

Foster
9-2-76
[Signature]

ACTION

DATE

COMMITTEE

*Approved sub. to
condition* 9-16-76

M.A.P.C.

B.C.G./B. CO. C. *Approved to
Reconstr* 10-13-76

Closed

*Associated Plat. 'Centennial Sub'
Recorded by 'Register of Deeds' on
November 24, 1976.*

DR-76-14 - KG&E Electrical Sub-
station - generally located on the
east side of 135th St. West, ap-
proximately 1/2 mile south of
Hi

Map No. 4645
~~4646~~
 Sec. 36
 Twp. 27
 Range R2W

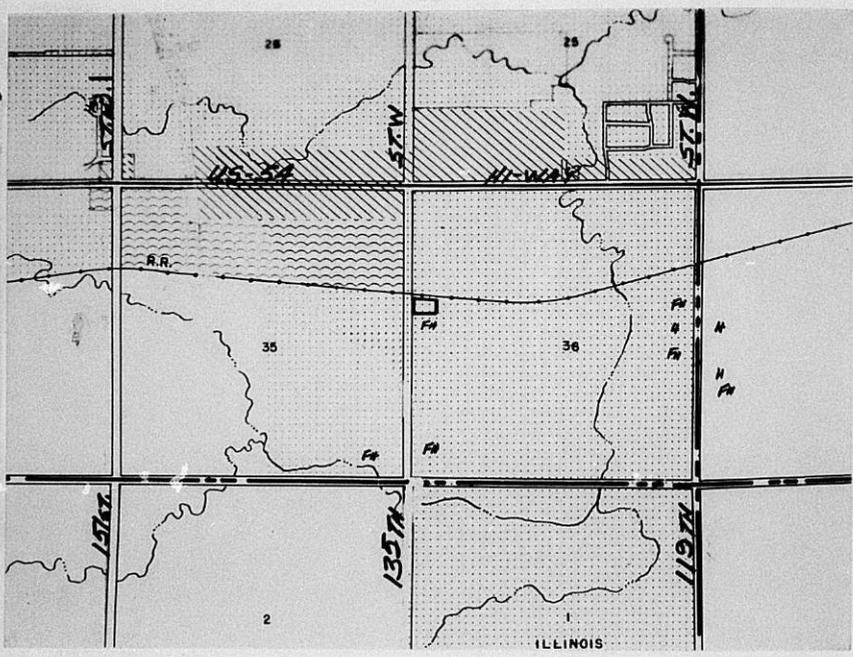
DBA DR 76-14
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 1.7 (215 ft. by 350 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East UNDEVELOPED South FARM HOUSE
 West UNDEVELOPED North UNDEVELOPED AT ST
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



HASTINGS - IN - LOS ANGELES
 LOAN - ON - MORGAGE, TX, U. S. A.

Sward
 No. 2-153C

Form T9-221A

*Edie
File*

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 76-14 CONSIDERED BY MAPC: 9-16-76

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

For Construction of an electrical substation

GENERAL LOCATION: East side of 135th Street West, approximately
1/2 mile south of Highway U. S. 54

LEGAL DESCRIPTION:

See attached excerpt from Planning Commission
minutes of September 16, 1976

APPLICANT: Kansas Gas & Electric Company, P. O. Box 208 67201

COUNSEL FOR APPLICANT: Rodney D. Nicholson, Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, east, south,
and west is "R-1"

LAND USE: Subject property and that to the east and west is
agricultural and undeveloped; north is railroad right-
of-way; south is agricultural, undeveloped and farm house

PLANNING COMMISSION RECOMMENDATION:

That this request be approved subject to the following:
(See attached excerpt from Planning Commission minutes
of September 16, 1976 for conditions.)
Bayouth moved, Porter seconded and it carried unanimously.
Taylor was 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.

EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 16, 1976:

14. Case No. DR 76-14 - Kansas Gas & Electric requests a special permit for construction of an electrical substation on property legally described as follows:

A tract of land in the west half of the NW 1/4 Section 36-27-2W, lying south of the A.T. & S.F. Railroad r-o-w described as beginning at the intersection of the south r-o-w line of the A.T. & S.F. Railroad and the west section line of said Section 36, thence south on the west section line of said Section 36 a distance of 215 feet, thence east and parallel to the south right-of-way line of said railroad a distance of 350 feet, thence north and parallel to the west line of said Section 36, a distance of 215 feet, thence west on the south line of said railroad right-of-way a distance of 350 feet to the point of beginning. Generally located on the east side of 135th Street West, approximately 1/2 mile south of Highway U. S. 54.

GALBRAITH showed slides of subject site and the surrounding area and reviewed the following staff report:

Comments

1. Kansas Gas and Electric is requesting a special permit under Section 11.F of the County Zoning Resolution in order to construct a substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.
2. Subject property is located adjacent to a major street (135th Street West), and is unplatted. Surrounding lands are also unplatted and are either undeveloped or in agricultural use, except for the existing railroad tracks located adjacent to subject property on the north.
3. In the event the Planning Commission recommends approval of this request, the following are recommended conditions of approval.
 - a. Platting of subject property within one year from the date of approval by the Board of County Commissioners in order to provide adequate street right-of-way, access control, and building setbacks.
 - b. The applicant providing a fence around the substation so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 35 feet to the west property line. The west 35 feet shall be landscaped with trees, grass, and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.

GALBRAITH recommended approval of this request, subject to the two conditions suggested in the staff report.

No one appeared to speak in opposition to this request.

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 from the date of approval by the Board of County Commissioners, in order to provide adequate street right-of-way, access control, and building setbacks.
- B. The applicant providing a fence around the substation so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 35 feet to the west property line. The west 35 feet shall be landscaped with trees, grass, and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.

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Form T9-221A

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Bayouth moved, Porter seconded and it carried
unanimously. Taylor was absent.

September 17, 1976

Mr. Rodney Nicholson
Assistant Division Manager
Kansas Gas & Electric
P. O. Box 208
Wichita, Kansas 67201

Re: DR 76-14 - Request for
Special Permit - East side
of 135th Street West in an
area approximately 1/2 mile
south of Kellogg

Dear Mr. Nicholson:

At the regular meeting of the Metropolitan Area Planning Commission on September 16, 1976, the above-captioned case was considered. The action of the Commission was to recommend approval of the special permit subject to the following conditions:

- A. Platting of subject property within one year from the date of approval by the Board of County Commissioners, in order to provide adequate street right-of-way, access control, and building setbacks.
- B. The applicant providing a fence around the substation so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 35 feet to the west property line. The west 35 feet shall be landscaped with trees, grass, and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.

This request will be forwarded to the Board of County Commissioners for consideration on October 13, 1976, the meeting to start at 9:00 a.m. in Room 320 Sedgwick County Courthouse.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Syd Werbin, County Dept. of Public Works

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 9-16-76

Case No. DR-76-14

Request: Special Permit

Location: East side of 135th Street west in an area approximately
1/1 mile south of Kellogg.

Reason: "Kansas Gas and Electric Substation."

Acres: 1.72

Size: 215' x 350'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Agriculture and undeveloped	"R-1"
North	Railroad right-of-way	"R-1"
East	Agriculture and Undeveloped	"R-1"
South	Agriculture, undeveloped, farmhouse	"R-1"
West	Agriculture and undeveloped	"R-1"
Existing R/W 30' 135th St. West (half)		Platted: No
Proposed R/W 50' 135th St. West (half)		History: None

Comments:

1. Kansas Gas and Electric is requesting a special permit under Section 11F of the County Zoning Resolution in order to construct a substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.
2. Subject property is located adjacent to a major street (135th Street West), and is unplatted. Surrounding lands are also unplatted and are either undeveloped or in agricultural use except for the existing railroad tracks located adjacent to subject property on the north.
3. In the event the Planning Commission recommends approval of this request, the following are recommended conditions of approval:
 - (a) Platting of subject property within one year from the date of approval by the Board of County Commissioners in order to provide adequate street right-of-way, access control, and building setbacks.

Case No. DR-76-14
Page 2 9-16-76

- (b) The applicant providing a fence around the substation so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 35 feet to the west property line. The west 35 feet shall be landscaped with trees, grass, and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.
-

DR-76-14 - 7 Notices to adjoining property owners mailed 9/2/76 for the
MAPC meeting for 9/16/76

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

NOTICE TO ADJOINING PROPERTY OWNERS

September 2, 1976

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in The City Commission Meeting Room, City Hall, 1st floor, 455 North Main Street, Wichita, Kansas, at its meeting at 1:30 p.m. on September 16, 1976, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 76-14

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

A tract of land in the West Half of the NW $\frac{1}{4}$ Section 36-27-2W, lying South of the A.T. & S.F. Railroad row desc. as: Beginning at the intersection of the South row line of the A.T. & S.F. Railroad and the West section line of said Section 36, thence South on the West section line of said Section 36 a distance of 215 feet, thence East and parallel to the South right of way line of said railroad a distance of 350 feet, thence North and parallel to the West line of said Section 36, a distance of 215 feet, thence West on the South line of said railroad right of way a distance of 350 feet to the point of beginning. Generally located on the east side of 135th St. West, approximately 1/2 mile south of Highway U.S. 54.

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, City Hall, Tenth Floor, 455 North Main Street, 7 days prior to the meeting. The Chairman or the Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary



KANSAS GAS AND ELECTRIC COMPANY

August 31, 1976

RODNEY D. NICHOLSON
ASSISTANT DIVISION MANAGER

Jack Galbraith, Chief Planner
of Community Development
City of Wichita
455 N. Main
Wichita, KS 67202

Dear Jack:

Please find attached to this letter five copies of the general plan to our new proposed Centennial Substation. As you recall, this is the substation that we discussed that will be located south of Kellogg on 135rd, West.

Thanks for your help in this matter, and if you have any additional questions, please feel free to contact me.

Sincerely,

RDN:ck
Enclosures

Map H-3w-D
Book 3



KANSAS GAS AND ELECTRIC COMPANY

August 25, 1976

RODNEY D. NICHOLSON
ASSISTANT DIVISION MANAGER

Jack Galbraith, Chief Planner
of Community Development
City of Wichita
455 N. Main
Wichita, KS 67202

RE: Centennial Substation

Dear Jack:

We are presently planning to construct a new substation to be located at 135th, West, just south of the AT&SF Railroad or approximately one half mile south of Kellogg.

Our preliminary planning calls for a common six foot chain link fence with one foot of barbed wire. At present we are not planning any landscaping treatment of the area, but could add this at a later date if and when the area develops.

Enclosed, in addition to the preliminary substation plans, is the ownership list of the property owners located within 1,000 feet of the substation site.

I will appreciate your consideration of this project for a conditional use permit and will be happy to discuss this with you at your convenience.

Sincerely,

Paul Nicholson

RDN:ck
Enclosures





KANSAS GAS AND ELECTRIC COMPANY

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

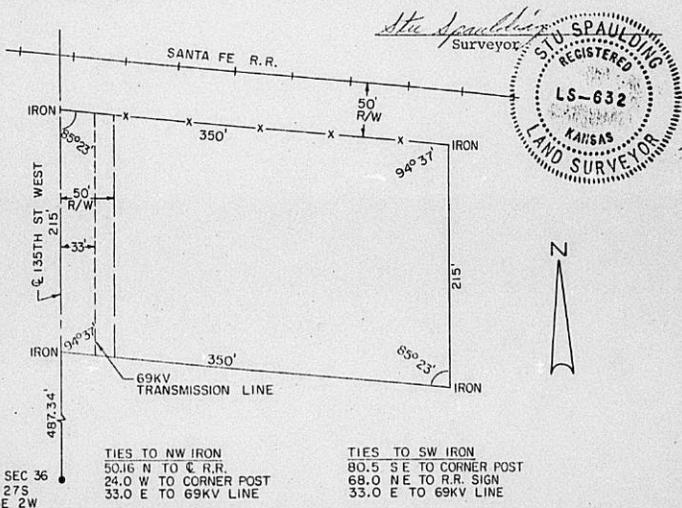
August 18, 1976

I, Stu Spaulding, surveyor in aforesaid county and state, do hereby certify that I did on this 18th day of August, 1976, survey the following described tract:

A tract of land in the West 1/2 of the Northwest 1/4, lying South of the AT&SF railroad right-of-way line, in Section 36, Township 27 South, Range 2 West, Sedgwick County, Kansas, described as follows: Beginning at the intersection of the South right-of-way line of the AT&SF railroad and the West section line of said Section 36, thence South on the West section line of said Section 36 a distance of 215 feet, thence East and parallel to the South right-of-way line of said railroad a distance of 350 feet, thence North and parallel to the West line of said Section 36, a distance of 215 feet, thence West on the South line of said railroad right-of-way a distance of 350 feet to the point of beginning.

On said tract are no buildings. There are no encroachments on said tract by buildings on adjacent tracts.

The accompanying plat is a true and correct exhibit of said survey.



OWNERSHIP LIST

Tract	Property Owner
That part of the West Half of the Northwest Quarter of Section 36-27-2W lying North of the row of Wichita and Western Railway Company	✓ Chisholm Enterprises Inc. 7701 East Kellogg 67207
The East Half of the NW $\frac{1}{4}$ of Section 36-27-2W lying South of Wichita & Western Railway row	X ✓ Charles Galushia McClallen 1940 West 135th St. South 67235 <i>Act. 4/21/76 - no other address found 67235</i>
That part of the East Half of the NW $\frac{1}{4}$ of Section 36-27-2W lying North of Wichita and Western Railway row	✓ * Carma Cross c/o Rebah Hubbard 754 Farmington, Derby, Ks. 67037
The West Half of the NW $\frac{1}{4}$ of Section 36-27-2W lying South of Railroad row	D Charles Galushia McClallen 1940 West 135th St. South 67235
The North Half of the SW $\frac{1}{4}$ of Section 36-27-2W	✓ Glenn McClallen & Marie 354 S. McComas 67213
That part of the NE $\frac{1}{4}$ of Section 35-27-2W lying South of Wichita & Western Railway	✓ Mabel May McCoim & Lloyd M. 211 N. Cedar, Goddard, Ks. 6 67052
The Northeast Quarter of Section 35-27-2W lying North of Railroad right-of-way	✓ * Carma Cross c/o Rebah J. Hubbard 1547 Farmington, Derby, Ks. 67037

* Note: send to both addresses.
If they return, send to
Rebah Hubbard, Librarian
% Special Education Diagnostic
Center
4558 N. Hydraulic
67219

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

A 1000 foot radius of: [A tract of land in the West Half of the NW $\frac{1}{4}$ Section 36-27-2W, lying South of the A.T. & S.F. Railroad row desc. as: Beginning at the intersection of the South row line of the A.T. & S.F. Railroad and the West section line of said Section 36, thence South on the West section line of said Section 36 a distance of 215 feet, thence East and parallel to the South right of way line of said railroad a distance of 350 feet, thence North and parallel to the West line of said Section 36, a distance of 215 feet, thence West on the South line of said railroad right of way a distance of 350 feet to the point of beginning.]

as shown by the record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 17th day of August, 1976 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Sable

Vice President

Order No. 241038

wh

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 North Main Street
Wichita, Kansas 67202

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CASE NO. DR 76-14

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

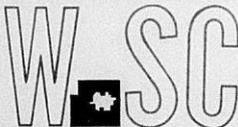
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Robert A. Lakin
Secretary

DR-76-14

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202


MOVED, LEFT NO ADDRESS
DELANO A
M.A. 11/17

Charles Galushia McClallen
1940 West 135th St. South
Wichita, Kansas 67235

no other address found



Important! Notice of Meeting Enclosed

C. A. T. & S. F. R. R.

NORTH PROPERTY LINE

350'-0

138 Kv. POLE

ST. R.O.W.

138 Kv
POLE

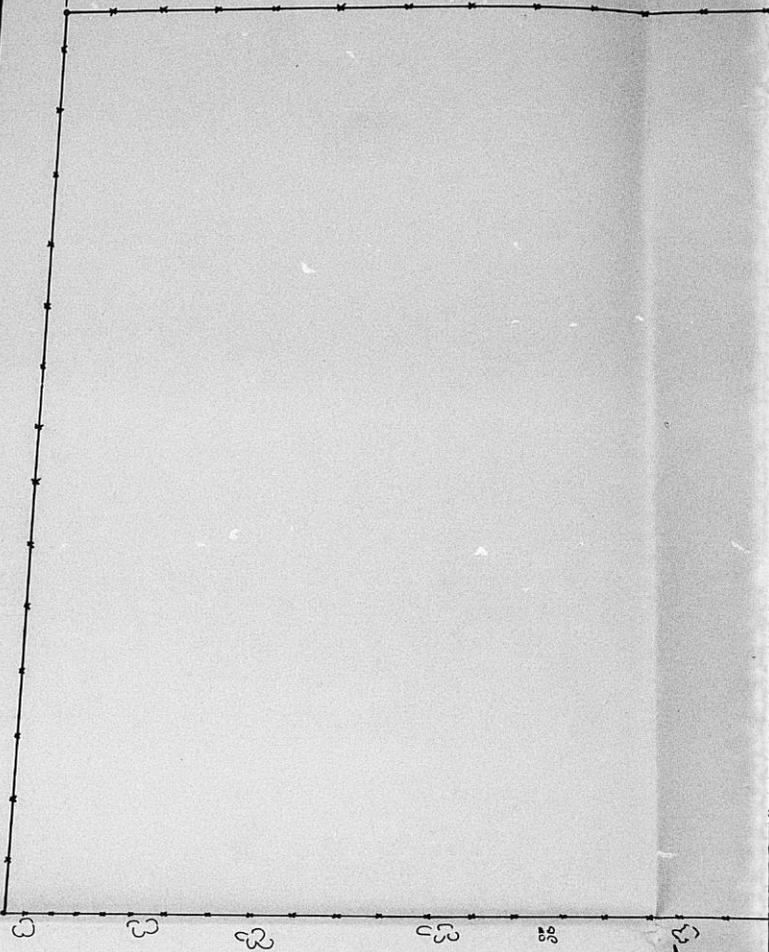
Plants & Shrubs
As Needed

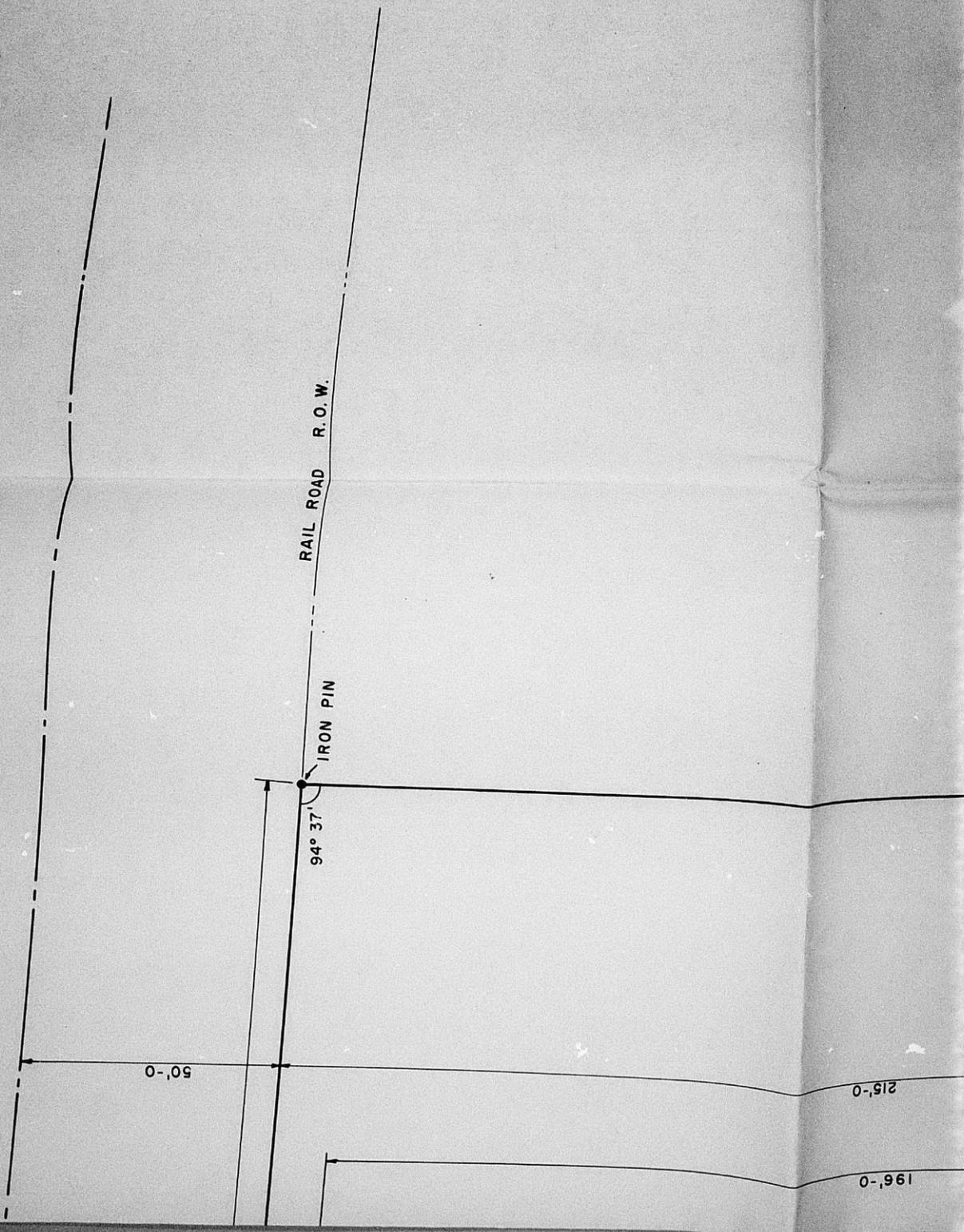
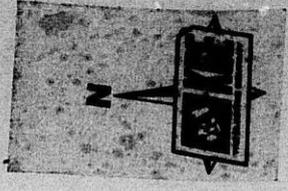
WEST PROPERTY LINE

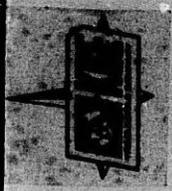
IRON PIN

ST. WEST

OF ST.







DR-76-14

OFFICE COPY

DO NOT REMOVE

CENTENNIAL SUBSTATION

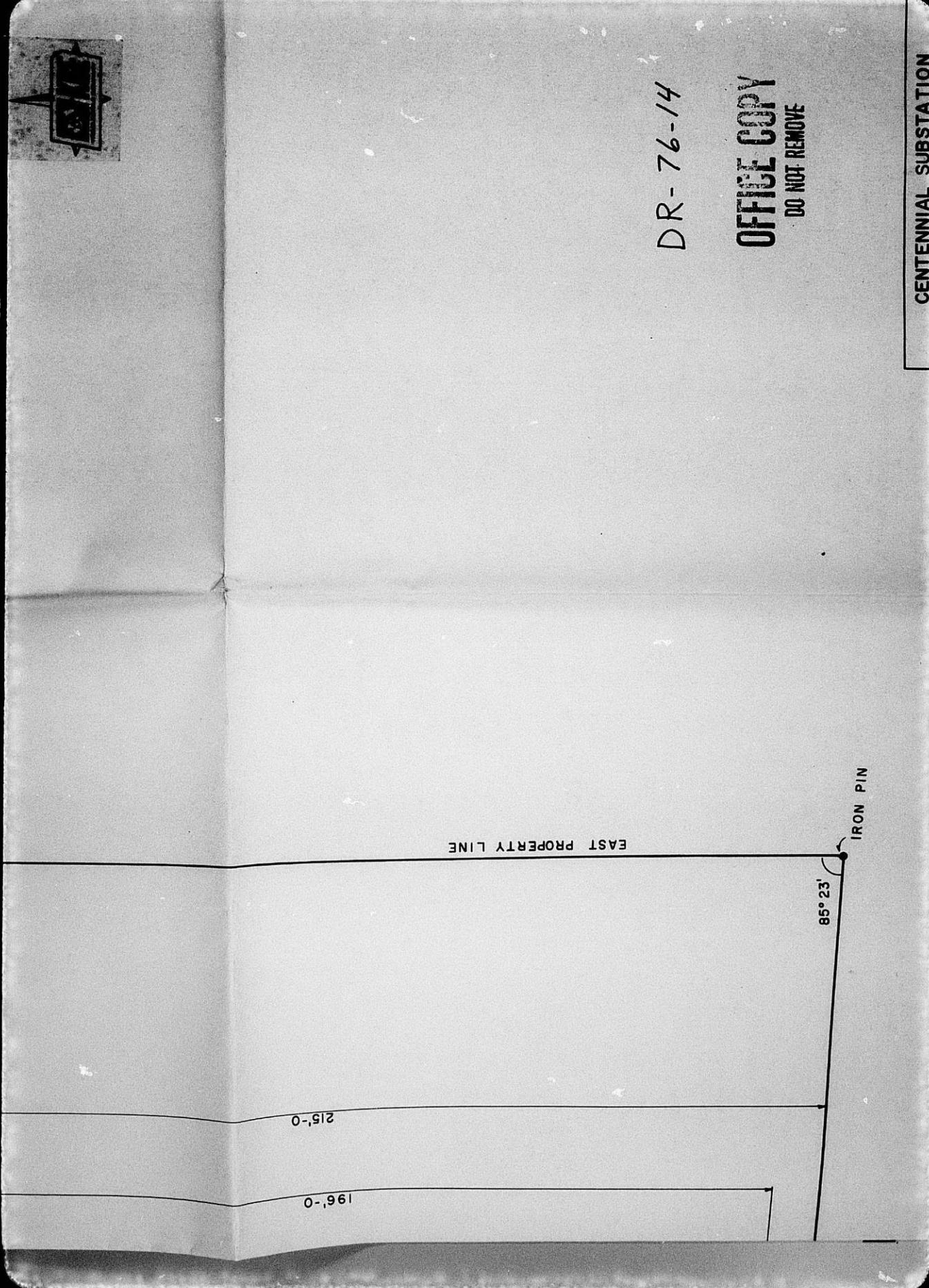
196'-0

215'-0

EAST PROPERTY LINE

85° 23'

IRON PIN



DR-76-14

OFFICE COPY
DO NOT REMOVE

**CENTENNIAL SUBSTATION
GENERAL PLAN**

			DR. G W						
			CK. <i>REW</i>	APPROVED	<i>J. H. Hansberry</i>			CHIEF ENGINEER	
			DATE 8-20-76	SCALE 1/16" = 1'-0"	SH. 1	OF 1	SHTS.		
			KANSAS GAS AND ELECTRIC COMPANY		KD-7724				
			BY	CK	APP.	ENGINEERING DEPT.	WICHITA, KANSAS		