

DR 86-9 - Carl W. Smith & Maxine W. Kazaka request a special use permit to establish an Army Reserve Training Center on the west side of Meridian in an area No. of 37th St. No. if extended from east.

ACTION

DATE

COMMITTEE

M.A.P.C. Approved subject to conditions 9/14/86

B.C.C./B.S.C.C. Approved as recommended 7-30-86

*Permit is closed
Failure to report on lot right*

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 86-9 _____
 DP- _____

Case Filed: Amend
 Associated Case: 8-4-86

APPLICATION DATA: Map No. 5252 B

1. General Location: On the west side of Meridian in an area north of 37th Street North, if extended from the east
2. From _____ to _____
3. Proposed Use: Special Use Permit to Establish an Army Reserve Training Center in the "LC" District
4. DP Name: _____
5. Applicant: Carl W. Smith
 Address 8301 West 118th, Overland Park, KS. 66210 Phone 913-451-3061
6. Applicant: Wheat Collingwood
 Address 1211 East Douglas, Wichita, KS. 67211 Phone 264-7361
7. Applicant: Maxine Watson Kazaka
 Address 1720 West 34th Street North, Wichita, KS. 67204 Phone 838-6732
8. Agent: Glen Trimble
 Address 2014 West 13th Street North, Wichita, KS. 67203 Phone 942-4224
9. Agent: Lloyd Duncan
 Address 1901 West 13th Street North, Wichita, KS. 67203 Phone 267-7331

AREA DATA:

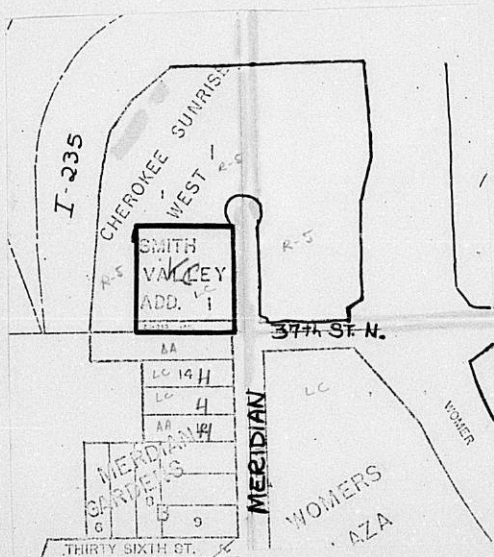
1. Acres: 1.97 (_____ ft. by _____ ft.)
2. Adjoining Zoning: N "R-5" S "AA" E "R-5" W "R-5"
3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by (Signature) Date 8-22-86 Time _____

NOTES:



T9-214-2

Z-0872 ¹¹⁰⁷ LC to AA for all LC lots in NE 1/4 36-26-1W (600'a) etc. 13:14.

Signal
 No. 2-153C
 HASTINGS, MN
 LOS ANGELES-CHICAGO-LOGAN, OH
 MEMPHIS, TN-LOUISVILLE, GA
 U.S.A.

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special 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. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

- A. APPLICANT CARL W. SMITH ✓
ADDRESS 8301 W. 118th Zip Code 66210 PHONE 913-451-3061
OVERLAND PARK KS
AGENT GLEN TRIMBLE ✓
2014 W. 13th
ADDRESS WICHITA KS Zip Code 67203 PHONE 316-942-4224
- B. APPLICANT MAXINE WATSON KAZAKA ✓
1720 W. 34th N.
ADDRESS WICHITA KS Zip Code 67204 PHONE 316-838-6732
AGENT GLEN TRIMBLE ✓
2014 W. 13th
ADDRESS WICHITA KS Zip Code 67203 PHONE 316-942-4224
- (C.) APPLICANT WHEAT COLLINGWOOD ✓ (Contract purchaser)
1211 E. DOUGLAS
ADDRESS WICHITA KS Zip Code 67211 PHONE 316-264-7361
AGENT LLOYD DUNCAN ✓
1901 W. 13th
ADDRESS WICHITA KS Zip Code 67203 PHONE 316-262-7331
IBMS 838-3325
KS 838-4022

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

2. A. The applicant proposes to establish an Army Reserve Training Center
_____ (use)
on property legally described as Lot(s) S. 70' & N. 1/4 of vacated 37th st.
& N. 200' of E. 290' Block(s) 1
of the SMITH VALLEY Addition.
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

- B. There are 1.97 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5252B Zoning (N) R5 (S) AA (E) R5 (W) R-5 MAPC 7-4-86

T9-212-2

C.P. M 9-3-86

Revised 1/85

3. This property is located at (address) 3811 N MERIDIAN + NW CORNER
OF 37th & MERIDIAN.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the NW corner of 37th & MERIDIAN ~~RRR~~

OR

B. On the west side of Meridian (Ave.) Street ^{north of} ~~between~~
27th St. North of 37th St. (Ave.) Street ~~and~~ _____ (Ave.) Street.

4. The property included in this application is zoned LC
(ZONING DISTRICT CLASSIFICATION).

5. We request this special permit for the following reasons:
ARMY RESERVE TRAINING CENTER AND A PARKING COMPOUND FOR
APPROPRIATE VEHICLES.

6. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING
THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT
THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY
FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFI-
CATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED
BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE FOREGO-
ING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR
KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY OR COUNTY
COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS
AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST
AND WELFARE.

Carl W. Smith
APPLICANT'S SIGNATURE
8301 W. 118th
OVERLAND PARK KS 66210

BY _____
AUTHORIZED AGENT (IF ANY)

MAXINE M. WATSON-KAZAKA
APPLICANT'S SIGNATURE

BY [Signature]
AUTHORIZED AGENT (IF ANY)

Wheat Collingwood
APPLICANT'S SIGNATURE

BY [Signature]
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at _____
(AM, PM) on 8-4-86 (day, month, year). It has been checked and
found to be complete and accompanied by required documents and the appropri-
ate fee of \$ 151.

[Signature] Name
[Signature] Title

CASE NO. DR 86-9

Special Use Permit to Establish an Army Reserve
Training Center in the "LC" District

The east 290 feet of Block 1, Smith Valley Addition, Wichita, Sedgwick County, Kansas, together with the east 290 feet of vacated 37th Street North adjacent on the south of said Block 1. Generally located on the west side of Meridian in an area north of 37th Street North, if extended from the east.

$$9 + 5(300 + 200) + 3 + 3 + 1 = 21$$

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: January 5, 1988

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Principal Planner

SUBJECT: DR 86-9 Special Use Permit for Army Reserve Training Center

FILE COPY

On October 15, 1986, we forwarded to you a copy of a resolution adopted by the City Commission on September 30, 1986, which authorized establishment of an army reserve training center on a portion of Smith Valley Addition (zoned "LC") at Meridian and 37th Street North. The permit was conditioned upon the replatting or lot splitting of the property within one year. No replat or lot split has ever been submitted nor has any request for extension of the time been made. Therefore, this special use permit resolution is null and void and the special use request is considered denied and closed. The DR notation on the official zoning maps will be removed.

Please mark your copy of this resolution "VOID" and if you have any questions, feel free to call.

LO/lw

copy to Kirby 1-6-88 for deletion from official zoning maps

PL/0334/1

1-4-88

To
From

DR 86-9 File
Louise Olney, Principal Planner

On several occasions in September and October 1987, Jack Halbreith talked to Wheat Collingwood, Jim Gardner, and a realtor about the time limit for platting or lot splitting this property. All were advised of the deadline date and were told how to request an extension. We never received a request for extension of this special use permit and therefore the file is considered closed and the permit denied.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

October 15, 1986

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Senior Planner, Current Plans Division

SUBJECT: DR 86-9 - Special Use Permit for Army Reserve Training Center

On September 30, 1986, the Board of City Commissioners authorized a special use permit for an army reserve training center to be located on the west side of Meridian north of 37th Street North. Replatting or lot splitting of the property is required before the special use permit is valid. Also, screening and landscaping as required by ordinance is to be provided prior to any occupancy permits.

I have enclosed a copy of the special use permit resolution which lists the conditions of approval. If you have any questions about this matter, please call.

LO:blw

Adopted by Board of Commissioners
this SEP 30 1986

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION I. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions of Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for establishment of an army reserve training center on property legally described below subject to the following conditions:

CASE NO. DR 86-9

The east 290 feet of Block 1, Smith Valley Addition, Wichita, Sedgwick County, Kansas, together with the east 290 feet of vacated 37th Street North adjacent on the south of said Block 1. Generally located on the west side of Meridian in an area north of 37th Street North, if extended from the east.

CONDITIONS OF APPROVAL:

1. The property shall be replatted or a lot split application shall be approved within one year after City Commission approval of the special permit and prior to use of this site for an army reserve training center or the special use request shall be considered denied and closed.
2. Screening and landscaping as required by Section 28.04.160.K of the zoning ordinance shall be provided prior to any occupancy permits for an army reserve training center being issued for this site.
3. At such time as the proposed use ceases operation, only those uses permitted in the "LC" district shall occupy the property.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption by the Board of City Commissioners and completion of condition number one above.

ADOPTED AT WICHITA, KANSAS, this 30th day of SEPT, 1986.

ATTEST:

Tony Casado
Mayor
TONY CASADO

Donald C. Gisick
City Clerk
DONALD C. GISICK

(SEAL)

John DeBba
Approved as to form City Attorney

October 1, 1986

Mr. Wheat Collingwood
1211 East Douglas
Wichita, Kansas 67211

RE: DK 86-9 - Special Use Permit for Army Reserve Training Center. West side of Meridian in an area north of 3/4th Street North, it extended from the east.

Dear Mr. Collingwood:

On September 30, 1986, the Board of City Commissioners adopted a resolution which authorizes the above-referenced special use and specifies the conditions of approval. One of those conditions is that the property be replatted or a lot split application be approved within one year and prior to use of this site for an army reserve training center or the special use request shall be considered denied and closed.

I have enclosed a subdivision application and a lot split application for your use. The lot split procedure will be applicable only if this application area is combined into one ownership. If it remains in two ownerships, the replatting procedure will have to be used.

Once the lot split or replat has been approved and recorded, I will forward to you a signed copy of the special use permit resolution for your files. If you have any questions about this matter, please call me at 268-4421.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw
Enclosures

cc:(w/o enclosures)

Carl W. Smith, 8301 W. 118th, Overland Park, KS. 66210
Maxine Watson Kazaka, 1720 W. 34th St. North, Wichita, KS. 67204
Cien Trimble, 2014 W. 13th St. North, Wichita, KS. 67203
Lloyd Duncan, 1901 W. 13th St. North, Wichita, KS. 67203

Planning Agenda Item # _____

City of Wichita
City Commission Meeting
September 30, 1986

Agenda Report # _____

TO: Mayor and City Commissioners

SUBJECT: DR 86-9 - REQUEST FOR SPECIAL USE PERMIT FOR A GOVERNMENTAL
USE TO ESTABLISH AN ARMY RESERVE TRAINING CENTER ON THE
WEST SIDE OF MERIDIAN IN AN AREA NORTH OF 37TH STREET
NORTH, IF EXTENDED FROM THE EAST.
(Carl W. Smith, et al)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Zoning

MAPC Recommendation: Approve (7-0)

Staff Recommendation: Approve

Background: On September 9, 1986, the MAPC held a public hearing to consider a special use permit request. In accordance with Section 28.04.180.4 of the Zoning Ordinance, the applicants are requesting a special use permit to establish an army reserve training center on a portion of a platted lot and adjacent vacated street right-of-way located on the west side of Meridian in an area north of 37th Street North, if extended from the east. A vacant skating rink now occupies the north portion of this site which is zoned "LC". Outdoor storage of army vehicles is a proposed use in addition to indoor use of buildings for offices, training, classrooms, equipment storage, and vehicle maintenance.

Several property owners in the area spoke in opposition to the request, however, the MAPC unanimously recommended approval subject to several conditions including replatting or lot splitting.

CPO Council "M" considered this request on September 4. The Council voted 5-3 to recommend denial of the request.

Analysis: This property has been zoned "LC" since the adoption of county zoning in 1958. It is only part of a platted lot, the balance of which has either been rezoned to "R-5" and replatted or been acquired for highway right-of-way. Prior to any additional building permits being issued, a repiat or lot split will be necessary. A lot split will be applicable only if the original platted lot is in no more than two different ownerships, not counting what may now be highway right-of-way.

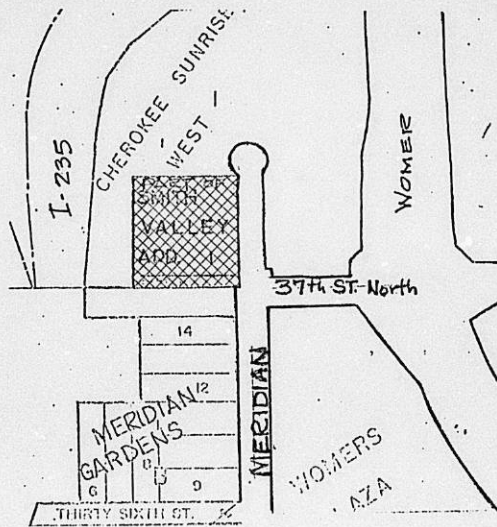
A proposed redevelopment plan submitted with the application shows a new 70' x 80' steel building. The new building will be used for repair of vehicles; a fenced vehicle storage area is shown to the south and east. As all surrounding properties

are residentially zoned, a screening fence will be required along the north, west, and south sides of this entire "LC"-zoned property. Some landscaping along Meridian will be required all in accordance with Section 28.04.160.K. of the Code of the City of Wichita.

The Planning Commission determined that the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff justified the approval of this special use permit.

- Actions:
1. Concur with the findings of the MAPC and approve the special use permit; instruct the Planning Department to withhold release of the resolution until the property has been replatted or the lot has been split; or
 2. Take appropriate action stating reasons.

Attachments: Area map
9-4-86 MAPC Minutes
CPO Memorandum



EXCERPT FROM PLANNING COMMISSION MINUTES OF SEPTEMBER 4, 1986

LEGAL:

12. Case No. DR 86-9 - Carl W. Smith & Maxine W. Kazaka request a special use permit to establish an Army Reserve Training Center on the east 290 feet of Block 1, Smith Valley Addition, Wichita, Sedgwick County, Kansas, together with the east 290 feet of vacated 37th Street North adjacent on the south of said Block 1. Generally located on the west side of Meridian in an area north of 37th Street North, if extended from the east.

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

Background: In accordance with Section 28.04.180.4 of the Zoning Ordinance, the applicants are requesting a special use permit to establish an army reserve training center on a portion of a platted lot and adjacent vacated street right-of-way located on the west side of Meridian in an area north of 37th Street North, if extended from the east. A vacant skating rink now occupies the north portion of this site which is zoned "LC". Outdoor storage of army vehicles is a proposed use in addition to indoor use of buildings for offices, training, classrooms, equipment storage, and vehicle maintenance.

Analysis: This property has been zoned "LC" since the adoption of county zoning in 1958. It is only part of a platted lot, the balance of which has either been rezoned to "R-5" and replatted or been acquired for highway right-of-way. Prior to any additional building permits being issued, a replat or lot split will be necessary. A lot split will be applicable only if the original platted lot is in no more than two different ownerships, not counting what may now be highway right-of-way.

A proposed redevelopment plan submitted with the application shows a new 70' x 80' steel building. The new building will be used for repair of vehicles; a fenced vehicle storage area is shown to the south and east. As all surrounding properties are residentially zoned, a screening fence will be required along the north, west, and south sides of this entire "LC"-zoned property. Some landscaping along Meridian will be required all in accordance with Section 28.04.160.K. of the Code of the City of Wichita.

The applicants have stated that only 4 or 5 office workers will be on site during the week. On weekends, up to 100 people may be there for classes or in preparation for leaving on maneuvers.

A recommendation of approval should be subject to the following conditions:

1. The property shall be replatted or a lot split application shall be approved within one year after City Commission approval of the special permit and prior to use of this site for an army reserve training center or the special use request shall be considered denied and closed.
2. Screening and landscaping as required by Section 28.04.160.K of the zoning ordinance shall be provided prior to any occupancy permits for an army reserve training center being issued for this site.

DISCUSSION:

GALBRAITH stated that this request is for a special permit for a governmental use to establish an army reserve training center. He explained that a governmental use can go in any zoning district with a special permit and that is the reason they are requesting a special permit for this rather than to ask for a zoning classification that might first permit this similar type use. He said that the property is zoned light commercial. GALBRAITH pointed out that to the east of Womer Drive are single family homes and single family zoning with an elementary school that is now used as a police training center south of that, and that police training center was a previous special use granted for that type of governmental use. GALBRAITH said that staff had been advised that there might be 4 to 5 people on the premises during the day, and on various weekends there might be 100 people there. Army equipment would probably be taken out from this site for training activities. He said that staff did not feel that the number of people was a matter of significance. It is the equipment that staff was most concerned about.

GALBRAITH stated that staff considered this site a good location for an army reserve unit. It is at an interchange. It is adjacent to an area that has the capability of developing for a shopping center. It is next to an elementary school that now has a police training activity in it, and it is not too bad a location for such a use if it can be properly screened. Staff recommended approval subject to the two conditions in the staff report. He suggested a third condition that, at such time the proposed use ceases operation, only those uses in the light commercial district are permitted to occupy the property. GALBRAITH said that he wanted to make sure that somebody does not say that this is like a contractor's storage yard and some use be put in there that is not permitted in light commercial. He said that this is close to a use that would be permitted in heavier zoning classifications and not in the light commercial district. It is only the fact that it is a governmental use that permits it to go here.

GALBRAITH said that the CPO Council "M" apparently debated this in great length at their meeting. There were a number of people there in opposition. The Council recommended by a 5-3 vote that the application be denied.

JOE CARMICHAEL, architect representing the applicant, stated that there were some concerns voiced at the CPO meeting about the number of vehicles. The vehicles concerned in this are 7 trucks, and the rest are smaller vehicles. There are some trailers. He said that this is primarily a training facility. It will be activated September 15. It is moving very rapidly and it is one of five that the Collingwood people have been asked to develop. He mentioned that they have successfully done ones in El Dorado, in Dodge City and Arkansas City, by taking a piece of property that was not the best looking property in the world and cleaning it up to army reserve standards and then army reserve picks it up as a lease. CARMICHAEL said that about the only thing that they will be doing in that area, except for two weeks a year, is to take a vehicle out and test drive it on the interstate. He added that they have no objections to the three conditions referred to by Galbraith.

RICHARD FOOTE, attorney representing Mr. and Mrs. Carl Smith owners of part of the application area, stated that they have entered into an agreement with Mr. Wheat Collingwood to sell the building to him and retain a mortgage on that building, as well as the other land that is in the proposal. He said that Mid Kansas has agreed to extend the necessary funds to do the remodeling and the dressing up, and to subordinate their mortgage to the mortgage of Mr. and Mrs. Smith. He said that they felt that this is a very good use for the existing building. Some of the people that were involved in putting the deal together made a trip down the road on Meridian, which is the only property that is within the 200 and 250-foot radius of this building to which notice was required to be made. They found no opposition to this use of the building. In fact one of the ladies told them that they could use it because the skating rink was so loud that it jiggled the water in their waterbed, and so she would be tickled to death to have the skating rink gone and the army reserve there. FOOTE said that they feel that legally and financially the deal has been well put together. It is backed with the United States government lease on the building which will service the obligations on it. It will be a definite advantage to the neighborhood and also to the city.

BAYOUTH returned to the meeting.

JOHN KAZAKA, 1720 West 34th Street North, husband of one of the applicants, stated that he did not want to be disrespectful but every Saturday and Sunday night they have dark night at the skating rink. They have from 400 to 500 colored people there fighting and shooting and the police are there almost every Friday or Saturday night. He said that he was glad that they were going to stop the roller skating and put something in there that would be quiet and take care of the neighborhood.

BERNARD BORST, 3946 North St. Clair, stated that he and his wife live within clear view of the skating rink. He said that they appeared at the CPO Council meeting and had the opportunity to speak to the Council. After the meeting was over, he was approached by several people who were at the meeting. Some of them were older people, and some who felt that they could not come to the meeting today because of their age and the problems that would cause. Some were young people who had to work today. But their request to him was to advise the Planning Commission that he speaks for those people that are in the neighborhood, and asked him to speak this way. BORST said that they oppose the proposed use of land at 37th and Meridian for the construction of the army reserve training and vehicle maintenance center for several reasons. Except for Skateland, this area is totally residential. It is a rather unique area. It is bounded on the west by I-235, and on the south and east by the Floodway. The only access out of this neighborhood is 37th Street to Womer, or 37th Street to Arkansas, or perhaps Broadway. So they have a pretty good association with the area under concern. They enjoy living in this area. They want it to stay the way it is. To the residents of Meridian Gardens and the Sherwood Glen subdivisions, this proposal offers nothing in the way of a service or an accommodation to the neighborhood. It will have an effect entirely outside the neighborhood as far as the service that they are going to offer, so they get nothing out of it other than the burden that is placed upon them. To these residents, this proposal

offers to reduce the peace, quiet and tranquility of the neighborhood and to inject the noise, odor and contaminates into the environment. He felt that to allow the proposal will set a precedent that will justify other nonconforming uses to intrude into the neighborhood, such as the previously proposed truck terminal that wished to locate in that area and which was denied permission to do so by the City Commission, and it will further destroy the residential nature of this area. BORST said that he was somewhat concerned when he found out that the military, the U.S. government, was going to lease a facility. He pointed out that there were several advantages to the military owning a facility. There are tax advantages. They have a low cost on construction, and they have a lot of other benefits, but to lease a building means that they will have to pay the owner based over a period of time the cost that he has involved in that building and the cost of maintenance that he has on that building. They will have to reimburse him for the taxes that he's going to pay on that building, and they are going to have to pay him a profit. BORST said that he could not understand why the government would undertake to lease, and then it came to him why. There are some federal regulations having to do with the environment. One of those regulations is that whenever the federal government undertakes a substantial job, such as this would be, they have to do an environmental study. They have to analyze what they are going to do and what effect that is going to have on the environment. If there is an adverse effect on the environment, then there has to be what is called an A-95 review. Under the A-95 review, they who live in the area are afforded notice and an opportunity to appear at a hearing. At that hearing they will be told the effects of the environmental study. They will also be told if there were adverse affects, what the government will do to eliminate those affects and avoid the contamination of the environment. BORST said that if the government builds, it will have to go with that kind of a study.

At the sound of the bell that limits speakers to five minutes, the chairman inquired of Mr. Borst how much longer would his presentation take.

BORST answered two minutes.

MOTION: That Mr. Borst be granted an additional two minutes to finish his presentation. Bayouth moved, Parsons seconded and it carried with a vote of 6 in favor (Bayouth, Parsons, Crockett, Gardner, Moore, and Peters) and 1 opposed (Miles). Banzer, Wilson and Conlee were not present.

BORST continued that if the government leases the building they would not have to go with the environmental impact study. Such action denies to the people who live in the area that which the federal law affords them, and that is to live in an environment as free from contaminated air as is possible, and the neighbors are being denied that by the procedure accepted here. This is going to be a garage to overhaul large heavy equipment. BORST said that if motors are overhauled on heavy equipment, they will be run. There will be pollutants coming out of the engine into the air. If there are going to be

other trucks and cars in that area, there will be more pollutants. If 100 people are brought in to train over the weekend, a lot of motors will be run a lot of time during that 24-hour period.

BORST recalled when he was a child that his mother had a saying, "there should be a place for everything and everything in its place." BORST said his suggestion is, there is a place for this unit and that place is out in one of the City's commercial zones where this would fit in compatibly, and an industrial park is the place for this facility.

BORST mentioned that at the CPO meeting they were told that there would be a fence around this facility.

The bell that limited Mr. Borst's presentation to two additional minutes rang, and he requested 30 seconds more.

MOTION: That Mr. Borst be granted an additional 30 seconds to finish his presentation. Crockett moved, Bayouth seconded and it carried by the same vote, 6-1, as the previous motion. Banzer, Conlee and Wilson were not present.

BORST continued that the fence would be a 6-foot chainlink fence, adorned at the top with three strands of barbed wire completely encircling the facility. BORST said that they did not like that appearance, and requested that the Commission deny the applicants the right to do it. He said that this does not deny Mr. Smith his opportunity to use his skating rink or the building for anything that is allowed under commercial. It only would deny the use for this particular purpose.

MILES asked Mr. Borst how far did he live from this site.

BORST said that he lived two blocks north of the school on 39th Street. That is four blocks from the site.

MILES said that he did not believe Borst could hear the skating rink from that distance, and if he could not hear the skating rink, he could not hear the motors either.

BORST said that certainly he could.

DOROTHEA SLOAN, 3929 North Athenian, CPO Council "M" member, stated that whether or not she would be involved with the sale of the property did not have anything to do with what position she would take as a CPO member. She said that she has property listed adjacent to Mrs. Kazaka's property that they are wanting to purchase. She said that she was definitely against this request, because she believed that the property value within the area would be lowered because of this. She asked what would be the attitude of the Commission and staff once this proposal is in and somebody comes up

and says that they want to put in a salvage yard or something else that is commercial or industrial. She felt that there was a lot of land there that could go commercial and would hate to see the whole street on Womer Drive go commercial.

FOOTE, speaking again, commented that the land is presently zoned light commercial, and the intended use that the United States was going to make of it would fit within the definition of light commercial except for one thing and that is the outdoor storing of the vehicles, and those will be properly fenced. FOOTE mentioned that he had a number of drawings that he would be willing to present to the Commission for their review. He said that they have examined the other projects that Mr. Collingwood has prepared and they are well satisfied that their money invested in this real estate in a mortgage would be well secured.

GLEN TRIMBLE, agent for the applicant, stated that he had checked with all of the people on that side of Meridian except one lady who was not in. They talked to her daughter and had 100 percent affirmative attitude on the new installation.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

1. The property shall be replatted or a lot split application shall be approved within one year after City Commission approval of the special permit and prior to use of this site for an army reserve training center or the special use request shall be considered denied and closed.
2. Screening and landscaping as required by Section 28.04.160.K of the zoning ordinance shall be provided prior to any occupancy permits for an army reserve training center being issued for this site.
3. At such time as the proposed use ceases operation, only those uses permitted in the "LC" district shall occupy the property.

Gardner moved, Crockett seconded and it carried unanimously. Banzer, Conlee and Wilson were not present.

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE September 4, 1986

TO Jack Galbraith, Chief Planner, Current Plans

FROM Stanley J. Scott, CP Coordinator

SUBJECT DR 86-9: West side of Meridian
in an area north of 37th Street
North

On Wednesday, September 4, CPO Neighborhood Council "M" considered the captioned case, a request for a Special Use Permit to establish an Army Reserve Training Center on property zoned "LC" Light Commercial District. After extensive discussion, the Council voted 5-3 to recommend denial of the requested Special Use Permit.

The applicants were represented by Wheat Collingwood who explained that the special use permit is requested to establish a heavy equipment maintenance training facility for the United States Army Reserve. Mr. Collingwood explained that the usage of 27 vehicles will be primarily for on-site maintenance training with few trips off the site by vehicles. Trips off the site will be limited to one weekend per month. He noted that there will be 20 persons at the location during the week and 100 on weekends. The property will be screened on the north, west, and south. While vehicles will be stored outside the building, equipment storage and vehicle maintenance will be done inside.

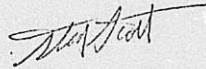
Approximately 20 area residents appeared before the Council to express their concerns regarding the request. Among the concerns expressed by area residents were:

- 1) that except for the existing roller skating facility on the site, the area is totally residential in character;
- 2) that because the facility will be leased by the Federal government rather than purchased, there is no requirement to for an Environmental Impact Study which could require that problems such as drainage, odors, air pollution, and noise be addressed;
- 3) that due to the actual Light Industrial nature of the proposed land use, the permit may set a precedent for other non-residential uses on adjacent vacant land as attempted in the recent past;
- 4) that due to the actual Light Industrial nature of the proposed land use, there will be a detrimental effect upon residential property values;
- 5) that the site plan will remove the existing natural hedge row screening;

- 6). that the proposed facility provides the neighborhood no service, benefit, or accommodation; and
- 7) that suitable Light Industrial sites are available on surplus land owned by the City of Wichita in the Bridgeport Area.

In voting to recommend denial of the requested Special Use Permit, the majority of Council members concurred with the concerns expressed by area residents and property owners. The Council members who supported the request noted that the proposed training center would be more desirable than the existing skating rink or many potential uses allowed under "LC" zoning. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments.

Please provide the Council's recommendation to the MAPC and City Commission when DR 86-9 is considered.



Stanley J. Scott
CP Coordinator

SJS:dm

Noted

Annie K. Montgomery
CRS Director

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS:

SECTION I. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions fo Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for establishment of an army reserve training center on property legally described below subject to the following conditions:

CASE NO. DR 86-9

The east 290 feet of Block 1, Smith Valley Addition, Wichita, Sedgwick County, Kansas, together with the east 290 feet of vacated 37th Street North adjacent on the south of said Block 1. Generally located on the west side of Meridian in an area north of 37th Street North, if extended from the east.

CONDITIONS OF APPROVAL:

1. The property shall be replatted or a lot split application shall be approved within one year after City Commission approval of the special permit and prior to use of this site for an army reserve training center or the special use request shall be considered denied and closed.
2. Screening and landscaping as required by Section 28.04.160.K of the zoning ordinance shall be provided prior to any occupancy permits for an army reserve training center being issued for this site.
3. At such time as the proposed use ceases operation, only those uses permitted in the "LC" district shall occupy the property.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption by the Board of City Commissioners and completion of condition number one above.

ADOPTED AT WICHITA, KANSAS, this _____ day of _____.

ATTEST:

Mayor

City Clerk

(SEAL)

Approved as to form _____ City Attorney

September 5, 1986

Wheat Collingwood
1211 E. Douglas
Wichita, KS 67211

Re: DR 86-9 Special Use Permit to establish an Army Reserve Training Center in the "LC" District

Dear Mr. Collingwood:

At its regular meeting on September 4, 1986, the Metropolitan Area Planning Commission considered the above-captioned request for a special use permit. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

1. The property shall be replatted or a lot split application shall be approved within one year after City Commission approval of the special permit and prior to use of this site for an army reserve training center or the special use request shall be considered denied and closed.
2. Screening and landscaping as required by Section 28.04.160.K of the zoning ordinance shall be provided prior to any occupancy permits for an army reserve training center being issued for this site.
3. At such time as the proposed use ceases operation, only those uses permitted in the "LC" district shall occupy the property.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on September 30, 1986. This meeting will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG/lw

cc: Carl W. Smith, 8301 W. 118th Street, Overland Park, KS 66210
Maxine Watson Kazaka, 1720 W. 34th St. North, Wichita, KS 67204
Glen Trimble, 2014 W. 13th St. North, Wichita, KS 67203
Lloyd Duncan, 1901 W. 13th St. North, Wichita, KS 67203
Joe Carmichael, 2911 E. Douglas, Wichita, KS 67211
Richard Foote, 301 N. Market, Wichita, KS 67202
Bernard Borst, 3946 N. St. Clair, Wichita, KS 67204
Dorothea Sloan, 3929 N. Athenian, Wichita, KS 67204

THE CITY OF WICHITA

OFFICE OF Citizen Rights & Services DATE September 4, 1986

TO Jack Galbraith, Chief Planner, Current Plans

FROM Stanley J. Scott, CP Coordinator

SUBJECT DR 86-9: West side of Meridian
in an area north of 37th Street
North

On Wednesday, September 4, CPO Neighborhood Council "M" considered the captioned case, a request for a Special Use Permit to establish an Army Reserve Training Center on property zoned "LC" Light Commercial District. After extensive discussion, the Council voted 5-3 to recommend denial of the requested Special Use Permit.

The applicants were represented by Wheat Collingwood who explained that the special use permit is requested to establish a heavy equipment maintenance training facility for the United States Army Reserve. Mr. Collingwood explained that the usage of 27 vehicles will be primarily for on-site maintenance training with few trips off the site by vehicles. Trips off the site will be limited to one weekend per month. He noted that there will be 20 persons at the location during the week and 100 on weekends. The property will be screened on the north, west, and south. While vehicles will be stored outside the building, equipment storage and vehicle maintenance will be done inside.

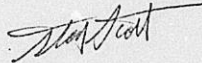
Approximately 20 area residents appeared before the Council to express their concerns regarding the request. Among the concerns expressed by area residents were:

- 1) that except for the existing roller skating facility on the site, the area is totally residential in character;
- 2) that because the facility will be leased by the Federal government rather than purchased, there is no requirement to for an Environmental Impact Study which could require that problems such as drainage odors, air pollution, and noise be addressed;
- 3) that due to the actual Light Industrial nature of the proposed land use, the permit may set a precedent for other non-residential uses on adjacent vacant land as attempted in the recent past;
- 4) that due to the actual Light Industrial nature of the proposed land use, there will be a detrimental effect upon residential property values;
- 5) that the site plan will remove the existing natural hedge row screening;

- 6) that the proposed facility provides the neighborhood no service, benefit, or accommodation; and
- 7) that suitable Light Industrial sites are available on surplus land owned by the City of Wichita in the Bridgeport Area.

In voting to recommend denial of the requested Special Use Permit, the majority of Council members concurred with the concerns expressed by area residents and property owners. The Council members who supported the request noted that the proposed training center would be more desirable than the existing skating rink or many potential uses allowed under "LC" zoning. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments.

Please provide the Council's recommendation to the MAPC and City Commission when DR 86-9 is considered.



Stanley J. Scott
CP Coordinator

SJS:dm

Noted

Annie K. Montgomery
CRS Director

RECEIVED

SEP 04 1986

THE CITY OF WICHITA

METROPOLITAN PLANNING

OFFICE OF Citizen Rights & Services DATE

September 4, 1986

ROUTE

TO Jack Galbraith, Chief Planner, Current Plans

FROM Stanley J. Scott, CP Coordinator

SUBJECT DR 86-9: West side of Meridian
in an area north of 37th Street
North

On Wednesday, September 4, CPO Neighborhood Council "M" considered the captioned case, a request for a Special Use Permit to establish an Army Reserve Training Center on property zoned "LC" Light Commercial District. After extensive discussion, the Council voted 5-3 to recommend denial of the requested Special Use Permit.

The applicants were represented by Wheat Collingwood who explained that the special use permit is requested to establish a heavy equipment maintenance training facility for the United States Army Reserve. Mr. Collingwood explained that the usage of 27 vehicles will be primarily for on-site maintenance training with few trips off the site by vehicles. Trips off the site will be limited to one weekend per month. He noted that there will be 20 persons at the location during the week and 100 on weekends. The property will be screened on the north, west, and south. While vehicles will be stored outside the building, equipment storage and vehicle maintenance will be done inside.

Approximately 20 area residents appeared before the Council to express their concerns regarding the request. Among the concerns expressed by area residents were:

- 1) that except for the existing roller skating facility on the site, the area is totally residential in character;
- 2) that because the facility will be leased by the Federal government rather than purchased, there is no requirement to for an Environmental Impact Study which could require that problems such as drainage, odors, air pollution, and noise be addressed;
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- 6) that the proposed facility provides the neighborhood no service, benefit, or accommodation; and
- 7) that suitable Light Industrial sites are available on surplus land owned by the City of Wichita in the Bridgeport Area.

In voting to recommend denial of the requested Special Use Permit, the majority of Council members concurred with the concerns expressed by area residents and property owners. The Council members who supported the request noted that the proposed training center would be more desirable than the existing skating rink or many potential uses allowed under "LC" zoning. Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments.

Please provide the Council's recommendation to the MAPC and City Commission when DR 86-9 is considered.



Stanley J. Scott
CP Coordinator

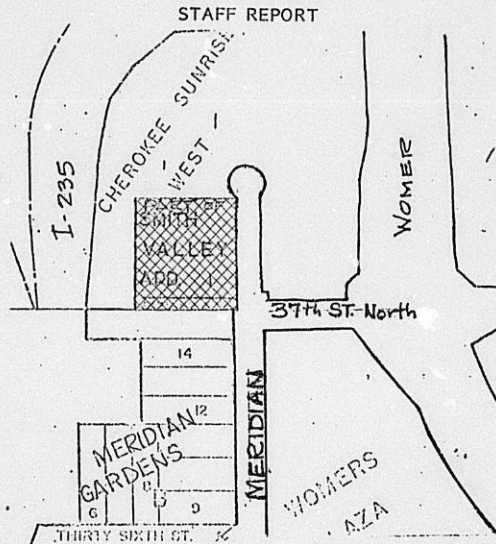
SJS:dm

Noted



Annie K. Montgomery
CRS Director

SEPTEMBER 4, 1986



DR 86-9 - REQUEST FOR SPECIAL USE PERMIT FOR A GOVERNMENTAL USE TO ESTABLISH AN ARMY RESERVE TRAINING CENTER ON THE WEST SIDE OF MERIDIAN IN AN AREA NORTH OF 37TH STREET NORTH, IF EXTENDED FROM THE EAST.

Applicant: Carl W. Smith, et al, 8301 W. 118th St., Overland Park, KS 66210.

	Land Use	Zoning	Size
Application Area	Vacant skating rink & undeveloped	"LC"	2 acres
North	Undeveloped	"R-5"	
South	Single family house	"AA"	
East	Undeveloped	"R-5"	
West	Undeveloped	"R-5"	

History: None.

Background: In accordance with Section 28.04.180.4 of the Zoning Ordinance, the applicants are requesting a special use permit to establish an army reserve training center on a portion of a platted lot and adjacent vacated street right-of-way located on the west side of Meridian in an area north of 37th Street North, if extended from the east. A vacant skating rink now occupies the north portion of this site which is zoned "LC". Outdoor storage of army vehicles is a proposed use in addition to indoor use of buildings for offices, training, classrooms, equipment storage, and vehicle maintenance.

Analysis: This property has been zoned "LC" since the adoption of county zoning in 1958. It is only part of a platted lot, the balance of which has either been rezoned to "R-5" and replatted or been acquired for highway right-of-way. Prior to any additional building permits being issued, a replat or lot split will be necessary. A lot split will be applicable only if the original platted lot is in no more than two different ownerships, not counting what may now be highway right-of-way.

A proposed redevelopment plan submitted with the application shows a new 70' x 80' steel building. The new building will be used for repair of vehicles; a fenced vehicle storage area is shown to the south and east. As all surrounding properties are residentially zoned, a screening fence will be required along the north, west, and south sides of this entire "LC"-zoned property. Some

landscaping along Meridian will be required all in accordance with Section 28.04.160.K. of the Code of the City of Wichita.

The applicants have stated that only 4 or 5 office workers will be on site during the week. On weekends, up to 100 people may be there for classes or in preparation for leaving on maneuvers.

A recommendation of approval should be subject to the following conditions:

1. The property shall be replatted or a lot split application shall be approved within one year after City Commission approval of the special permit and prior to use of this site for an army reserve training center or the special use request shall be considered denied and closed.
2. Screening and landscaping as required by Section 28.04.160.K of the zoning ordinance shall be provided prior to any occupancy permits for an army reserve training center being issued for this site.

IMPORTANT MESSAGE

FOR Jouise
DATE 8-27 TIME 10:45 A.M.
P.M.

WHILE YOU WERE AWAY

Lloyd Duncan
OF _____
PHONE No. 838-3325

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input checked="" type="checkbox"/>

MESSAGE care
less than 100 min.
need weekends only, probably,

SIGNED Lloyd

CASE NO. DR 86-9

9 "Notices to adjoining property owners mailed on
8-21-86 for MAPC meeting on 9-4-86.

5 One each to Applicant and Agent.

3 One each to CPO, Carl Gipson and Karen Crook.

3 One each to Louise, Barbara and Glen.

20 TOTAL

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

August 21, 1986

NOTICE OF PUBLIC HEARING

Case No.: DR 86-9.

Location: On the west side of Meridian in an area north of 37th Street North, if extended from the east.

Address: 3811 North Meridian.

Request: Special Use Permit to Establish an Army Reserve Training Center in the "LC" Light Commercial District.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on Thursday,

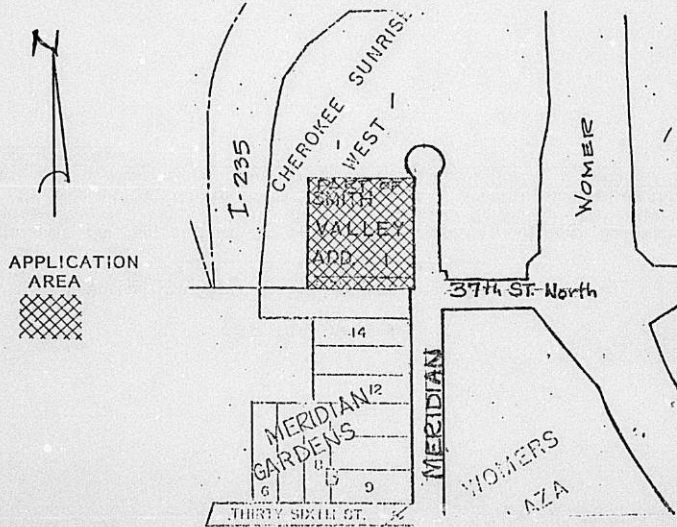
SEPTEMBER 4, 1986

The meeting will begin at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

If you have any questions or wish additional information about this case, please call the Planning Office at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "M" will consider this case at their meeting to be held on Wednesday, September 3, 1986, at 7:15 p.m., at Pleasant Valley United Methodist Church, 2801 North Coolidge. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 86-9

Special Use Permit to Establish an Army Reserve Training Center in the "LC" District

The east 290 feet of Block 1, Smith Valley Addition, Wichita, Sedgwick County, Kansas, together with the east 290 feet of vacated 37th Street North adjacent on the south of said Block 1. Generally located on the west side of Meridian in an area north of 37th Street North, if extended from the east.

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-6	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 23 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditions upon specific approval of City Commission; except residential uses
D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
G	MOBILE HOME	Mobile home park when complying with Title 26 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CU	COMMUNITY UNIT PLAN	Commercial/residential. For those uses approved as part of a final development plan

Most Restrictive



Least Restrictive



Special Districts



DR 86-9

Carl W. Smith and
Maxine W. Kazaka
request a special
use permit to
establish an
Army Reserve
Training Center in
the "LC" district
~~on property~~
legally described as
the east 290 feet of
Block 1, Smith Valley
Addition, Wichita,
Kansas ~~together~~ ^{with} the east
290 feet of vacated
37th Street North adjacent
~~on~~ the south of said Block 1.

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special 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. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

- A. APPLICANT CARL W. SMITH *(owner of part)*
ADDRESS 8301 W. 118th Zip Code 66210 PHONE 913-451-3061
OVERLAND PARK KS
AGENT GLEN TRIMBLE
ADDRESS 2014 W. 13th Zip Code 67203 PHONE 316-942-4224
WICHITA KS
- B. APPLICANT MAXINE WATSON KAZAKA *(owner of part)*
ADDRESS 1720 W. 34th N. Zip Code 67204 PHONE 316-838-6732
WICHITA KS
AGENT GLEN TRIMBLE
ADDRESS 2014 W. 13th Zip Code 67203 PHONE 316-942-4224
WICHITA KS
- (C.) APPLICANT WHEAT COLLINGWOOD *(contract purchaser)*
ADDRESS 1211 E. DOUGLAS Zip Code 67211 PHONE 316-264-7361
WICHITA KS
AGENT LLOYD DUNCAN
ADDRESS 1901 W. 13th Zip Code 67203 PHONE 316-267-7331
WICHITA KS *DAYS 838-3325*
Res 838-4022

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

2. *SPECIAL PERMIT* establish an Army Reserve Training Center
no legal advertisement needed _____ (use)
ed as Lot(s) S. 70' & N. 1/2 of vacated 37th st.
) _____ Addition.
bounds description may be provided in the _____
(d sheet).

- B. There are 1.97 acres (round to nearest tenth) in the above described property.

(V-0937)

FOR OFFICE USE ONLY

Map No. S252 B Zoning (N) R-5 (S) AA (E) R-5 (W) R-5 MAPC 9-4-86

T9-212-2

CPO M 9-3-86

Revised 1/85

APPLICATION FOR SPECIAL PERMIT

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AGENT GLEN TRIMBLE
ADDRESS 2014 W. 13th WICHITA KS Zip Code 67203 PHONE 316-942-4224

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ADDRESS 1720 W. 34th N. WICHITA KS Zip Code 67204 PHONE 316-838-6732
AGENT GLEN TRIMBLE
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AGENT LLOYD DUNCAN
ADDRESS 1901 W. 13th WICHITA KS Zip Code 67203 PHONE 316-267-7331

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

- 2. A. The applicant proposes to establish an Army Reserve Training Center (use) on property legally described as Lot(s) S. 70' & N. 1/4 of vacated 37th st. & N. 200' of E. 290', Block(s) 1 of the SMITH VALLEY Addition. (If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

B. There are 1.97 acres (round to nearest tenth) in the above described property.

(V-0937)

FOR OFFICE USE ONLY

Map No. S252B Zoning (N) R-5 (S) AA (E) R-5 (W) R-5 MAPC 9-4-86

T9-212-2 CPO M 9-3-86

Revised 1/85

3. This property is located at (address) 3811 N MERIDIAN + NW CORNER
OF 37th & MERIDIAN.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the NW corner of 37th & MERIDIAN ~~AND~~
OR

B. On the West side of Meridian (Ave.) Street ^{north of} ~~between~~
37th St. North of extended from the east. (Ave.) Street / and _____ (Ave.) Street.

4. The property included in this application is zoned LC
(ZONING DISTRICT CLASSIFICATION).

5. We request this special permit for the following reasons:
ARMY RESERVE TRAINING CENTER AND A PARKING COMPOUND FOR
APPROPRIATE VEHICLES.

6. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING
THE METHOD OF SUBMITTING THIS APPLICATION. WE REALIZE THAT
THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY
FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S CERTIFI-
CATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED
BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE FOREGO-
ING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR
KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY OR COUNTY
COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS
AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST
AND WELFARE.

Carl W. Smith
APPLICANT'S SIGNATURE
8301 W. 118th
OVERLAND PARK KS 66210

BY _____
AUTHORIZED AGENT (IF ANY)

MAXINE M. WATSON-KAZAKA
APPLICANT'S SIGNATURE

BY [Signature]
AUTHORIZED AGENT (IF ANY)

Wheat Hollingwood
APPLICANT'S SIGNATURE

BY [Signature]
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at _____
(AM, PM) on 8-4-86 (day, month, year). It has been checked and
found to be complete and accompanied by required documents and the appropri-
ate fee of \$ 150⁰⁰.

Louise Olin Name
Sr Planner Title

OWNERSHIP LIST

<u>Property Description</u>	<u>Addition</u>	<u>Property Owner</u>
Blk. 1 except the North 200 feet of the East 290 feet thereof. <i>(Real Estate Records show as legal; E 290' Blk 1 exc. N 200'; AND 30' vac. st. on south)</i>	Smith Valley Addition	George R. Watson Maxine M. Watson Kazaka 1720 W. 34th St. North Wichita, KS 67204
The North 200 feet of the East 290 feet of Blk. 1.	"	Carl W. Smith Marie E. Smith 8301 W. 118th St. Overland Park, KS 66210
Lots 1, 2, 3 & 5, Block B	Meridian Gardens Second Addition	City of Wichita 455 N. Main Wichita, KS 67202
Lots 6 & 7, Block B	"	Leonard Ray Westbrook Betty J. Westbrook Rt. 1, Box 30-A4 Clearwater, KS 67026
Lot 8, Block B	"	Raymond Lee Stone 2524 W. 36th St. North Wichita, KS 67204
Lot 11, Block B	"	Gerald Leroy Howell Sr. Edith Mae Howell 3723 N. Meridian Wichita, KS 67204
Lot 12, Block B	"	Ruby J. McCart 3731 N. Meridian Wichita, KS 67204
Lot 13, Block B	"	Elza J. Swigert Mary Ann Swigert 3847 Friar Ln. Wichita, KS 67204
Lot 14, Block B	"	Everett Price Sue Price 3749 N. Meridian Wichita, KS 67204
Lot 1, Block 1	Cherokee Sunrise West Addition	State Bank of Colwich 200 E. Wichita Colwich, KS 67030
Lot A	Womer Plaza Addition	The Fourth National Bank & Trust Co., Wichita, as executor under the Will & of the Estate of Randle W. Womer, dec'd 100 N. Broadway Wichita, KS 67202
<u>Tract Description</u>		Francis Richard Breth Patricia Ann Breth 3759 N. Meridian Wichita, KS 67204

*Hydrant
area*

dup
dup

X

X

X

X

X

X

X

X

X

Page 2

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 350 foot radius of:

Block 1, Smith Valley Addition, Wichita, Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 31st day of July, 1986, at 7:00 o'clock A.M.

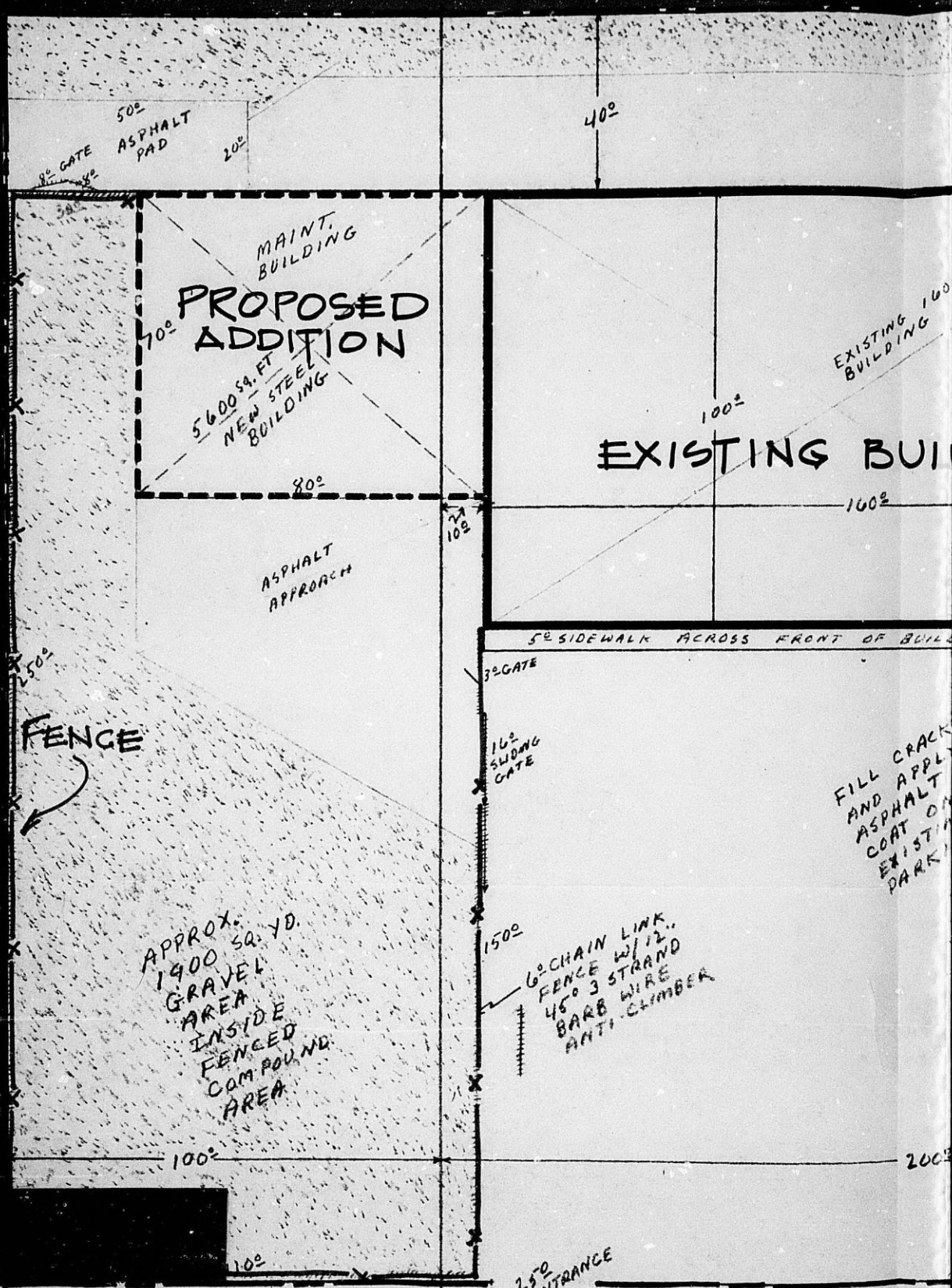
THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Glenn Edwards

X. Vice-President

Order No.: 365270
nj



MERIDIAN

EXISTING 10000 SQ. FT
BUILDING

EXISTING BUILDING

100'

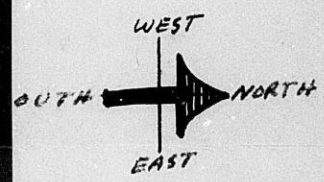
100'

30'

ACROSS FRONT OF BUILDING

FILL CRACKS
AND APPLY SEAL
ASPHALT SEAL
COAT ON THIS
EXISTING
PARKING LOT

290'



1/4" = 50 FEET

GRAVEL

200'

ENT

MERIDIAN

DR 86-9

400'

PROPOSED SECTION

EXISTING 16000 SQ. FT. BUILDING

EXISTING BUILDING

100'

160'

30'

100'

SE SIDEWALK ACROSS FRONT OF BUILDING

32' GATE

16' SLIDING GATE

FILL CRACKS AND APPLY ASPHALT SEAL COAT ON THIS EXISTING PARKING LOT

290'

150'

6" CHAIN LINK FENCE W/ 12" 45° 3 STRAND BARB WIRE ANTI-CLIMBER

200'

25' ENTRANCE

MERIDIAN

ENT