

DR 84-11 - Gerald E. Blood, etux., re-  
quests a special permit to establish a  
concrete batch plant and storage area on  
property zoned "R" generally located on  
the west side of Broadway in an area b-

Division of  
M.A.P.C. *Approved as recommended 8-9-84*

*B-666/B. CO. C. Approved as  
recommended*

# ACTION

COMMITTEE	DATE
Haysville P.C. <u>Approved as recorded</u>	<u>8-9-84</u>
M.A.P.C. <u>Approved as recorded</u>	<u>8-9-84</u>
<del>B.C.C./B. CO. C.</del> <u>Approved as</u> <u>Recorded</u>	<u>8-24-84</u>

DR 84-11 - Gerald E. Hood, et ux.; re-  
quests a special permit to establish a  
concrete batch plant and storage area on  
property located generally located on  
the west side of Broadway in an area X-



September 14, 1984

Ron Worley  
County Zoning Officer  
Sedgwick County Courthouse  
525 North Main Street  
Wichita, Kansas 67203

RE: DR 84-11 - Special Permit to establish a concrete  
batch plant and storage area

Dear Ron,

At its regular meeting of August 24, 1984, the Board of County Commissioners considered the above-captioned request. The action of Commission was to recommend that the special permit be approved subject to the following condition:

- a. That the special permit is authorized only until March 1, 1986, at which time, the concrete batch plant facilities shall be completely removed from the premises.

Attached is a copy of the signed resolution for your files.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:blw

R# 175-1984

RESOLUTION

CASE NO. DR 84-11

A RESOLUTION PERMITTING TEMPORARY CONCRETE BATCH PLANT AND STORAGE AREA IN THE "R" RURAL RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 11.F OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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

SECTION 1. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 11.F of the Zoning Resolution, a Special Permit to allow temporary concrete batch plant and storage area in the "R" Rural Residential District is hereby approved on the lands legally described as follows:

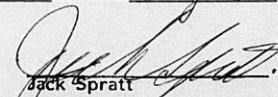
Beginning at the northeast corner of the SE 1/4, of the SE 1/4, 29-28-1E; thence W 650 feet; thence S 500 feet; thence E 650 feet; thence N to the point of beginning, except ALPHA THREE Addition and Street Right-of-Way. Generally located on the west side of Broadway in an area 1/4 mile north of 63rd Street South.

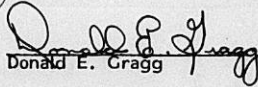
SUBJECT TO THE FOLLOWING:

- A. That the special permit is authorized only until March 1, 1986, at which time the concrete batch plant facilities shall be completely removed from the premises.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 24th day of August, 1984.

 Chairman  
Jack Spratt

 Commissioner  
Donald E. Gragg

 Commissioner  
Tom Scott



Deputy County Clerk

(SEAL)

*[Handwritten signature]*

Approved as to form by County Counselor

*[Handwritten signature]*  
for William D. Rustin, County Counselor

August 24, 1984

Ron Worley  
County Zoning Officer  
Sedgwick County Courthouse  
525 North Main  
Wichita, Ks. 67203

Re: DR 84-11 - Special Permit to  
establish a concrete batch plant  
and storage area

Dear Ron,

At its regular meeting of August 24, 1984, the Board of County Commissioners considered the above-captioned request. The action of the Commission was to recommend that the special permit be approved subject to the following condition:

- a. That the special permit is authorized only until March 1, 1986, at which time the concrete batch plant facilities shall be completely removed from the premises.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Dave Stannard, Stannard Construction Co., Inc., P. O. Box 4064,  
Wichita 67204

Gerald E. Blood, 6346 South Broadway, Wichita 67216

[ ]

R E S O L U T I O N

CASE NO. DR 84-11

A RESOLUTION PERMITTING TEMPORARY CONCRETE BATCH PLANT AND STORAGE AREA IN THE "R" RURAL RESIDENTIAL DISTRICT ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 11.F OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

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

SECTION 1. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 11.F of the Zoning Resolution, a Special Permit to allow temporary concrete batch plant and storage area in the "R" Rural Residential District is hereby approved on the lands legally described as follows:

Beginning at the northeast corner of the SE 1/4, of the SE 1/4, 29-28-1E; thence W 650 feet; thence S 500 feet; thence E 650 feet; thence N to the point of beginning, except ALPHA THREE Addition and Street Right-of-Way. Generally located on the west side of Broadway in an area 1/4 mile north of 63rd Street South.

SUBJECT TO THE FOLLOWING:

- A. That the special permit is authorized only until March 1, 1986, at which time the concrete batch plant facilities shall be completely removed from the premises.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_, Chairman  
Jack Spratt

\_\_\_\_\_, Commissioner  
Donald E. Gragg

\_\_\_\_\_, Commissioner  
Tom Scott

ATTEST:

\_\_\_\_\_  
Deputy County Clerk

(SEAL)

Approved as to form by County Counselor

\_\_\_\_\_  
William D. Rustin, County Counselor

August 13, 1984

Dave Stannard  
Stannard Construction Co., Inc.  
P. O. Box 4064  
Wichita, Ks. 67204

Re: DR 84-11 - Special Permit to  
establish a concrete batch plant  
and storage area

Dear Mr. Stannard:

At its regular meeting on August 9, 1984, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to the following condition:

- a. That the special permit is authorized only until March 1, 1986, at which time the concrete batch plant facilities shall be completely removed from the premises.

The County Commission Office advises us that they are not having a meeting on August 22 and therefore, subject case will be scheduled for consideration by the Board of County Commissioners at a special meeting at 9:00 a.m., on Friday, August 24, 1984, in Room 320, Sedgwick County Courthouse.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sd

cc: Constance M. Blood, 1627 May Street, Wichita  
Gerald E. Blood, 6346 South Broadway, Wichita 67216  
Ron Worley, County Zoning Officer

PLANNING AGENDA

ITEM #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

DR 84-11 - SPECIAL PERMIT TO ESTABLISH A TEMPORARY CONCRETE  
BATCH PLANT AND STORAGE AREA. GENERALLY LOCATED ON THE WEST  
SIDE OF BROADWAY 1/4 MILE NORTH OF 63RD STREET SOUTH.

The MAPC recommends that the application be approved.

(see minutes for full motion)

Gardner moved, Moore seconded and it carried unanimously.  
Wilson was not present. Banzer was absent.

**ACTION:**

1. Concur with the findings of fact of the Metropolitan Area Planning Commission and approve the application as recommended by the Metropolitan Area Planning Commission; or
2. Take such action as the County Commission desires.

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DATA AND MINUTES

HCPC Hearing Date: 8-09-84  
MAPC Hearing Date: 8-09-84

BCoC Hearing Date: 8-22-84

Acres: 7

Size: 500' x 650' (irregular)

Reason: Concrete batch plant and storage area.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R"
North	Emergency Medical Service & undeveloped	"R" & "C"
East	Single-family & agriculture	"R"
South	Undeveloped	"R"
West	Undeveloped	"R"

History: None

Applicant: Gerald E. Blood, etux, 6345 South Broadway, Wichita  
67216

Protestors: None.  
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EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 9, 1984

LEGAL:

8. Case No. DR 84-11 - Gerald E. Blood, et ux request Special Permit to establish a concrete batch plant and storage area on property beginning at the northeast corner of the SE 1/4 of the SE 1/4, 29-28-1E; thence W 650 feet; thence S 500 feet; thence E 650 feet; thence N to the point of beginning, except ALPHA THREE Addition and Street Right-of-Way. Generally located on the west side of Broadway in an area 1/4 mile north of 63rd Street South.

GALBRAITH pointed out land use, zoning, and showed slides of the general area. He reviewed the following staff report:

COMMENTS:

1. The lessee, Stannard Construction Company, Inc., is requesting a special permit under Section 11.F of the County Zoning Resolution in order to establish a temporary concrete batch plant and storage area. The reason for this request is that they are the contractor for the improvement project for South Broadway and need a site to locate their batch plant for the life of the project. The permit may be granted subject to whatever protective restrictions are deemed necessary.
2. Subject property is located on a major street (Broadway-U.S. 54) and is undeveloped.
3. A recommendation of approval by the Planning Commission should be subject to the following condition:
  - a. That the special permit is authorized only until March 1, 1986, at which time the concrete batch plant facilities shall be completely removed from the premises.

DISCUSSION:

GALBRAITH explained that this request is for a concrete batch plant to be located on this site as a temporary use for the improvement of South Broadway. He said that this property was owned by Gerald Blood. Stannard Construction Company, as a contractor, leased the property. They advised that they would probably be on the premises for one and one-half years. GALBRAITH pointed out that the County text provides that special permits may be granted for either asphalt or concrete batch plants when associated with a governmental project. He said that in this instance, they need to store material and equipment on this site. The site is approximately seven acres in size and lies just south and west of what was formerly used as a County fire station on South Broadway. GALBRAITH stated that usually cases like this are heard by the Haysville Planning Commission prior to coming to MAPC, but this applicant needed to move rapidly. GALBRAITH said that he had checked with the Haysville Planning Commission and they had no objections to staff scheduling the case to be heard by MAPC this afternoon as long as they could hear it the same day. Their Administrator advised that they were also anxious to have South Broadway improved.

RON WORLEY, County Zoning Administrator, stated for the record that they must be very anxious to start the batch plant for in fact they started it last Friday. He said that he had new photos showing the site with a considerable amount of trucks. He said that his one concern, in particular, was the site where the trees were north of the EMS station. That site is now occupied by a considerable amount of truck parking and storage of material for later construction. He said that area was not included in the application, and he assumed that if this is approved, they will quickly get that cleared off of that area. WORLEY said that he did not know of anyone that had any opposition to the approval of the request, but just for the record they are now utilizing the site and have received a certified letter notifying them of their violation of the zoning ordinance.

GARDNER asked if there was a construction easement along the right-of-way.

WORLEY said yes there was a construction easement along Highway 81. He pointed out that the applicants were well aware of that and were well into the area with their equipment.

GARDNER said that he understood in part Worley's concern. He felt that the point in case, however, was that there is a batch plant permit that has been filed, and there is a contractor operating under a deadline with, he presumed, some fairly stiff performance clauses. He asked if there were any major concerns about the construction equipment or storage material along that right-of-way at this point.

WORLEY said that he did not believe that anyone associated with the County or associated with the project had any particular concerns. He said that he was contacted by interested parties in the area and asked why there was a violation in process. That was an official request and he took official action he believed appropriate, and that was to notify the applicants that they were in violation as he has notified other people when they started their process apparently concurrent with their application.

DAVID STANNARD, Stannard Construction Co., Inc., stated that they are in violation and realize it. He said that they could have piled all of the material and equipment on the right-of-way, but the right-of-way is narrow and if somebody did leave the highway they would hit it, so they set it on Mr. Blood's area because he talked to most of the neighbors and had found no one in objection to it. He said that they would be issued a work order Monday morning to start work, and if for any reason they are turned down in this application, they will set the equipment on the right-of-way. He said that in this hot weather, concrete could not be hauled very far and do a good job. He mentioned that their permit was only for this job.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the undeveloped character of the neighborhood; the suitability of subject site for the proposed use; and the recommendation of approval by staff; I move that we recommend to the governing body that

this application be approved as a temporary use only until March 1, 1986, at which time the concrete batch plant facilities shall be completely removed from the premises. Gardner moved, Moore seconded and it carried unanimously. Wilson was not present. Banzer was absent.

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## SEDGWICK COUNTY, KANSAS

DIVISION OF BUILDING INSPECTIONS,  
PLANNING AND ZONING

Ron R. Worley  
Division Director

1248 SOUTH SENECA.

WICHITA, KANSAS 67213-4498

TELEPHONE (316) 268-7951

### NOTICE OF VIOLATION OF THE SEDGWICK COUNTY ZONING RESOLUTION

August 7, 1984

Dave L. Stannard  
Stannard Construction Co. Inc.  
P.O. Box 4064  
Wichita, KS 67204

Re: West side of Broadway in an area  $\frac{1}{2}$  mile north of 63rd St. South.

Dear Sir:

As required under the Zoning Resolution, notice is hereby given that you are in violation of Section No. 3, of the Zoning Resolution of Sedgwick County.

The violation noted is that you are using the above referenced land for parking of concrete batch plant equipment and the storage of construction materials.

The first violation is noted as being observed on August 3, 1984, and the following actions should be taken. As soon as possible but not later than August 15, 1984, take action to cause the removal of the equipment and materials causing this violation.

I note that you have filed zoning case DR-84-11 for a special permit to place this batch plant and storage yard on the above referenced land. The area where the construction materials are currently stored does not appear to be in the application area and this case will not be heard until August 9, 1984, by the M.A.P.C. and the Haysville City Planning Commission and at a later date by the B.O.C.C.

If your application receives approval at both the M.A.P.C. and the Haysville City Planning Commission then I will put this removal order on hold until such time as the B.O.C.C. has had an opportunity to consider and act on your application.

Penalties provided for in Section No. 14, of the Zoning Resolution may be applicable as of the first day of violation.

Dave L. Stannard  
Stannard Construction Co. Inc.  
Page 2  
August 7, 1984

Please feel free to contact this office at 268-7951, for we are available to assist you in clarifying this matter.

*Ron R. Worley*  
Ron R. Worley  
Zoning Administrator

RRW:1s



## SEDGWICK COUNTY, KANSAS

DIVISION OF BUILDING INSPECTIONS,  
PLANNING AND ZONING

Ron R. Worley  
Division Director

1248 SOUTH SENECA

WICHITA, KANSAS 67213-4498

TELEPHONE (316) 268-7951

### NOTICE OF VIOLATION OF THE SEDGWICK COUNTY ZONING RESOLUTION

August 7, 1984

Gerald E. Blood  
6346 S. Broadway  
Wichita, KS 67216

Re: West side of Broadway in an area  $\frac{1}{4}$  mile north of 63rd St. South.

Dear Mr. Blood:

As required under the Zoning Resolution, notice is hereby given that you are in violation of Section No. 3, of the Zoning Resolution of Sedgwick County.

The violation noted is that you have allowed the use of the above referenced land for parking of concrete batch plant equipment and the storage of construction materials.

The first violation is noted as being observed on August 3, 1984, and the following actions should be taken. As soon as possible but not later than August 15, 1984, take action to cause the removal of the equipment and materials causing this violation.

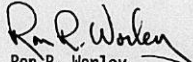
I note that you have filed zoning case DR-84-11 for a special permit to place this batch plant and storage yard on the above referenced land. The area where the construction materials are currently stored do not appear to be in the application area and this case will not be heard until August 9, 1984, by the M.A.P.C. and the Haysville City Planning Commission and at a later date by the B.O.C.C.

If your application receives approval at both the M.A.P.C. and the Haysville City Planning Commission then I will put this removal order on hold until such time as the B.O.C.C. has had an opportunity to consider and act on your application.

Penalties provided for in Section No. 14, of the Zoning Resolution may be applicable as of the first day of violation.

Gerald E. Blood  
Page 2  
August 7, 1984

Please feel free to contact this office at 268-7951, for we are available to assist you in clarifying this matter.

  
Ron R. Worley  
Zoning Administrator

RRW:ls

CASE NO. DR 84-11

- 10 "Notice to Adjoining Property Owners" mailed on 8-1-84  
for MAPC meeting on 8-9-84.
- 3 Applicants/Agent: Notices, Staff Reports, Referral Sheets.
- 11 Haysville Planning Commissioners, City Administrator, City  
Clerk and Secretary. (All Paperwork).
- 2 One each: Ron Worley and Claud Shelor. (All Paperwork).

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26 TOTAL

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

August 1, 1984

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 August 9, 1984, which will commence at 1:30 p.m. This item will also be considered by the Haysville City Planning Commission on August 9, 1984, at 7:00 p.m., at City Hall, Haysville, Kansas. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 84-11

SPECIAL PERMIT REQUEST TO ESTABLISH A CONCRETE BATCH PLANT  
AND STORAGE AREA ON PROPERTY ZONED "R" RURAL RESIDENTIAL

Beginning at the northeast corner of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ , 29-28-1E; thence W 650 feet; thence S 500 feet; thence E 650 feet; thence N to the point of beginning, except ALPHA THREE Addition and Street Right-of-Way. Generally located on the west side of Broadway in an area  $\frac{1}{4}$ -mile north of 63rd Street South.

Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary



REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION  
TO HAYSVILLE CITY PLANNING COMMISSION.

CASE No. DR 84-11 TO BE HEARD BY THE M. A. P. C. ON 8-9-84

REQUEST FOR CHANGE OF ZONING FROM \_\_\_\_\_ TO \_\_\_\_\_.

REASON FOR REQUEST (AS PROVIDED BY PETITIONER):

To establish a concrete batch plant and storage area.

LOCATION OF PROPERTY:

On the west side of Broadway in an area ¼-mile north of 63rd Street South.

LEGAL DESCRIPTION OF PROPERTY:

Beginning at the northeast corner of the SE ¼, SE ¼, 29-28-1 E; thence W 650 feet; thence S 500 feet; thence E 650 feet; thence N to point of beginning; except the Alpha Three Addition and Street-Right-of-Way.

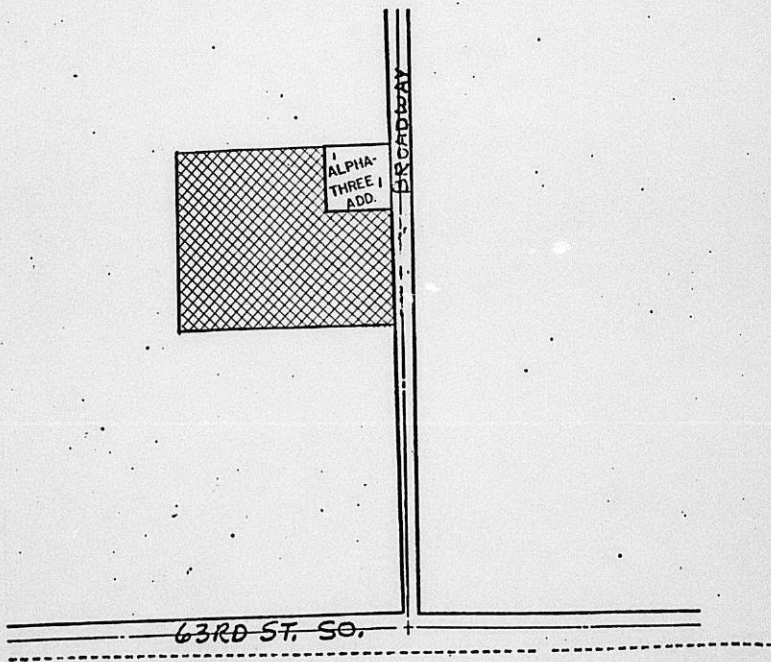
APPLICANT: Gerald E. Blood, etux.

ADDRESS: 6346 South Broadway  
Wichita, Kansas 67216

AGENT FOR APPLICANT:

SURROUNDING LAND USE:

- (N) Emergency Medical-Service & undeveloped;
- (E) Single-family & agriculture; (S) Undeveloped;
- (W) Undeveloped



RECOMMENDATION OR COMMENTS BY H. C. P. C. :

DR 84-11

Harrisville - Aug. 9  
MAPC Aug 9  
Bd of Cols ~~Sept 5~~  
Specia Aug 22 possible

Application For Approval of Conditional Use Permit  
WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

INSTRUCTIONS

1. All applicants requesting approval of a Conditional Use Permit should consult the Planning Department prior to submitting a formal application. The purpose of the consultation is to advise the applicant of his rights and responsibilities and the necessity of a detailed plan(s) to be submitted with the application for certain uses such as mobile home parks, sand extraction operations, multiple family development, etc.
2. An application for approval of a Conditional Use Permit must be signed by at least one of the owners of the property included within the application area.
3. In order for any application to be considered by the Commission, the following items must be submitted to the Planning Department:
  - A. Application form All blanks must be completely filled in with either the information requested or the notation - N/A - Not Applicable. **INCOMPLETE APPLICATION FORMS WILL NOT BE ACCEPTED** for processing.
  - B. Detailed plot plan(s) as may be required.
  - C. A current abstractor's certificate listing the names, mailing addresses and zip codes of the owners of all adjacent property and including the property for which the conditional use is requested, in all directions from subject property for a distance of twice the frontage of the subject property but not for a distance of more than 1,000 ft. or less than 200 ft.

- D. The appropriate fee as established by the Zoning Resolution of Sedgwick County. The fee shall be the same as that for the district in which located. Those fees are as follows:

*Year and 1/2*

*Special Permit \$150*

District in which area is located	SIZE OF APPLICATION AREA			
	up to 3 Acres	over 3 to 6	over 6 to 15	over 15
R, R-1 & AA	\$200	\$300	\$400	\$500
BB	\$350	\$450	\$550	\$650
LC, C, E & F	\$400	\$500	\$600	\$700

4. The Wichita-Sedgwick County Metropolitan Area Planning Commission will meet to consider Conditional Use requests on every other Thursday at 1:30 p.m., in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. An application for a Conditional Use, accompanied by appropriate documents and fees as listed above, must be filed with the Planning Department before 5 p.m., on the closing date established by the Metropolitan Area Planning Commission.
5. Persons speaking on Conditional and Special Use requests, will be limited to 5 minutes. The Commission may, at its discretion, extend by motion such time when needed and justified.
6. It is the policy of the Planning Commission that any request for a deferral of the hearing of any case shall be submitted to the Secretary, 455 North Main, at least 7 days prior to the meeting. If, in the discretion of the Chairman and Secretary, such deferral is to be granted, notices of such deferral and date of next hearing will be mailed to those who received original notice of the hearing. Persons requesting deferrals will be charged \$50 to cover the cost of preparing and mailing new notices.

*Special*  
APPLICATION FOR APPROVAL OF CONDITIONAL-USE PERMIT  
FOR PROPERTY LOCATED WITHIN THE JURISDICTION  
OF THE BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

1. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

- A. APPLICANT Constance M Blood ✓  
 ADDRESS 1627 May Street PHONE ~~524-4207~~  
 AGENT Thiute Co  
 ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_
- B. APPLICANT Serald E Blood ✓  
 ADDRESS 6346 S Broadway PHONE 524-4207  
 AGENT Thiute Co 67216  
 ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_
- C. APPLICANT Stannard Court Co. Inc. ✓  
 ADDRESS PO Box 4064-Thiute 67404 PHONE 744-0433  
 AGENT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

(Use separate sheet if necessary for names of additional applicants).

2. a. The applicant proposes to establish a <sup>County</sup> Batch Plant and  
Storage Area (use)  
 on property legally described as Lot(s) Bag NE Corner SE 1/4, SE 1/4  
29-28-1E Thomeas W 650ft N - 8500', N E 650' & hence  
At top of Bag Eye Alpha Tree add and St R @ W 1/4 on.  
 (If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

2. b. There are 7 acres (round to nearest tenth) in the above described property.

3. THIS PROPERTY IS LOCATED AT (ADDRESS) \_\_\_\_\_.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE \_\_\_\_\_ CORNER OF \_\_\_\_\_ AND \_\_\_\_\_

, OR

B. ON THE West SIDE OF Broadway (AVE.) STREET BETWEEN  
1/4 mile north of (AVE.) STREET AND \_\_\_\_\_ (AVE.) STREET.  
63rd St SW

4. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED "R" Rural Residential  
(ZONING DISTRICT CLASSIFICATION).

5. I REQUEST THIS ~~ADDITIONAL~~ Special USE PERMIT FOR THE FOLLOWING REASONS:

Concrete Batch Plant and Storage Area.

6. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AT IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

Quill E. Blood

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

7. OFFICE USE ONLY

This application was received at the Planning Department at 10:40

(AM, PM) on July 25, 1984 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150.

James H. [Signature] Name  
Chief Planner Title

## OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
The Southeast Quarter of Section 29 Township 28 South Range 1 East of the 6th P.M. except a tract beginning at the SE corner of the SE $\frac{1}{4}$ of said Section 29; thence West 16 rods; thence North 15 rods; thence East 16 Rods; thence South 15 Rods; and except that portion platted as Alpha Three Addition; and except that part taken for highway.	<del>Emmett Blood</del> Constance Blood OK 6347 S. Broadway 67216
	OK Gerald E. Blood 6346 S. Broadway 67216
A tract beginning at the Southeast corner of the SE $\frac{1}{4}$ of Section 29, Township 28 South, Range 1 East of the 6th P.M., thence West 16 rods, thence North parallel to the East line of said quarter section, 15 rods, thence East parallel to the South line of said quarter section 16 rods, thence South 15 rods to the point of beginning.	<del>Elizabeth DeLong</del> Constance M. Blood OK 6347 S. Broadway 67216
	Carrol L. Tucker Lois Tucker ✓ 238 West 63rd St. South 67217
A tract beginning 910 feet North of the Southwest corner of the SW $\frac{1}{4}$ of Section 28, Township 28 South, Range 1 East of the 6th P.M., thence East 300 feet, thence North 200 feet, thence West 300 feet, thence South 200 feet to the point of beginning.	M.L. Mathes ✓ <del>Ardyth B. Mathes</del> 6222 S. Broadway 67216
	OK Gerald E. Blood 6346 S. Broadway 67216
The Southwest Quarter of Section 28 Township 28 South, Range 1 East, except a tract beginning 910 feet North of the SW corner of the SW $\frac{1}{4}$ of Section 28, thence East 300 feet, thence North 200 feet, thence West 300 feet, thence South 200 feet to the point of beginning; and except that part taken for Kansas Turnpike.	( <del>George L. Blood and Emma J. Blood</del> having a life estate) <del>Frank Emmett Blood</del> 6347 S. Broadway 67216
	OK Gerald E. Blood 6346 S. Broadway 67216

Property Description

Property Owner

A tract in  
The Northeast Quarter of Section 32,  
Township 28 South Range 1 East of the  
6th P.M., described as beginning 204  
feet West of the Northeast corner of the  
NE $\frac{1}{4}$  Of Section 32, Township 28 South,  
Range 1 East, thence West along the  
North line of said NE $\frac{1}{4}$ , 344 feet, thence  
South parallel with the East line of the  
NE $\frac{1}{4}$ , 280 feet, thence East 344 feet,  
thence North 280 feet to the point of  
beginning.

Leon R. miller  
Mary Irene Miller  
205 East 63rd St. South  
67217

A tract in the NE $\frac{1}{4}$  of Section 32,  
Township 28 South, Range 1 East,  
beginning at the Northeast corner of  
said NE $\frac{1}{4}$ , thence South 280 feet,  
thence West 204 feet, thence North  
280 feet, thence East to beginning,  
except part taken for highway.

Same as above

That part of the West Half of the North-  
west Quarter of Section 33, Township 28  
South, Range 1 East of the 6th P.M.,  
lying North of the North line of land  
condemned in Case No: 29459, in the  
District Court of Sedgwick County,  
for flood control purposes, except  
a tract of land conveyed to the Secretary  
of Transportation, Film 488, Page 956  
in the Office of the Register of Deeds  
of Sedgwick County, Kansas.

DeWitt Land Co. Inc.  
505 S. Broadway  
67202

Alpha Three  
Addition

Lot 1

Board of County Commissioners  
Sedgwick County, Kansas  
City Building  
434 North Main  
67202

Ward's Fourth  
Addition

Lot 1      Block 1      "

Sunflower Improvement  
District  
City of Haysville  
Box 404  
Haysville, Kansas  
67060

Lot 28      "      "

Marion T. West  
Glenda S. West  
100 Sunflower Drive  
67217

Lot 2

<u>Property Description</u>			<u>Property Owner</u>
		Ward's Fourth Addition	
Lot 29	Block 1	"	Robert M. Kirby Mary M. Kirby 110 Sunflower Drive 67217
Lot 30	"	"	Larry A. Emerson Janis R. Emerson 114 Sunflower Drive 67217
Lot 31	"	"	Jimmie L. Huckleberry 120 Sunflower Drive 67217
Lot 32	"	"	Administrator of Veterans Affairs 901 George Washington Blvd. 67211

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

A tract in the Southeast Quarter of the Southeast Quarter of Section 29, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the Northeast corner of the SE $\frac{1}{4}$  SE $\frac{1}{4}$ , thence West along the North line thereof 650 feet, thence South 500 feet, thence East 650 feet to the East line of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , thence North to the point of beginning; except that portion platted as Alpha Three Addition, and except street right of way.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 27th day of July, 1984, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO. INC.

By

*Mary Doble*  
Sr. Vice-President

Order No: 337082  
ap

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

August 1, 1984

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 August 9, 1984, which will commence at 1:30 p.m. This item will also be considered by the Haysville City Planning Commission on August 9, 1984, at 7:00 p.m., at City Hall, Haysville, Kansas. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 84-11

SPECIAL PERMIT REQUEST TO ESTABLISH A CONCRETE BATCH PLANT  
AND STORAGE AREA ON PROPERTY ZONED "R" RURAL RESIDENTIAL

Beginning at the northeast corner of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ , 29-28-1E; thence W 650 feet; thence S 500 feet; thence E 650 feet; thence N to the point of beginning, except ALPHA THREE Addition and Street Right-of-Way. Generally located on the west side of Broadway in an area  $\frac{1}{4}$ -mile north of 63rd Street South.

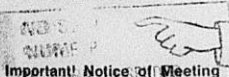
Additional information concerning this case may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin  
Secretary

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688



AUG 9 1984  
METROPOLITAN PLANNING  
ROUTE

Bob Smith  
1236 East 48th Street South  
Wichita, Kansas 67233

DR-84-11

67216



NSW  
V1606  
8/6





REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION  
TO HAYSVILLE CITY PLANNING COMMISSION.

CASE No. DR 84-11 TO BE HEARD BY THE M. A. P. C. ON 8-9-84

REQUEST FOR CHANGE OF ZONING FROM \_\_\_\_\_ TO \_\_\_\_\_

REASON FOR REQUEST (AS PROVIDED BY PETITIONER):

To establish a concrete batch plant and storage area.

LOCATION OF PROPERTY:

On the west side of Broadway in an area  $\frac{1}{4}$ -mile north of 63rd Street South.

LEGAL DESCRIPTION OF PROPERTY:

Beginning at the northeast corner of the SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , 29-28-1 E; thence W 650 feet; thence S 500 feet; thence E 650 feet; thence N to point of beginning; except the Alpha Three Addition and Street-Right-of-Way.

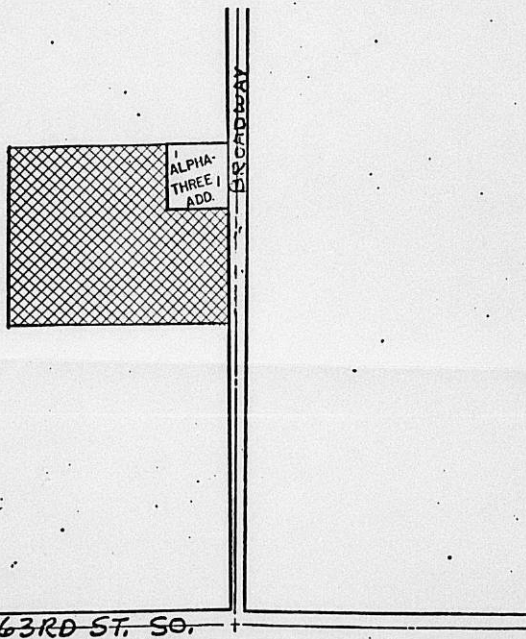
APPLICANT: Gerald E. Blood, etux.

ADDRESS: 6346 South Broadway  
Wichita, Kansas 67216

AGENT FOR APPLICANT:

SURROUNDING LAND USE:

- (N) Emergency Medical-Service & undeveloped;
- (E) Single-family & agriculture; (S) Undeveloped;
- (W) Undeveloped



RECOMMENDATION OR COMMENTS BY H. C. P. C. :

NAME Stannard Const. Co.  
 FOR Special permit

011

3:07 PM  
 3:07 PM  
 75540071003 FUND  
 150.00 TR 1  
 7732 13 07/27/84 CASH 150.00 TOTL  
 150.00 TOTL 150.00 CHEK

FORM 29-0 PAYMENT NOTICE  
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
<u>Special Permit</u>	<u>150.00</u>

NAME Stannard Construction Co.  
 ADDRESS Box 4264 North Wichita Station  
 FUND 755-40071-003 DUE DATE

COMMENTS  
 DATE 7/27/84 BY J.S.S.

13481

CITY OF WICHITA  
 150.00 CASH REGISTER RECEIPT

