely be recommended as a condition of approval in any proceeding under the County Zoning Resolution. The zoning and platting can proceed concurrently or the platting could follow the zoning. The first would save time.

I assume the land and the building will be owned by the County, with the private group holding leases. If this is not so, then the zoning procedure changes. Two alternates are open. One, to approve as a Conditional Use Permit under Section 3.A.8.(h) as "government buildings and premises" in the "R" Rural Residential District. The other is under Section 11.F.1. which allows, as a Special Permit, any public structure of the County's in any zoning district. The basic difference is that under the Conditional Use, a 20% protest could force a unanimous vote of the County Commission for approval. The special permit has no protest provisions.

Either way, an application by the County, signed by the Chairman (or, who is the owner - since the Board is, does this mean all three Commissioners?), plus an ownership list of all property owners and their mailing addresses within 1,000 feet of the legal description, should be filed in our office. In addition, the uses to be permitted should be spelled out, i.e., exhibition, recreation (indoor and outdoor), animal holding area, etc. This should be accompanied by a site plan showing general layout, proposed setback, and any special features - landscaping, sewage lagoon area, camping area layout and hookup for exhibitors, etc.

On receipt of this material, the following will occur:

1. MAPD will advertise the case for public hearing.
2. MAPD will prepare written notices and mail 10 days prior to the public hearing.
3. Valley Center City Planning Commission will hold a hearing to comment on the case prior to item 4. Notices in 1. and 2. will indicate time and place for 3. This is due to agreements to refer cases within three miles of a MAPC member city.

Page 2 - Mr. Jack Turner, County Counselor  
July 26, 1974

4. MAPC will hold official public hearing. A staff report will be submitted prior to that hearing. MAPD makes its recommendation.
5. Board of County Commissioners receives MAPC's recommendation. May approve at this time. Resolution adopted. Normally withhold from publication until conditions, such as platting, is complied with.

The total time elapsed depends on the filing date in relation to scheduled meetings of the Board of County Commissioners, MAPC and the Valley Center Planning Commission. Estimated time is 72 days.

As to platting, either an engineering firm (or the County Engineer), should be retained to plat the property. Information needed will be topography, and specifics on drainage, water and sewage. I think McLure did the zoo plat. Normally the procedure is the submission of the preliminary plat to us for submission to the Subdivision Committee of the MAPC. They would then approve and authorize the filing of the final plat. The "engineer" would then submit the final plat to us for presentation to the Subdivision Committee. When approved, it would then go one week later to MAPC and then be scheduled before the Board of County Commissioners. At this time, all contracts for sewer, water, title opinions, etc., would be required to be in hand prior to Board of County Commission approval and recording.

Attached are application forms and flow chart, including general time schedules. Also attached is a more specific task list, assuming a start date of August 14, 1974.

If anything else is needed, call.

RAL:ber

Attachments

<u>DATE</u>	<u>ZONING</u>	<u>PLATTING*</u>
8-14	Order Ownership List-County	
NLT 8-21	File Application with MAPD	
NLT 8-26	Advertise - MAPC	Submit Prel. Plat - Co. Engineer
8-26	Mail Notices	
9-3	Valley Center Public Hearing	
9-5		Subdivision Comm. Approve Prel.
9-12	MAPC Public Hearing	
NLT 9-23		Submit Final Plat-Co. Engineer
10-2	Bd. Co. Comm. Approve	
10-3		Subdivision Comm. Approve Final
10-10		MAPC Approve Final Plat
10-23		Bd. Co. Comm. Approve Final Plat
NLT 10-30		Record Final Plat
10-31	Publish Resolution	

NLT - Not later than

\* - Assumes work is done to meet closing dates listed.



**COUNTY OF SEDGWICK  
COMMISSIONERS OFFICE**

JACK N. TURNER — COUNTY COUNSELOR

ROOM 320

COUNTY COURTHOUSE, WICHITA, KANSAS, 67203

• TELEPHONE 268-7411

July 23, 1974

Mr. Robert Lakin  
Metropolitan Area Planning Department  
City Annex Building  
104 South Main  
Wichita, Kansas

Dear Robert:

Enclosed please find a letter from Robert Harris concerning the Kansas Coliseum.

I have marked one section pertaining to zoning of the property and would appreciate it if you would send me a step by step written procedure to be followed in order to comply with zoning resolutions concerning this matter.

If you have any questions, please do not hesitate to call.

Sincerely,

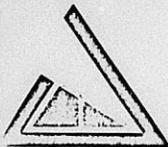
Jack N. Turner  
County Counselor

JNT/js

Enclosure



19 July 1974



Mr. Tom Scott  
Chairman, Board of County Commissioners  
Sedgwick County Courthouse  
Wichita, Kansas 67203

Re: The Kansas Coliseum

Dear Chairman Scott:

I want to take this opportunity to inform you as to the present status of the Kansas Coliseum project, our projected schedule and project related tasks that need to be accomplished at an early date.

You will recall that in order to have adequate information to file an application for an EDA grant to help finance the Coliseum, we did schematic design work with the best information available at that time. The grant application was filed in November of 1972 and was officially approved in April of 1973.

During the time period from the approval of the project by EDA to when we received the contract for architectural services from the Board of County Commissioners in May of this year, we were involved in several aspects of the project some of which were:

1. Determining a water source.
2. Evaluating code requirements.
3. Site survey and sub-surface soil investigations.
4. Meetings with civic and special interest organizations.
5. Further schematic design study.

When it became apparent in December of 1973 that an architectural contract was not going to be acted upon in the foreseeable future and the entire project appeared to be in jeopardy, we ceased work on it until this past May when our contract was signed. We are now in the process of developing the design and have been meeting with potential users for their advice and criticism.

It is our intent to meet the following schedule for completion of the project:

COPY



Page 2  
July 19, 1974  
Mr. Tom Scott

The Kansas Coliseum

SEPTEMBER 1974 - Obtain final approval of the design phase.  
FEBRUARY 1975 - Obtain final approval of contract documents.  
MARCH 1975 - Obtain City, State and Federal approvals.  
APRIL 1975 - Receive construction bids on project.  
MAY 1975 - Start construction.  
OCTOBER 1976 - Construction completed.

I am not aware that any agreement has been made with the Valley Center or Park City water districts and the County for furnishing water to the site.

If he hasn't already, your legal counsel should initiate discussion with the Metropolitan Area Planning Commission as to what requirements will need to be met regarding rezoning and/or platting of the property.

From time to time it has been suggested that it would be advantageous to all concerned to have the manager who will be employed to operate the Coliseum available during the planning of the facilities. This would be beneficial to us to have one individual representing the County and Kansas Coliseum, Inc. to whom we could deal with on the many questions that arise where we need counsel from the owner. If it is not possible to employ a manager at this time, who do you suggest we contact for those times we need to consult with the owner?

Our last contact, through Lee J. Whitlock, with the EDA office in Denver, was in June of 1973. Who at the County level is now acting as your representative with them?

Finally the cost estimates, that the project budget was based on, were projected for bidding in July of 1973. With the unprecedented increase in construction costs throughout the entire industry, we estimate a minimum of a 20% increase in the construction costs of the project. We are nevertheless proceeding with our design based on the original requirements and have not attempted to cut back on the overall scope of the project as approved by EDA.

COPY



Page 3  
July 19, 1974  
Mr. Tom Scott

The Kansas Coliseum

As mentioned previously, we are continuing to meet with potential users of the Coliseum as we are developing the design. We would welcome the opportunity to show you the planning to date and would encourage any comments or questions you might have regarding the project.

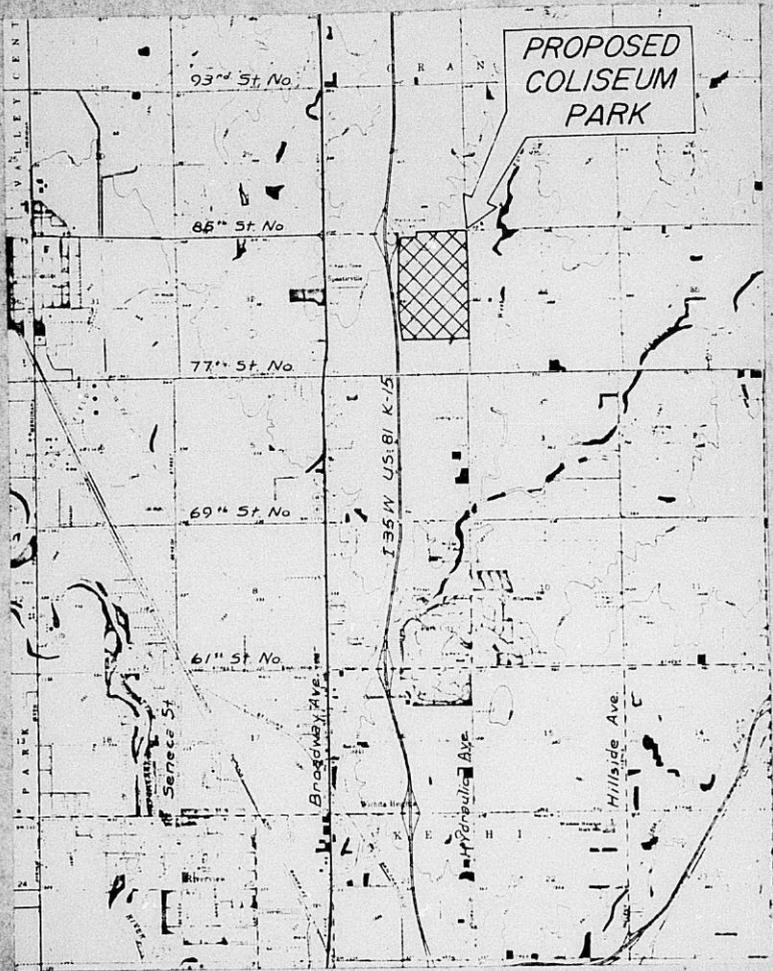
Very truly yours,

Robert B. Harris, AIA

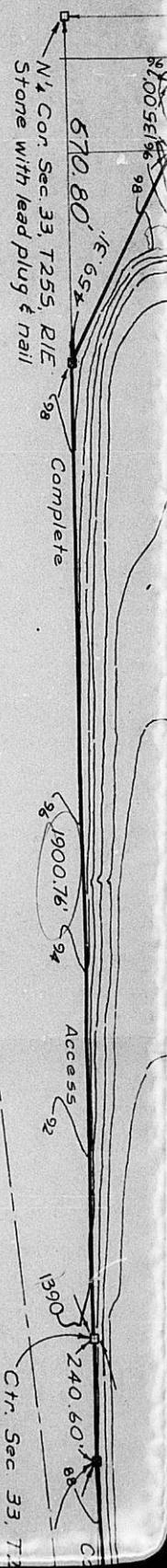
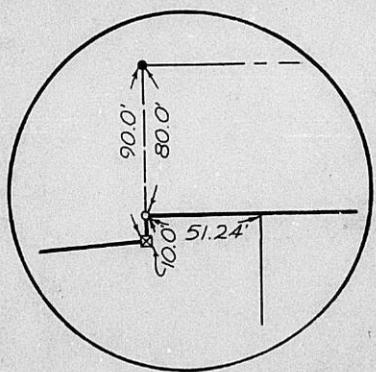
RBH:1

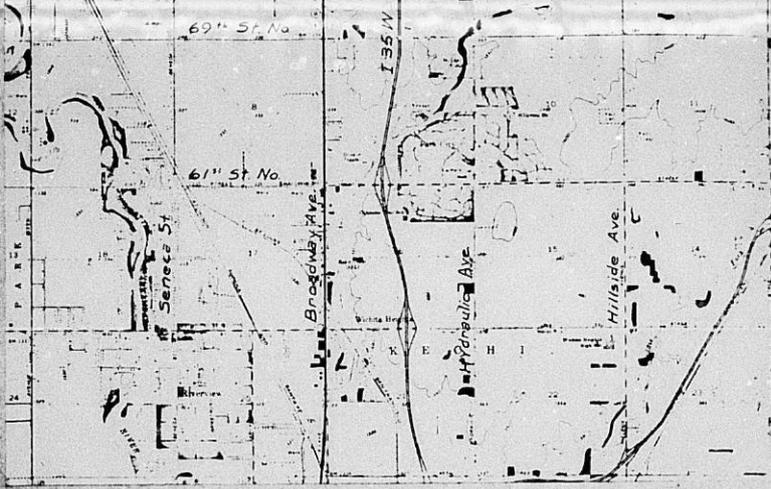
cc: Commissioner Earl E. Rush  
Commissioner Elmer S. Peters  
H. Marvin Bastian  
Martin K. Eby, Sr.  
Fran Jabara  
Frank Kessler  
Sam H. Marcus  
Byron G. Stout, Jr.  
Jack N. Turner ✓

COPY

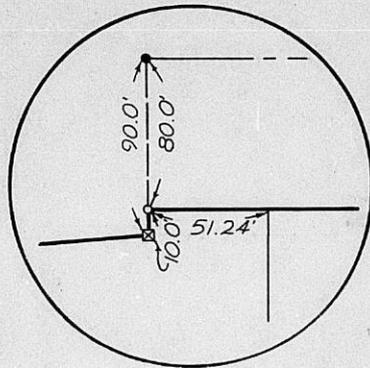


VICINITY MAP





VICINITY MAP



DESCRIPTION:

THE NE $\frac{1}{4}$  AND THE N $\frac{1}{2}$  OF THE SE $\frac{1}{4}$  OF SEC. 33, T25S, R1E, EXCEPT THAT PORTION TAKEN FOR RIGHT-OF-WAY FOR HIGHWAY I-35.

BM7-A "X" ON SOUTH HUBGUARD OF CULVERT, 100' WEST OF NE COR., SEC. 33, T25S, R1E. ELEV. 1391.55

± 135W N.B. 2

1900.76' 94

Access 92

1390

Ctn. Sec. 33, T25S, R1E  
Stone

240.60' 88

Control 1048.85' Ch 84

1049.21' Anc.

R-1159916

1046.53' 84

56.7

1380

See Detail

763.60'

551.10'

N 1/4 Cor. Sec. 33, T25S, R1E  
Stone with lead plug & nail

570.80' ±

1/4" 3/4"

Complete

± 135W N.B.

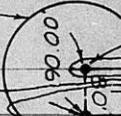
1900.76'

Access

1390'

240.60'

Ctr. Sec. 33.  
Stone



Access

Cont

(Existing to be re)

1400

1596.24'

96

96

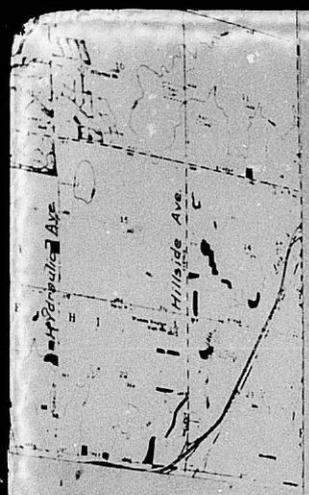
PROPOSED COLISEUM PARK

Hillside Ave  
Peninsula Ave

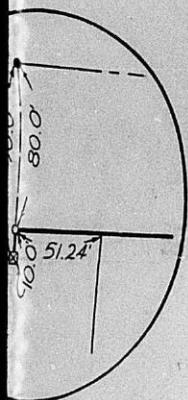
MAP

51.24'

2

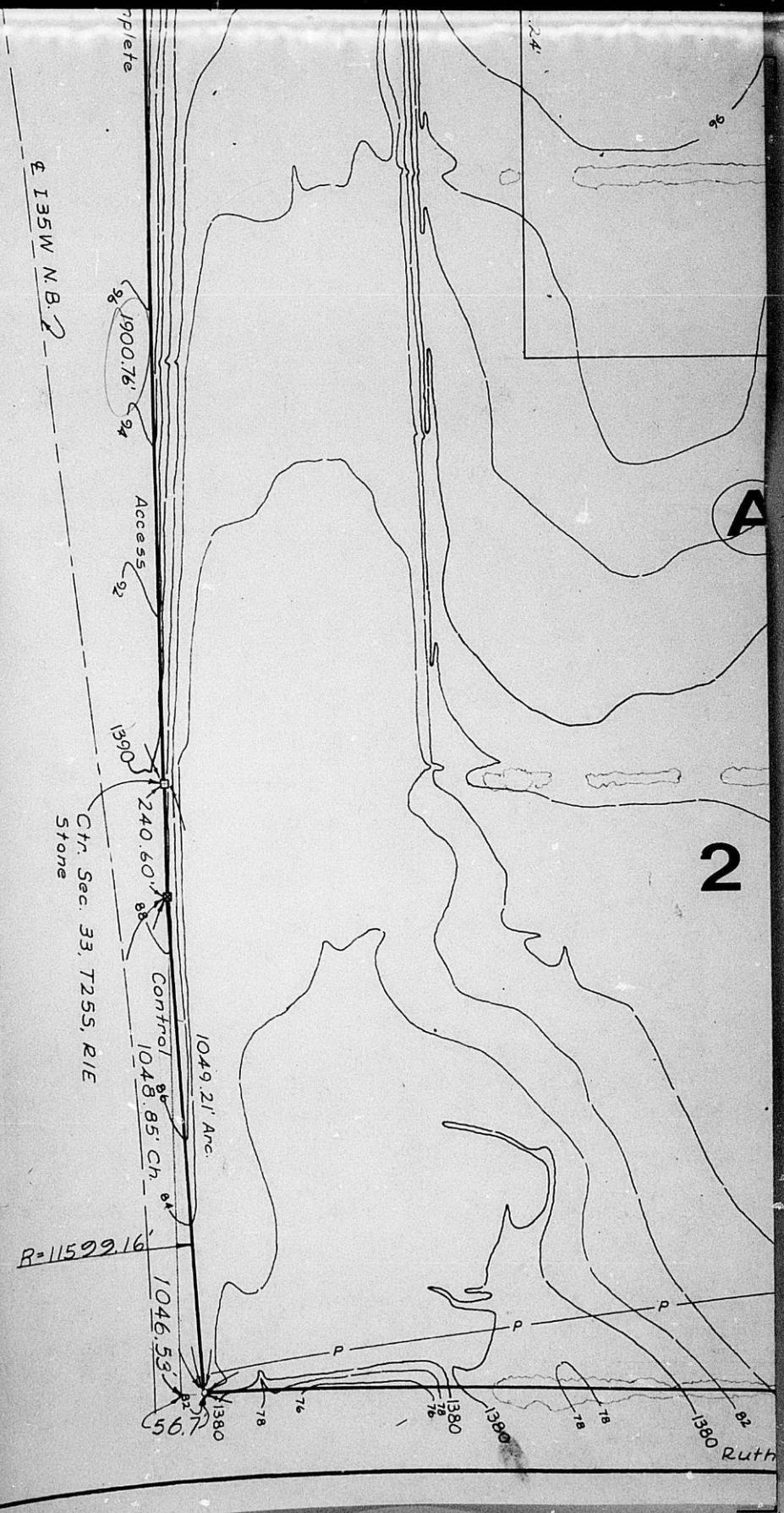


MAP



SE1/4 OF SEC. 33, T25S, R1E,  
FOR RIGHT-OF-WAY FOR HIGH-

WARD OF CULVERT, 100' WEST  
SEC. 33, T25S, R1E. ELEV. 1391.55



135W N.B.

1900.76'

Access

1390'

240.60'

Control Stone  
Ctn. Sec. 33, T25S, R1E

1049.21' Arc.

1048.85' Ch.

R=11599.16'

1046.53'

1380  
1390  
1380

2

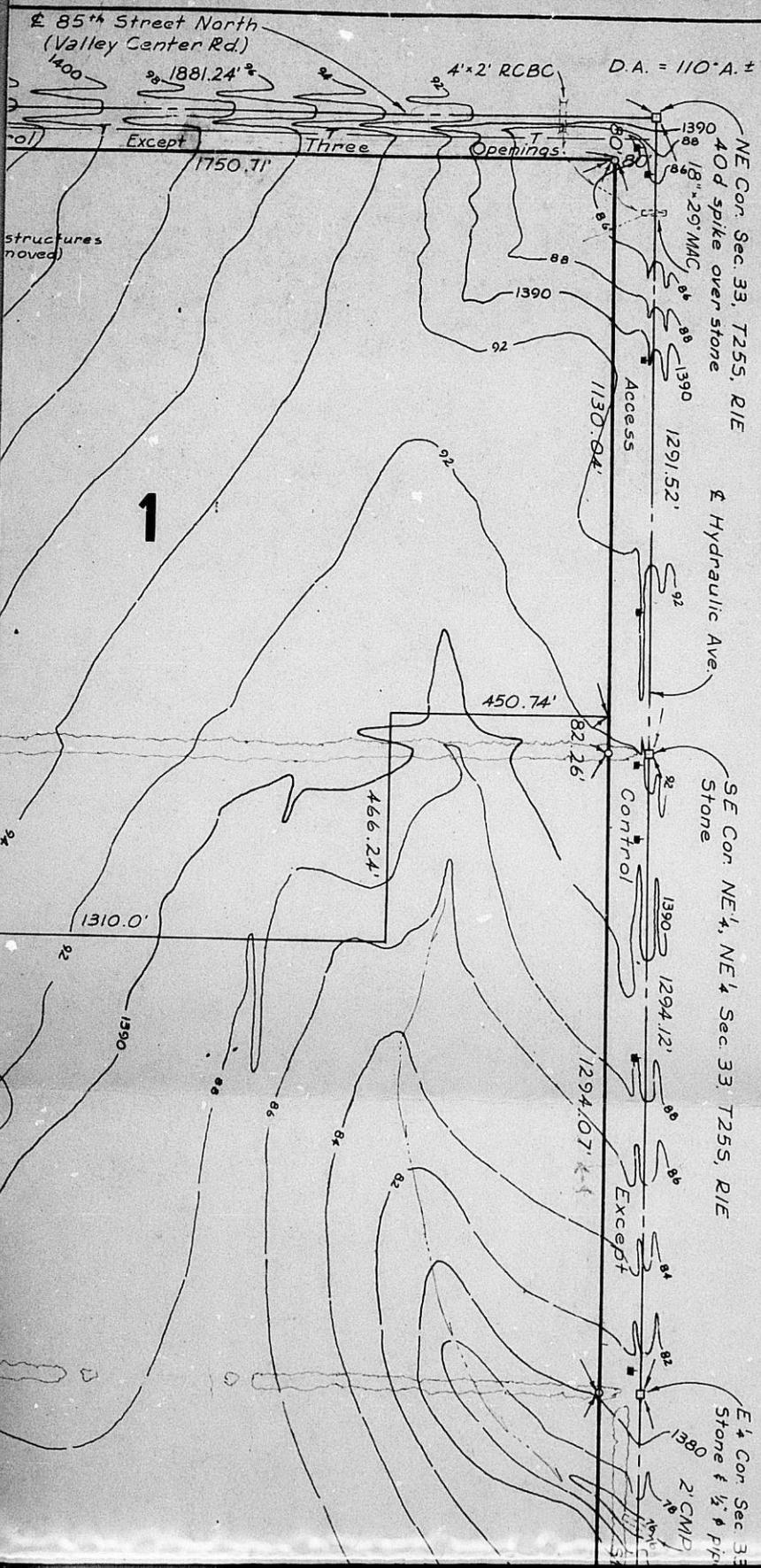
A

Ruth

PRELIMINARY

COLISEUM

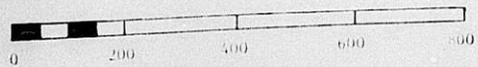
SEDGWICK





PRELIMINARY PLAT  
OF  
COLISEUM PARK

SEDGWICK COUNTY, KANSAS



SCALE

LEGEND

- RIGHT-OF-WAY MARKER
- PIPE (THIS SURVEY)

# APPROVED PARKING PLAN

700<sup>N</sup>

6500N

**OFFICE COPY**  
DO NOT REMOVE

Note: Grading Contractor Volume I, Stockpile 1,100 Cu.Yds. in this area as directed by the Architect for arena floor cover.

SE Cor. N  $\frac{1}{2}$  SE  $\frac{1}{4}$   
Sec. 33, T25S, R1E  
1/2" pipe

## DRAWING INDEX - VOLUME I

DWG SET	SHT. NO.	SHEET CONTENT
SGP	1.	TITLE SHEET
	2.	INDEX SHEET
	3.	GRADING-PAVING PLAN I
	4.	GRADING-PAVING PLAN II
	5.	GRADING-PAVING PLAN III
	6.	GRADING-PAVING PLAN IV
	7.	GRADING-PAVING PLAN V
	8.	GRADING-PAVING PLAN VI
	9.	RAMP-SIDEWALK LAYOUT PLAN
	10.	PERIMETER ROAD PROFILE AND PAVING DETAILS
SWD	1.	DRAINAGE DETAILS
	1.	WATER DISTRIBUTION SYSTEM AND MISCELLANEOUS DETAILS
	2.	WATER SERVICE LOOP
	3.	WATERMAIN PROFILES
	4.	CHLORINATOR AND POLYPHOSPHATE LAYOUT
	5.	AUXILIARY PIPING DETAILS
SAL	1.	WATER RESERVOIR
	6.	PUMPHOUSE AND TUNNEL LAYOUT
	1.	LIGHTING LAYOUT AND MISCELLANEOUS ELECTRICAL DETAILS

52,500E

52,000E

51,500E

*oblinger-smith corporation*



Consultants in Planning  
Design and Development  
625 First National Bank Building  
Wichita, Kansas 67202

**DELAMATER, FREUND & SCHERER, P.A.**  
ENGINEERS & ARCHITECTS  
WICHITA KANSAS  
276-A-1



10,000N

9500N

NE Cor. Sec. 33, T25S, R1E  
40d spike over stone

52,500E

### PARKING SPACES

Initial Development Phase = 3062 spaces

Future Development Phase = 1432 spaces

TOTAL = 4494 spaces

TOTAL MAX. SEATING CAPACITY = 12,087 Limits of A

52,000E

Auto Parking Lot

Auto Park

### GRADING-PAVING

#1-10'

51,500E

(Valley Center Road)

Street North

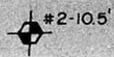
Auto Parking Lot

North-South Axis

#2-10.5'

51,500E

North - South Axis



Street North

ε 85th

51,000E

Auto Parking Lot

All rem  
Coliseum  
Limits  
Re: Volun  
park  
drain  
tion

Auto Parking Lot

GRADING-

50,500E

N 1/4 Cor. Sec. 33, T25S, R1E

50,000E

Stone with lead plug & nail

10,000N

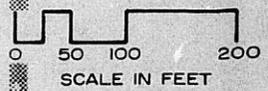
9500N

11K

9000N

8500N

SE Cor. N<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub>  
Sec. 33, T25S, R1E Stone



Auto Roadway Limits of Truck Roadway

6-10.5'

ing Lot

Truck Parking Lot

SOIL BORING LOCATIONS TYP.  
REFER: VOLUME II SPECS  
FOR LOGS.

PLAN I

Truck Roadway

866700N

# 12-29.8'

# 7-40'

COOLING TOWER  
(VOLUME II)

# 14-10.5'

# 11-29.4'

GRADING-PAV

Limits of Truck Roadway  
51475.00E

Limits of Auto Roadway

Grading Contractor's  
Stockpile 600 Cu. Yds.  
soil for Building Construction  
Volume II

# 5-40'

# 4-39'

# 8-42'

WP #1

WP #3

WP #2

WP #4

# 10-29.9'

Limit of Coliseum Building construction  
except as noted specifically on  
Volume II drawings.  
Re: Volume I for rough grading and  
compaction in this area.  
Volume III for landscaping.

WP #2

WP #4

#10-255'

Limit of Coliseum Building construction  
except as noted specifically on  
Volume II drawings.  
Re: Volume I for rough grading and  
compaction in this area.  
Volume III for landscaping.

Limits of Auto Roadway

Grading Contractor Volume I

Stockpile 600 Cu. Yds.

soil for Building Construction

Volume II

#15-10.5'

# GRADING-PAVING PLAN VI

East - West Axis

#9-10'

Grading area not specifically noted as  
in Building Limits or Camper Park

Re: Volume I for grading, paving, walks,  
and lot lighting, storm sewer and  
drainage structures, and water distribu-

tion. Volume III for landscaping.

# PAVING PLAN III

Grading Contractor Volume I,  
Stockpile 6,600 Cu. Yds. for  
Compacted Backfill by Building  
Contractor Volume I

Limit of Camper Park construction.  
Re: Volume I for grading, drainage  
structures and water distribution.  
Volume III for roads, park structures,  
park accessories and landscaping.

90000

85000

80000

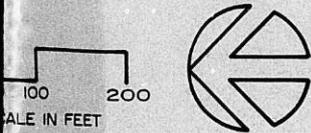
75000

Hydraulic Avenue

E 14 Cor. Sec. 33, T25S, R1  
Stone & 1/2" pipe

**DRAWING SET INDEX**

VOLUME NUMBER	SET IDENT	NO. OF SHTS.	DESCRIPTION OF WORK
<b>VOLUME I</b> DELAWARE, FREUND & SCHERER, P.A. CIVIL ENGINEERING	SGP	10	SITE GRADING, PAVING, & STORM SEWER
	SWD	6	SITE WATER DISTRIBUTION
	SAL	1	SITE AREA LIGHTING
<b>VOLUME II</b> THOMAS, HARRIS, ASH, & MASON PROJECT ARCHITECTS	SA	1	SITE ARCHITECTURAL (DRAWING INDEX-VOLUME II)
	A	33	COLISEUM ARCHITECTURAL
	S	29	COLISEUM STRUCTURAL
	M	12	COLISEUM PLUMBING & MECHANICAL
	FP	1	COLISEUM FIRE PROTECTION
	E	7	COLISEUM ELECTRICAL
	SR	6	COLISEUM SOUND REINFORCEMENT
<b>VOLUME III</b> OBLINGER-SMITH CORPORATION SITE PLANNING & LANDSCAPE DESIGN	CP	19	SITE LANDSCAPING & CAMPER PARK DEVELOPMENT



DRIVING LOCATIONS TYP.  
VOLUME II SPECS  
S.S.

4-05

Limits of Truck  
Roadway

Limits of Auto  
Roadway

**GRADING-PAVING PLAN II**

Limits of Truck Roadway and Parking Lot

51475.00E

Limits of Auto Roadway and Parking Lot

Building Contractor Volume I,  
to 105 Spec. 100 500 Cu. Yds. Top  
soil for Building Contractor  
Volume II

GENERAL NOTE:

THE OWNER'S COUNTY ENGINEERING AND CONSTRUCTION DEPARTMENT WILL ACCOMPLISH THE FOLLOWING PORTIONS OF THIS PROJECT:

SITE EARTHWORK AND GRADING THROUGHOUT, INCLUDING STORM SEWER

SITE ROADS AND PARKING LOTS THROUGHOUT, INCLUDING THE CAMPER PADS IN THE PARK AREA

LANDSCAPING AND ALL PLANT MATERIALS AREA LIGHTING EXCLUSIVE OF CERTAIN LIGHTING IN AREA ADJACENT TO BUILDING

CIRCULATION WALKS EXCLUSIVE OF WALKS ADJACENT TO BUILDING

ALL PARK DEVELOPMENT EXCLUSIVE OF THE PARK STRUCTURES

ALL OTHER WORK SHOWN OR CALLED FOR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

VOL. I

VOL. II

ARTICULATED BUILDING  
CIRCULATION WALKS EXHAUST FANWAYS ADJACENT TO  
BUILDING  
ALL PARK DEVELOPMENT EXCLUSIVE OF THE PARK STRUCTURES

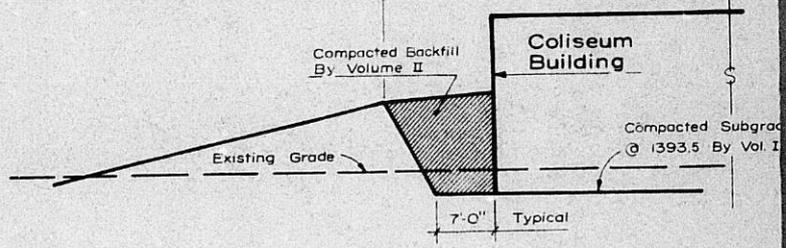
ALL OTHER WORK SHOWN OR CALLED FOR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Grading Contractor Volume I,  
Stockpile 800 Cu Yds. Top  
soil for Building Contractor  
Volume II

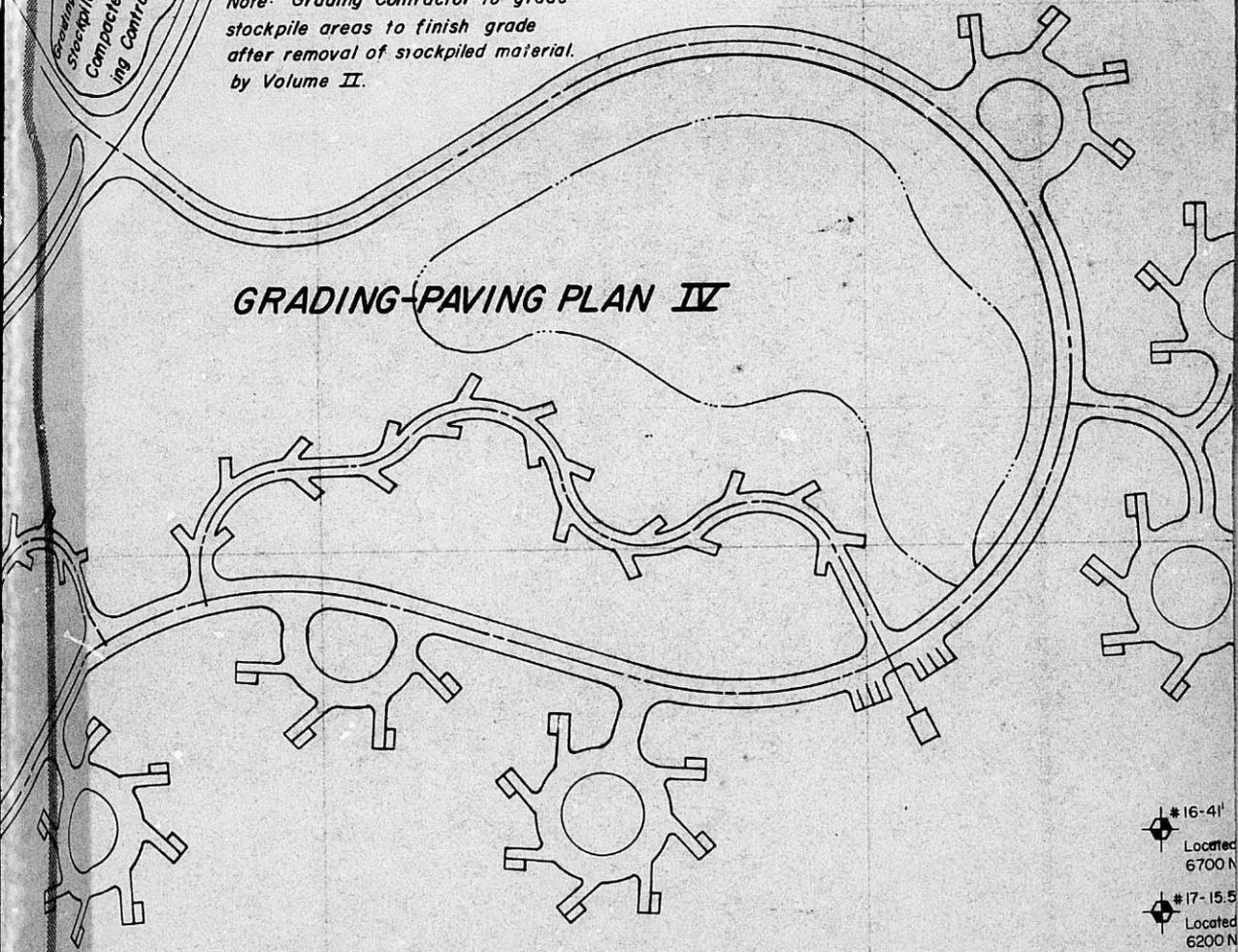
Grading Contractor Volume I,  
Stockpile 6,600 Cu Yds for  
Compacted Backfill by Build-  
ing Contractor Volume II.

Note: Grading Contractor to grade  
stockpile areas to finish grade  
after removal of stockpiled material.  
by Volume II.

VOL. I | VOL. II



### GRADING-PAVING PLAN IV



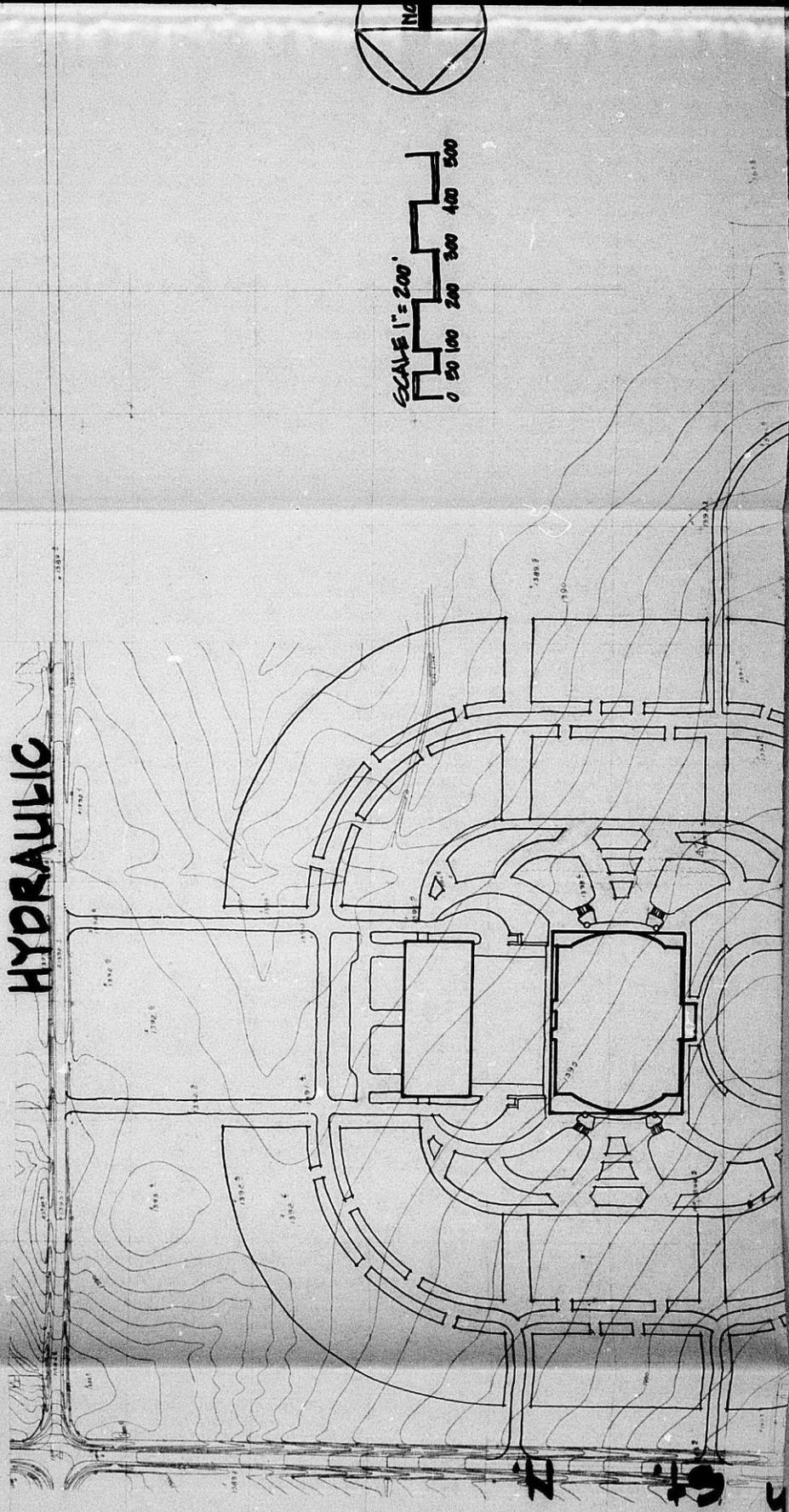
- #16-41' Located 6700N
- #17-15.5 Located 6200N

Ctr. | Sec.  
Sec. 13, T25S, R1E  
Stone

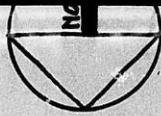
8000N

7500N

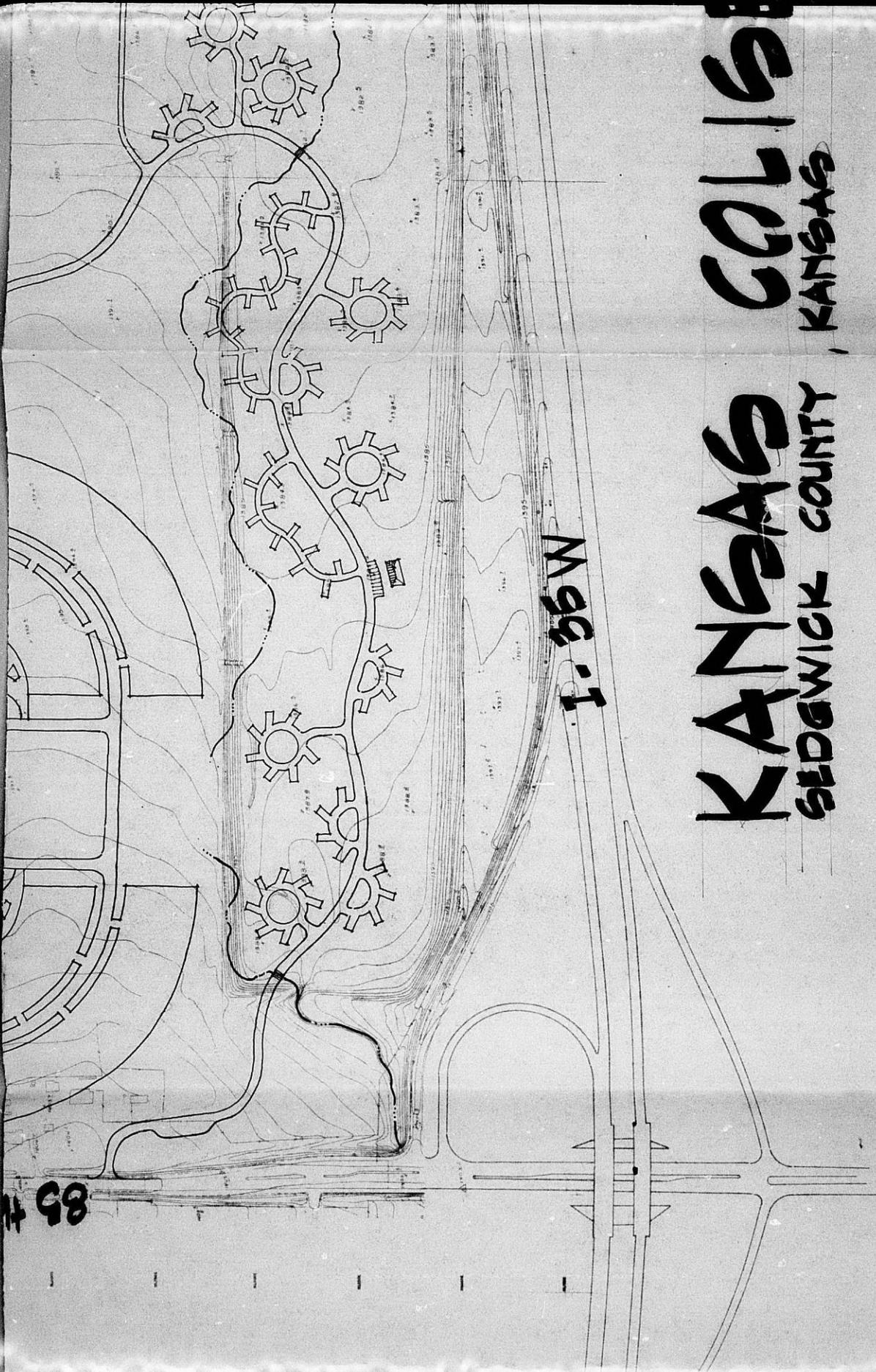
# HYDRAULIC



SCALE 1" = 200'



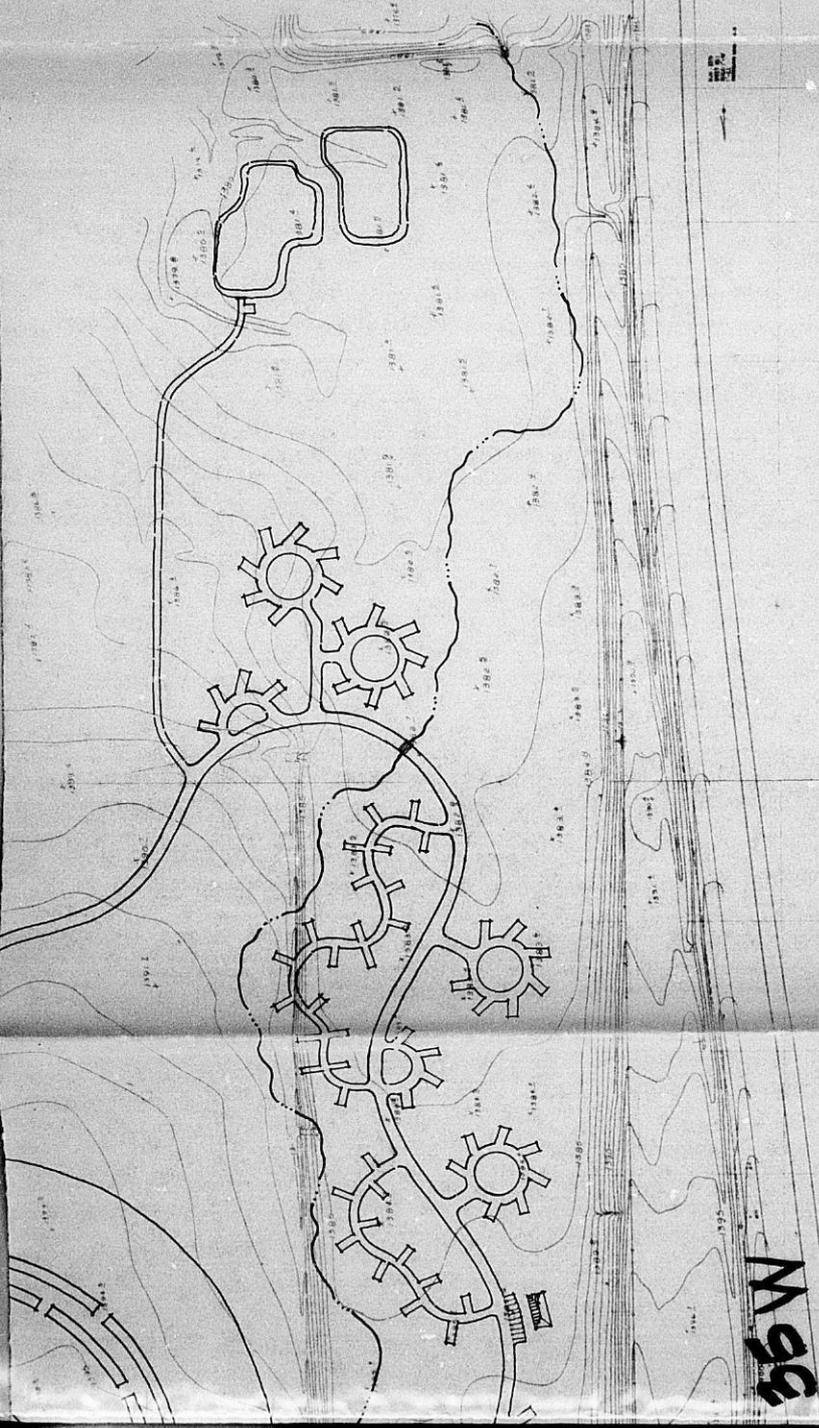
ST. 13



854

M 36 W  
I.

**KANSAS**  
SEDGWICK COUNTY, KANSAS



AMES COLISEUM

KANSAS

AMES

WICK COUNTY

W

This DR 74-34 file  
contained a set of eight landscape  
plans. Job number 05-1031-A