

DR 78-2 - Special Permit for
Wholesale Storage of Petroleum
Products Above Ground (Tank Farm)
on Lot 2, Maloney 2nd Addition,
generally located on the east side

Posted
1-19-78
WHD ✓
C.F.
1-25-78
C.H.

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B. CO. C.

1-19-78

1-24-78

Approved

Approved

DR 78-2 - Special Permit for
Wholesale Storage of Petroleum
Products Above Ground (Tank Farm)
on Lot 2, Maloney 2nd Addition,
generally located on the east side
of Ohio, in an area south of 29th
Street North.

ft.)

N

Terminal & Rock Island
DEVELOPED

HASTINGS, MN - LBS ANGELES
LOGAN OH - MCGREGOR, TX U. S. A.

S^{III}ynode
No. 2-153C



WAYLAN Y. WADE
Vice President
Manufacturing
& Technical Service

UNIVERSAL MOTOR OILS CO., INC. 520 SO. MEAD / WICHITA, KS 67202
P. O. BOX 11145 / PH. (316) 264-8987
Toll Free No. 800-362-2209

January 25, 1978

Robert B. Feldner, Superintendent of Central Inspection
Jack H. Galbraith, Chief Planner

DR 78-2 - Special Permit for Wholesale Storage of
Petroleum Products Above Ground (Tank Farm)

This is to advise you that the Board of City Commission at their regular meeting of January 24, 1978, considered the above captioned special permit request. Their action was to approve the construction of 30 storage tanks in the concrete diked area, as indicated on the plan.

Attached for your information is a copy of our staff report to the Planning Commission and letter of explanation from the applicant.

Jack H. Galbraith
Chief Planner

JHG:el

Attachment

cc: Allen Inlow, Administrative Assistant,
Central Inspection Division

January 20, 1978

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 78-2 Special Permit for Wholesale Storage of
Petroleum Products Above Ground (Tank Farm)
Generally located on the east side of Ohio in an
area south of 29th Street North

The Planning Commission at their regular meeting of January 19,
1978, considered the above captioned special permit request. The
Planning Commission approved the following motion:

Bayouth moved, Bell seconded that the Planning Com-
mission recommend to the Board of City Commissioners
that the special permit for wholesale storage of pet-
roleum products above ground be approved for construc-
tion of 30 tanks in the concrete diked area as in-
dicated on the plan. Motion carried unanimously.
(Cole, Barrier, and Greider absent).

This special permit request is scheduled for consideration
by the Board of City Commissioners on January 24, 1978. The
Commission should also be advised that there was no one in at-
tendance in opposition to this request.

If you have any questions, please advise.

Robert A. Lakin
Director of Planning

RAL:JHG:bh

cc: Waylan Wade, Vice President of Manufacturing
Universal Motor Oils Co., P.O. Box 11145, 67202

January 16, 1978

E. H. Denton, City Manager

Jack H. Galbraith, Chief Planner

DR 78-2 - Special Permit for Wholesale Storage of
Petroleum Products Above Ground (Tank Farm)

A special permit is being requested under Section 28.04.130 of the City Code by Universal Motor Oils Co., Inc. to allow wholesale storage of petroleum products above ground for their property located at 2824 North Ohio Street.

This request is scheduled to be considered by the Metropolitan Area Planning Commission at their meeting of January 19, 1978, and due to the urgency of beginning construction, the applicant has requested that this matter be processed as quickly as possible. Therefore, please schedule this request on the City Commission's agenda for January 24, 1978, at which time the Planning Commission recommendation will be presented.

Attached is a copy of our report and a letter of explanation from the applicant.

Jack H. Galbraith
Chief Planner

Robert A. Lakin
Director of Planning

JHG:GLS:el

Attachments (2)

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 1-19-70

Case No. DR-78-2	Request: Special Permit for Wholesale Storage of Petroleum Products Above Ground (Tank Farm)
------------------	--

Location: Generally located on the east side of Ohio in an area south of 29th Street North.

Reason: "Wholesale storage of petroleum products above ground. Attached is a copy of the applicant's letter of explanation."

Acres: 6.43	Size: 440' x 800'
-------------	-------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing	Office-Warehouse under construction	"F"
North	Undeveloped	"F"
East	Lumber Yard under construction	"F"
South	Truck Terminal	"F"
West	Packing Plant	"F"

Comments:

1. Universal Motor Oils Company is in the process of developing their offices and warehouses on subject property which is platted and zoned the "F" Heavy Industrial District. The applicant advises that he is also desirous of constructing a tank farm which is a major part of their business of compounding and packaging lubricating oil. Thirty tanks are proposed to be constructed in a contained concrete diked area 35' x 175'. They advise that the production of their products emit no odors or fumes to the atmosphere.
 2. The applicant states that they are under orders of the City as per Lease Agreement dated March 21, 1977, to vacate their present facilities at 520 South Mead by March, 1978 because of construction of the viaduct on U.S. 54.
 3. The "F" Heavy Industrial District permits the wholesale storage of petroleum products only after the approval of the Board of City Commissioners. Consideration should be given to approving the construction of thirty tanks in the concrete diked area as indicated on the plan.
-



UNIVERSAL MOTOR OILS CO., INC.
P. O. BOX 11145 / WICHITA, KANSAS 67202

January 12, 1978

Mr. Jack Galbraith
Chief Planner, Current Plans Division
Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas 67202

Dear Mr. Galbraith:

In conforming with City Building Codes, Universal Motor Oils Co., Inc. is applying for a permit for the construction of a Tank Farm at our new site at 2824 North Ohio Street.

We are compounders and packagers of lubricating oil. This consists of taking refined base oils and fortifying them with additives to meet Government and Industrial specifications.

To comply with the necessary regulations, we are submitting an abstract certificate listing the names, mailing addresses, and zip codes of the owners of all adjacent property to our site; a site plan; and a tank farm drawing.

This tank farm consists of thirty (30) above ground vertical storage tanks. Eight tanks being 25,000 gallon capacity and twenty-two tanks being 15,000 gallon capacity, all meeting UL Label. These tanks are all contained in a concrete diked area 85' x 175'. The tanks will store lubricating oils which have a minimum flash point of 370°F. These products omit no odors or fumes to the atmosphere. The tank farm has been designed to comply with all applicable ordinances and regulations.

At this time our warehouse and office areas are 90% complete and only the concrete dike in the tank farm area has been installed.

Universal Motor Oils Co., Inc., are under orders of the City of Wichita as per Lease Agreement dated March 21, 1977 to vacate our present facilities at 520 South Mead by March, 1978. Therefore, prompt attention to this request will be greatly appreciated.

Thank You

UNIVERSAL MOTOR OILS CO., INC.

A handwritten signature in cursive script, appearing to read "Wayne Wade".

Wayne Wade
Vice President of Manufacturing

*tr

520 SOUTH MEAD / P. O. BOX 11145 / WICHITA, KANSAS 67202 / PHONE: (316) 264-9387



UNIVERSAL MOTOR OILS CO., INC.
P. O. BOX 11145 / WICHITA, KANSAS 67202

January 10, 1978

Mr. Robert B. Feldner, Superintendent
Central Inspection Department
City Building
455 North Main
Wichita, Kansas 67202

Re: A Warehouse and Offices for Universal Motor Oils Co., Inc.,
2824 North Ohio Street, Wichita, Kansas 67219

Dear Mr. Feldner:

This project is presently under construction in a "F" heavy industrial district.

The project includes a tank farm for wholesale storage of petroleum products, which according to paragraph 28.04.130 of the Zoning Ordinance, City of Wichita, requires approval of the Board of Commissioners.

The tank farm will be constructed in compliance with all applicable ordinances and regulations.

We respectfully request that the Board of Commissioners grant approval for the installation of a tank farm as part of our project at 2824 North Ohio.

Universal Motor Oils Co., Inc., is under orders of the City of Wichita as per Lease Agreement dated March 21, 1977, to vacate our present facilities at 520 South Mead, by March, 1978. Therefore, prompt attention to the request will be greatly appreciated.

Thank you.

UNIVERSAL MOTOR OILS CO., INC.

A handwritten signature in cursive script, appearing to read "Waylan Wade".

Waylan Wade
Vice President of Manufacturing
and Project Manager

*tr

DR 78-2 - 8 "Notice to Adjoining Property Owners" mailed 1/12/78
for the MAPC meeting for 1-19-78

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

January 11, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on January 19, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 78-2

Special Permit for Wholesale Storage of
Petroleum Products Above Ground (Tank Farm)

Lot 2, Maloney 2nd Addition, Wichita, Kansas.
Generally located on the east side of Ohio,
in an area south of 29th St. North.

In the event that the Planning Commission does not defer the case, then subject case will be considered by the Board of City Commissioners in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on January 24, 1978.

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Addition information about such a meeting may be obtained by calling the CPO Office, 268-4516.

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

O W N E R S H I P L I S T

Lot	Addition	Property Owner
Lot 1	Maloney 2nd	✓ Universal Motor Oil Co. Inc. 520 S. Mead 67211
Lot 2	" " "	City of Wichita 455 N. Main 67202
Lot 2,3,4,5,6 Block 1	North Industrial Park 2nd	✓ Dold Packing Co. Inc. <i>David Dold, Jr.</i> 421 E. 21st St. 67214 <i>Returned & present: 2929 Ohio, 67219</i>
Lot 7 & 8, Block 1	" " " "	✓ Vim Trailer Manufacturing Inc. <i>Returned & present: 707 Beacon Bldg. 67202</i> <i>2811 Ohio, 67219</i>
Lot 1	Wise 2nd	City of Wichita 455 N. Main 67202
Lot 2	" "	✓ Payless Cashways Inc. 7935 E. Prentice Ave. Englewood, Colorado 80110
Lot 1	Mortell	✓ Mortell Co., a Delaware Corp. % Danny Bembrook 2808 Ohio Ave. 67219
		✓ Robert S. Wise & Mary F. 4 Willowbrook Rd. 67207

Commencing at the Northwest corner of the NE $\frac{1}{4}$ of Section 4, Township 27 South, Range 1 East of 6th P.M. thence Easterly along the North section line of said Section 4, a distance of 710' to East line of Fort Scott Addition, also being the East line of Ohio Street as located on and as of October 28, 1966; thence further Easterly along the North line of said Section 4, a distance of 536' to the real point of beginning; thence South on a line parallel to the East line of said Fort Scott Addition, 1,120.23 feet to the North line of a tract of land conveyed from Chicago, Rock Island and Pacific Railroad Company to Yellow Way Cartage Company, Inc., by Deed dated August 31, 1953; thence Easterly along the North line of said tract conveyed to Yellow Way Cartage Company, Inc., a distance of 198.92 feet to the Westerly right of way line of the Chicago, Rock Island and Pacific Railroad Company; thence Northerly along the Chicago, Rock Island and Pacific Railroad Company right of way line to the North line of said Section 4; thence Westerly along said North line of said Section 4 to the real point of beginning, except (1) that part of the foregoing described tract which was condemned for highway right of

Lot	Addition	Property Owner
<p>way in Case No. C-7212-65, in the District Court of Sedgwick County, Kansas, and (2) a tract in the Northeast Quarter of Section 4, Township 27 South, Range 1 East, described as beginning at a point 1296 feet East of the northwest corner of said Northeast Quarter, said point being 586' East of the East line of Fort Scott Addition, also the East line of Ohio Street, as located on and as of October 28, 1966; thence South parallel with the East line of said Fort Scott Addition, 410 feet; thence East parallel with the North line of said Northeast Quarter 190.6 feet; thence North 410 feet; thence West 190.6 feet to beginning, said excepted tract being platted as Wise Second Addition, Sedgwick County, Kansas.</p>	D	<p>Robert S. Wise & Mary F. 4 Willowbrook Rd. 67207</p>

Chicago, Rock Island & Pacific Railroad
right of way

X Chicago, Rock Island & Pacific
Railroad Company *no address found
address unknown in p.m. bk*

Beginning at the point of intersection of the east line of Ohio Street with the northwesterly right of way line of Chicago, Rock Island and Pacific Railroad Company, which point is 460 feet, more or less, north of the center line of 25th Street; thence north along the east line of Ohio Street 850 feet; thence east at right angles 499 feet, more or less, to a point on the northwesterly right of way line of said railroad company; thence southwesterly along said right of way line 990 feet, more or less, to the point of beginning, being located in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 4, Township 27 South, Range 1 East of 6th P.M., Sedgwick County, Kansas.

✓ Wichita Fertilizers Inc.,
a Missouri Corporation
2728 Ohio Street 67219

Lot	Addition	Property Owner
	<p>Beginning at the Northeast corner of Section 4, Twp. 27 S, Range 1 East, thence West along the North line of said Sec. 4, 207.8 feet to the Easterly right of way line of the C.R.I. & P. RR thence Southwesterly along the said Easterly right of way line of the C.R.I. & P.R.R. 3190.3 feet to the intersection with the East West center line of said Sec. 4, said intersection being 831.8 feet east of the center of said Sec. 4, measured along the said East West Center line of said Sec. 4, thence East along the said East West center line of said Sec. 4, 208.9 feet to the Westerly right of way line of the Missouri Pacific Railroad Co. thence Northeasterly along the said Westerly right of way line of the Missouri Pacific Railroad Company 2826.5 feet to the East line of said Sec. 4; thence north 444.7 feet to the northeast corner of Sec. 4, being the point of beginning.</p>	<p>Missouri Pacific Railroad Co. address unknown 2645 NEW YORK AVE. LODHAN, KS</p>

We hereby certify the foregoing to be a true and correct list of the property owners of:

350 foot radius of Lot 2, Maloney
2nd Addition, Wichita, Sedgwick
County, Kansas,

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 11th day of January, 1978 at 7:00 a.m.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By
Vice President

Order No. 260095
rmk

DR 78-2

WICHITA - SEDGWICK COUNTY



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

Code



**NOT DELIVERABLE AS RETURNED TO SENDER
NO FORWARDING CHARGE ON FILE
WASHINGTON**

~~Vim Trailer Manufacturing Inc.
707 Beacon Building
Wichita, Kansas 67202~~
2841 Ohio 67219

Important! Notice of Meeting Enclosed

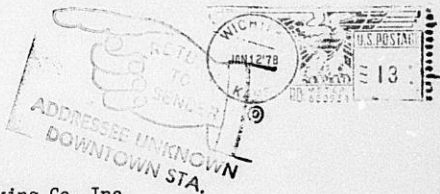
DR-78-2

WICHITA - SEDGWICK COUNTY



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

Code



~~Dold Packing Co. Inc.
421 E. 21st Street
Wichita, Kansas 67214~~

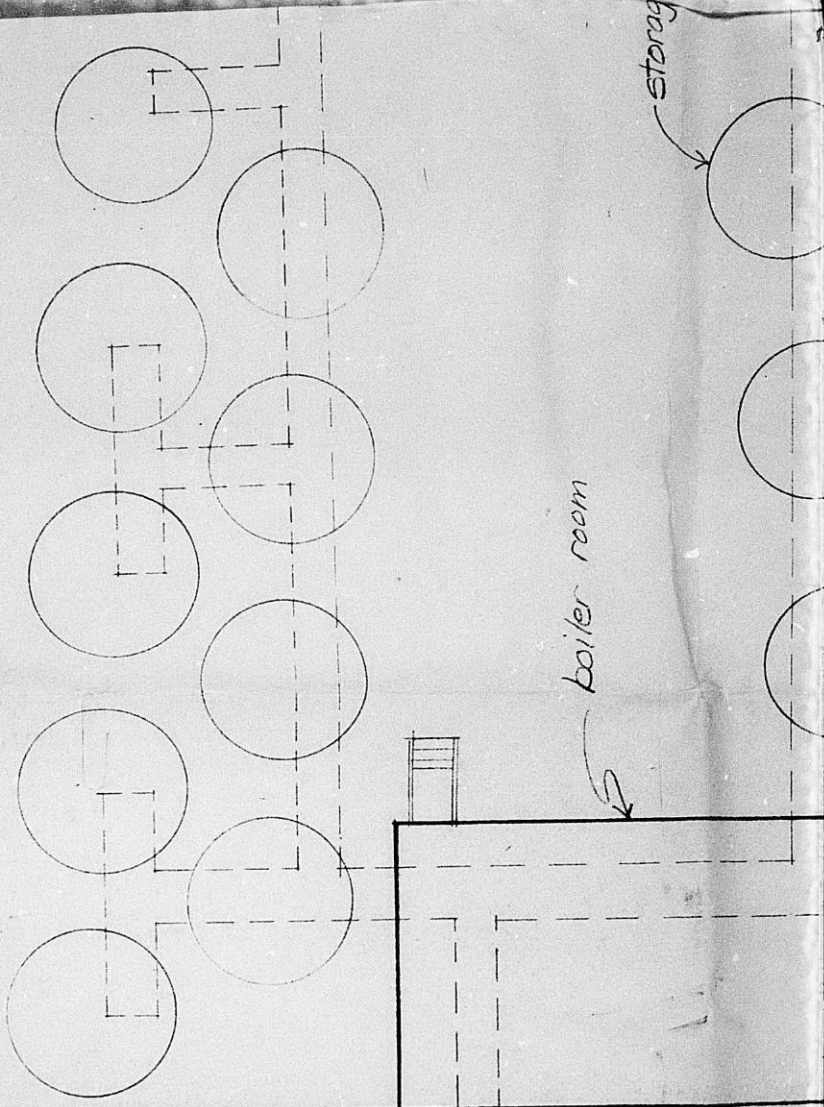
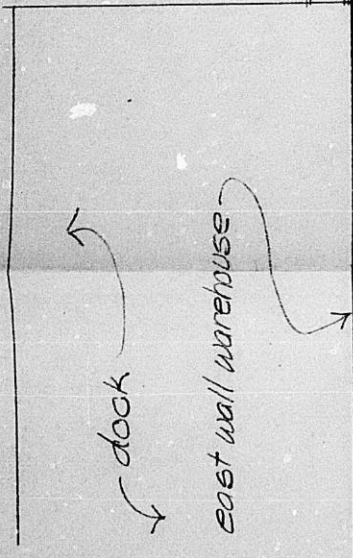
*Dold Foods, Inc.
2929 Ohio 67219*

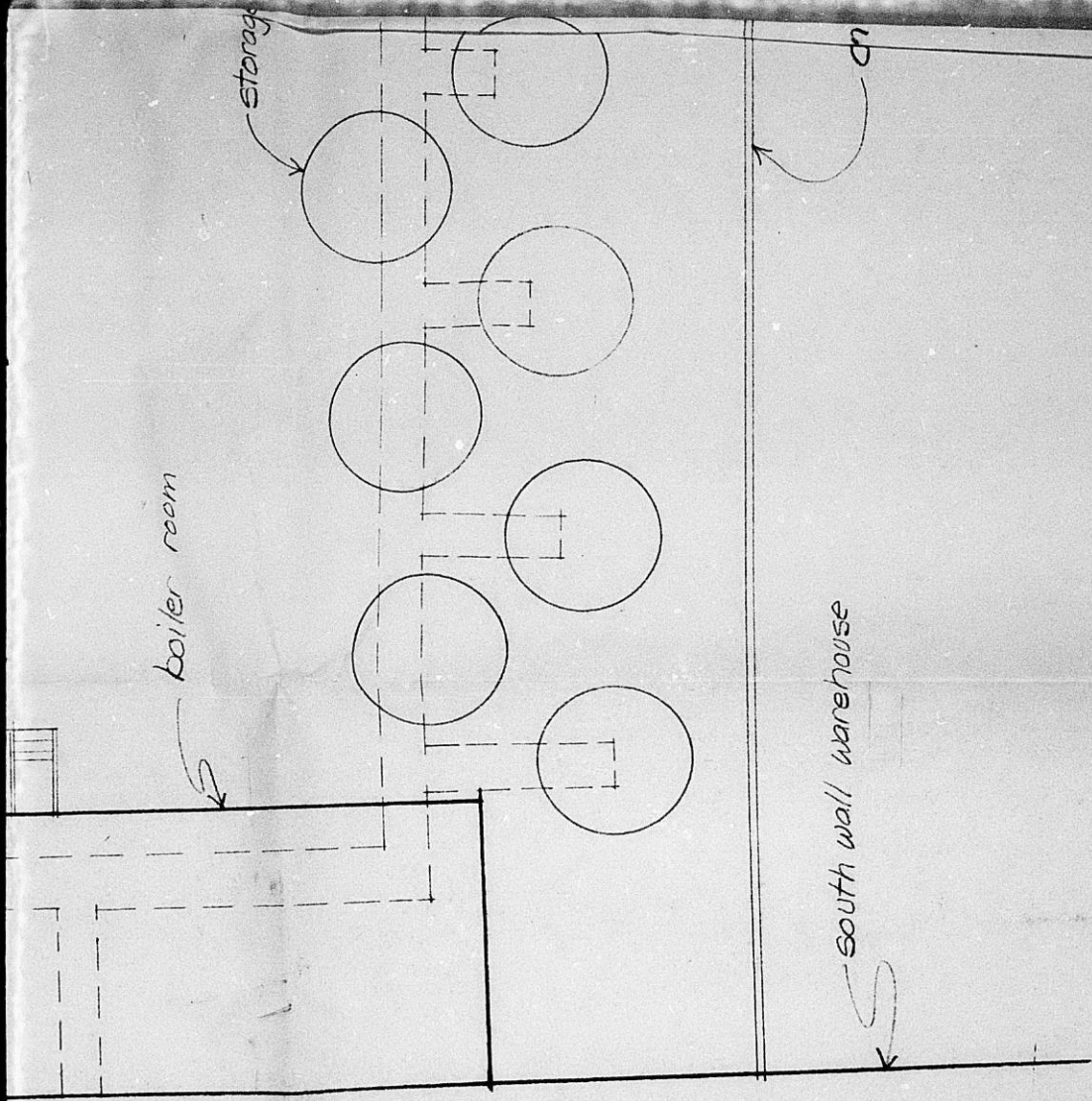
Important! Notice of Meeting Enclosed

DR 78-2

OFFICE COPY

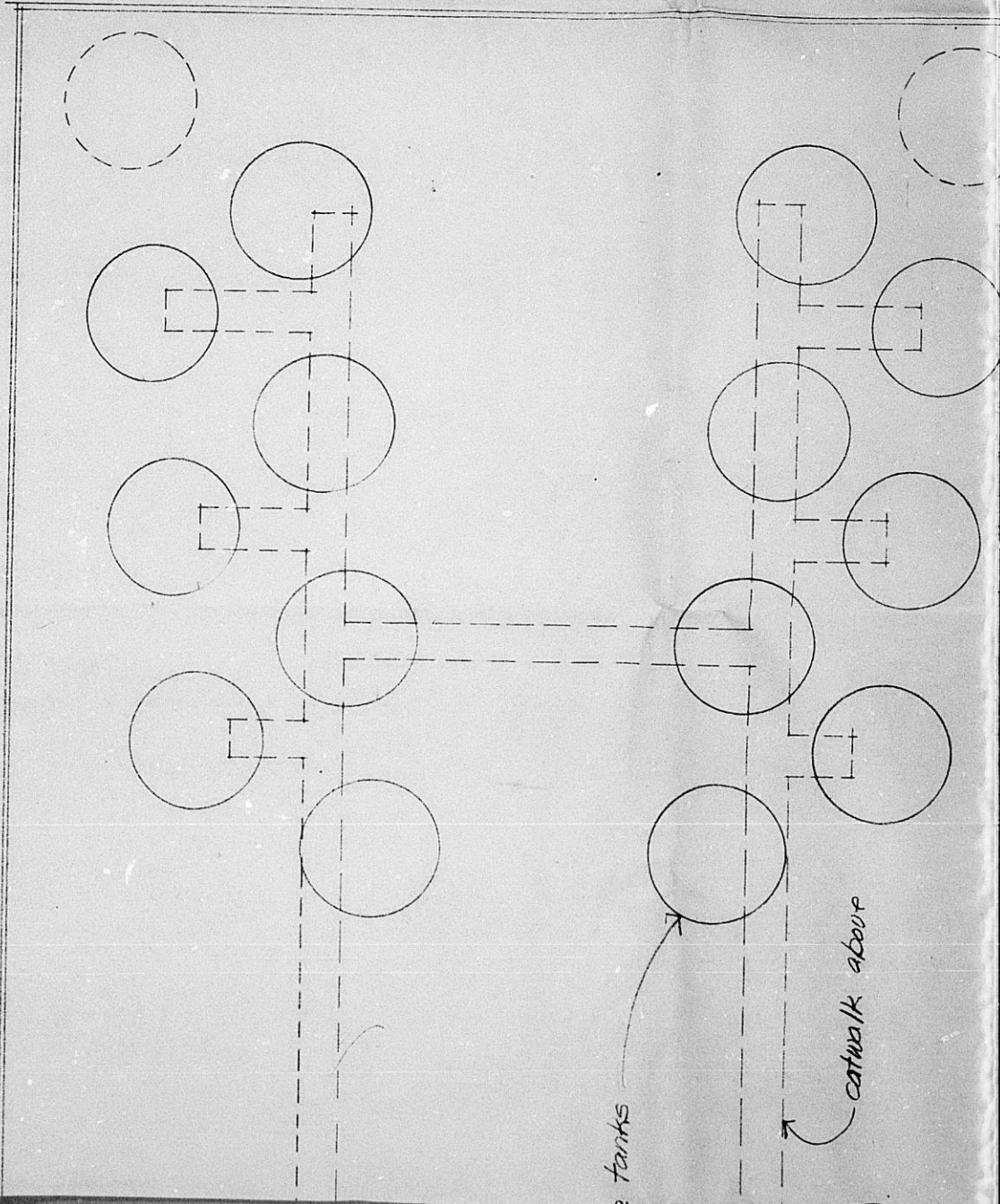
DO NOT REMOVE





PLAN OF TANK FARM

1/8" = 1'0"



tanks

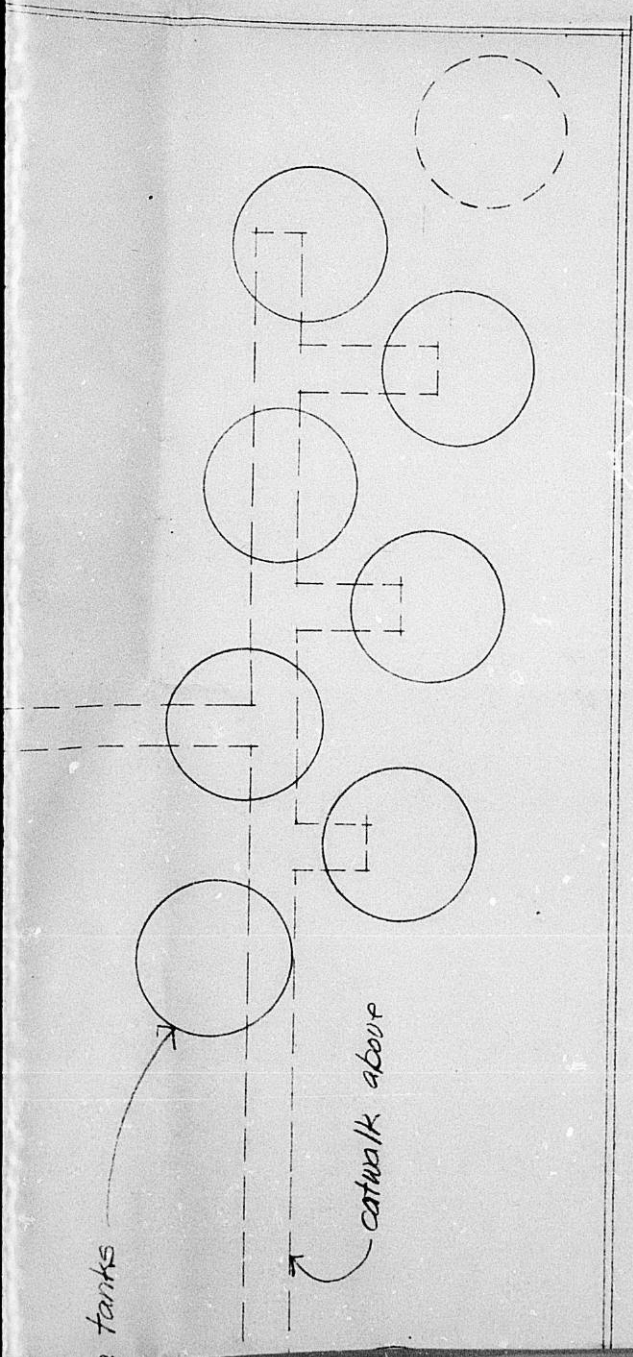
catwalk above

tanks

catwalk above

e. curb.

NORTH



3.0

EDGE

DR 78-2

39" DEEP

OFFICE COPY
DO NOT REMOVE

4.1

24.25

HIGH
CHAIN LINK FENCE
EXISTING

2.55

8" DEEP

PRELIMINARY NOT FOR CONSTRUCTION	
JUNE 21, 1977	
6-24-77	
6-27-77	
7-6-77	

PIPELINE EASEMENT

8"

albertson architects — f
wichita,

job no. 7711
date 6-17-77
drawn
checked

A WAREHOUSE FOR
UNIVERSAL MOTOR OILS
WICHITA, KANSAS