

DR 89-9 GRAF-GOLDSTON DEVELOPMENT, INC.  
requests "Special Use Permit to establish  
an underground vault for telephone switching  
equipment" on the east side of Valleyvi.

POSTED 4-17-89  
KW  
d

# ACTION

DATE

SID-COMMITTEE

5-11-89

M.A.P.C.

Approved Sub to  
Committee

W.C.C./B-800 C.

6/6/89  
Approved for  
recommended

APFD



WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1858  
(316) 268-4561

June 7, 1989

Southwestern Bell Telephone Company  
Attention: Fred Neff  
154 N. Broadway, Room 940  
Wichita, KS 67202

RE: DR 89-9 Forwarding of signed copy of resolution for Special Use permit to establish an underground vault for telephone switching equipment. Located on the east side of Valleyview between Cornelson and 20th Street North.

Dear Mr. Neff:

Attached please find a copy of the resolution for the above-captioned Special Use Permit case. This case was approved by the City Council on June 6, 1989.

Should you have any questions, please feel free to call me at 268-4421.

Sincerely,

  
Forrest Nagley  
Senior Planner

FLN/pu

Attachment

FILE COPY

RESOLUTION

#1. Planning

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, KANSAS:

SECTION 1. 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 an underground vault for telephone switching equipment on property legally described below, subject to the following conditions:

Case No. DR 89-9  
Special Use Permit to establish  
an underground vault for telephone switching  
equipment on property zoned the  
"AA" One Family Dwelling District

The south 40 feet of the north 50 feet of the  
west 15 feet of Lot 18, Block 2, Graf-Goldston  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the east side of Valley-  
view Street between Cornelson Street & 20th.

CONDITION OF APPROVAL:

1. The above-ground portion of the vault shall not exceed 4.5 feet in length, 2.5 feet in width and 25 inches in height.

SECTION 2. That this Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

ADOPTED AT WICHITA, KANSAS, JUN 6 1989



John Moir  
JOHN MOIR City Clerk

Bob Knight  
BOB KNIGHT Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

FILE COPY

Planning Agenda Item # \_\_\_\_\_

City of Wichita  
City Council Meeting  
June 6, 1989

Agenda Report # \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: DR 89-9 - REQUEST FOR A SPECIAL USE PERMIT TO ESTABLISH AN UNDERGROUND VAULT FOR TELEPHONE SWITCHING EQUIPMENT, LOCATED ON THE EAST SIDE OF VALLEYVIEW BETWEEN CORNELISON & 20TH STREETS (District #5).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

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MAPC Recommendation: Approve subject to conditions (6-0).

Staff Recommendation: Approve subject to conditions.

CPO Recommendation: CPO Council 5A recommended approval by a vote of 7-0.

Background: On May 11, 1989, the MAPC held a public hearing to consider a special use permit request to establish an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The subject property is platted and is a part of a residential lot in Graf-Goldston Addition. The special use permit applies to a 15-foot by 40-foot area which will be leased by Southwestern Bell.

The application area is on the east side of Valleyview between Cornelison and 20th Street North. The vault is proposed to be located entirely within a platted 15-foot side yard setback. However, since most of the vault facility will be underground, there should be no visual problems. The buried vault interior will be 16 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4.5 feet long, 2.5 feet wide and 25 inches high. Over the past few years, several residential sites in the City have been approved for similar installations.

- Recommendations/Actions:
1. Concur with findings of the MAPC and approve the special use permit, subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
  2. Take appropriate action, stating reasons.

FILE COPY

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

May 11, 1989

STAFF REPORT

CASE NUMBER: DR 89-9

OWNER/APPLICANT/AGENT: Graf-Goldston Development, Inc.  
(owner/applicant)  
Southwestern Bell Telephone (agent)

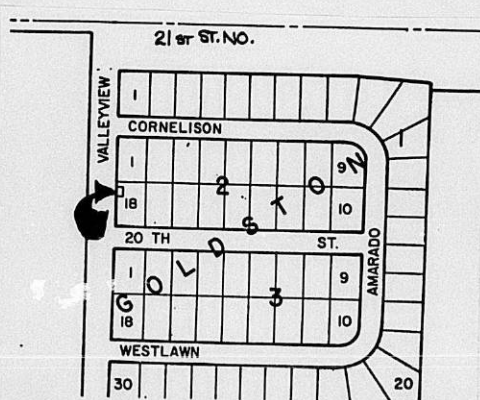
REQUEST: Special Use Permit for an underground vault  
for telephone switching equipment.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: .01 acre (15 ft. x 40 ft.)

LOCATION: On the east side of Valleyview between  
Cornelison & 20th St. North.

PROPOSED USE: To provide accommodations for an underground  
vault to house telephone communication facil-  
ities to serve the surrounding area.



**BACKGROUND:** As provided for in Section 28.04.180.4 of the City Zoning Ordinance, the applicant is requesting a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The subject property is platted and is a part of a residential lot in Graf-Goldston Addition. The special use permit applies to a 15-foot by 40-foot area which will be leased by Southwestern Bell.

The application area is on the east side of Valleyview between Cornelison and 20th Street North. The vault is proposed to be located entirely within a platted 15-foot side yard setback. However, since most of the vault facility will be underground, there should be no visual problems. The buried vault interior will be 16 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4.5 feet long, 2.5 feet wide and 25 inches high. Over the past few years, several residential sites in the City have been approved for similar installations.

**CASE HISTORY:** None.

**ADJACENT ZONING AND LAND USE:**

NORTH	"AA"	Undeveloped
SOUTH	"AA"	Undeveloped
EAST	"AA"	Undeveloped
WEST	"AA"	Agricultural use/undeveloped

**PUBLIC SERVICES:** Adequate right-of-way exists for adjacent Valleyview Street. Municipal water and sewer will not be needed for this proposed use.

**CONFORMANCE TO PLANS/POLICIES:** The Land Use Element of the Comprehensive Plan depicts residential land use for this general area. The proposed vault will help provide phone service to this residential area.

**RECOMMENDATION:** It is recommended that this application be approved, subject to the above-ground portion of the vault not exceeding 4.5 feet in length, 2.5 feet in width and 25 inches in height.

**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, KANSAS:

SECTION 1. 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 an underground vault for telephone switching equipment on property legally described below, subject to the following conditions:

Case No. DR 89-9  
Special Use Permit to establish  
an underground vault for telephone switching  
equipment on property zoned the  
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The south 40 feet of the north 50 feet of the  
west 15 feet of Lot 18, Block 2, Graf-Goldston  
Addition to Wichita, Sedgwick County, Kansas.  
Generally located on the east side of Valley-  
view Street between Cornelson Street & 20th.

CONDITION OF APPROVAL:

1. The above-ground portion of the vault shall not exceed 4.5 feet in length, 2.5 feet in width and 25 inches in height.

SECTION 2. That this Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

ADOPTED AT WICHITA, KANSAS, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
(SEAL)

Approved as to form:

\_\_\_\_\_  
City Attorney

FILE COPY

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 11, 1989

5. Case No. DR 89-9 - Graf-Goldston Development, Inc. requests Special Use Permit to establish an underground vault for telephone switching equipment for the south 40 feet of the north 50 feet of the west 15 feet of Lot 18, Block 2, Graf-Goldston Addition to Wichita, Sedgwick County, Kansas. Generally located on the east side of Valleyview Street between Cornelison Street and 20th.

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

BACKGROUND: As provided for in Section 28.04.180.4 of the City Zoning Ordinance, the applicant is requesting a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The subject property is platted and is a part of a residential lot in Graf-Goldston Addition. The special use permit applies to a 15-foot by 40-foot area which will be leased by Southwestern Bell.

The application area is on the east side of Valleyview between Cornelison and 20th Street North. The vault is proposed to be located entirely within a platted 15-foot side yard setback. However, since most of the vault facility will be underground, there should be no visual problems. The buried vault interior will be 16 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4.5 feet long, 2.5 feet wide and 25 inches high. Over the past few years, several residential sites in the City have been approved for similar installations.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	"AA"	Undeveloped
SOUTH	"AA"	Undeveloped
EAST	"AA"	Undeveloped
WEST	"AA"	Agricultural use/undeveloped

PUBLIC SERVICES: Adequate right-of-way exists for adjacent Valleyview Street. Municipal water and sewer will not be needed for this proposed use.

CONFORMANCE TO PLANS/POLICIES: The Land Use Element of the Comprehensive Plan depicts residential land use for this general area. The proposed vault will help provide phone service to this residential area.

FILE COPY

5-11-89  
Page 2

RECOMMENDATION: It is recommended that this application be approved, subject to the above-ground portion of the vault not exceeding 4.5 feet in length, 2.5 feet in width and 25 inches in height.

DISCUSSION:

NAGLEY stated that staff recommended approval of the application. CPO Council "5A" recommended unanimously that the request be approved.

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 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 above-ground portion of the vault not exceeding 4.5 feet in length, 2.5 feet in width and 25 inches in height. Parsons moved, Goebel seconded and it carried unanimously. Fairbanks and Gardner were absent. Moore was not present. One vacancy.

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FILE COPY

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

May 12, 1989

Fred Neff  
Southwestern Bell Telephone Co.  
154 N. Broadway, Room 940  
Wichita, KS 67202

Re: DR 89-9 - Special Use Permit to establish an underground  
vault for telephone switching equipment, located on the east  
side of Valleyview between Cournelison & 20th Streets.

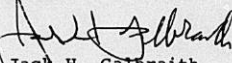
Dear Mr. Neff:

At its regular meeting on May 11, 1989, the Metropolitan Area  
Planning Commission considered the above-captioned request for a  
Special Use Permit to establish an underground vault for tele-  
phone switching equipment. The action of the Planning Commission  
was to recommend that the application be approved subject to the  
above-ground portion of the vault not exceeding 4.5 feet in  
length, 2.5 feet in width and 25 inches in height.

This matter will be forwarded to the City Council for considera-  
tion at their regular meeting on Tuesday, June 6, 1989. This  
meeting will be held in the City Council Chambers, First Floor,  
City Hall, 455 N. Main, Wichita, Kansas, beginning at 9:00 a.m.

If you have any questions concerning this matter, please contact  
our office.

Sincerely yours,



Jack H. Galbraith  
Chief Planner

JHG:jcm

FILE COPY

THE CITY OF WICHITA

DATE: May 4, 1989

TO: Jack Galbraith, Chief Planner, Current Plans

FROM: Barry L. Carroll, Administrative Aide III <sup>BLC</sup>

SUBJECT: DR 89-9: East side of  
Valleyview between  
Cornelison & 20th St.

On Wednesday, May 3, 1989, CPO West Side Neighborhood Council 5A considered a request for a special use permit to establish an underground vault for telephone switching equipment. Members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After a brief discussion, the Council voted 7-0 to recommend approval of the request.

The agent, Fred Neff, SW Bell, was present to explain the specifics of the request and respond to questions. Mr. Neff provided members with pictures of similar vaults and noted the proposed location on a color-coded map.

There were no area residents to support or oppose the request.

Please provide the CPO Council's recommendation to the MAPC and City Council when DR 89-9 is considered.

BLC:blc  
04-May-1989 14:10

RECEIVED

MAY 04 1989

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

STAFF REPORT

CASE NUMBER: DR 89-9

OWNER/APPLICANT/AGENT: Graf-Goldston Development, Inc.  
(owner/applicant)  
Southwestern Bell Telephone (agent)

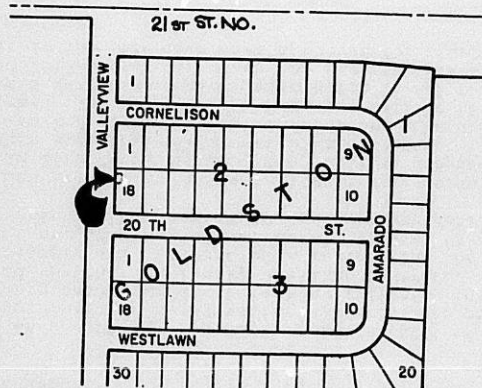
REQUEST: Special Use Permit for an underground vault  
for telephone switching equipment.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: .01 acre (15 ft. x 40 ft.)

LOCATION: On the east side of Valleyview between  
Cornelison & 20th St. North.

PROPOSED USE: To provide accommodations for an underground  
vault to house telephone communication facilities  
to serve the surrounding area.



**BACKGROUND:** As provided for in Section 28.04.180.4 of the City Zoning Ordinance, the applicant is requesting a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The subject property is platted and is a part of a residential lot in Graf-Goldston Addition. The special use permit applies to a 15-foot by 40-foot area which will be leased by Southwestern Bell.

The application area is on the east side of Valleyview between Cornelson and 20th Street North. The vault is proposed to be located entirely within a platted 15-foot side yard setback. However, since most of the vault facility will be underground, there should be no visual problems. The buried vault interior will be 16 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4.5 feet long, 2.5 feet wide and 25 inches high. Over the past few years, several residential sites in the City have been approved for similar installations.

**CASE HISTORY:** None.

**ADJACENT ZONING AND LAND USE:**

NORTH	"AA"	Undeveloped
SOUTH	"AA"	Undeveloped
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WEST	"AA"	Agricultural use/undeveloped

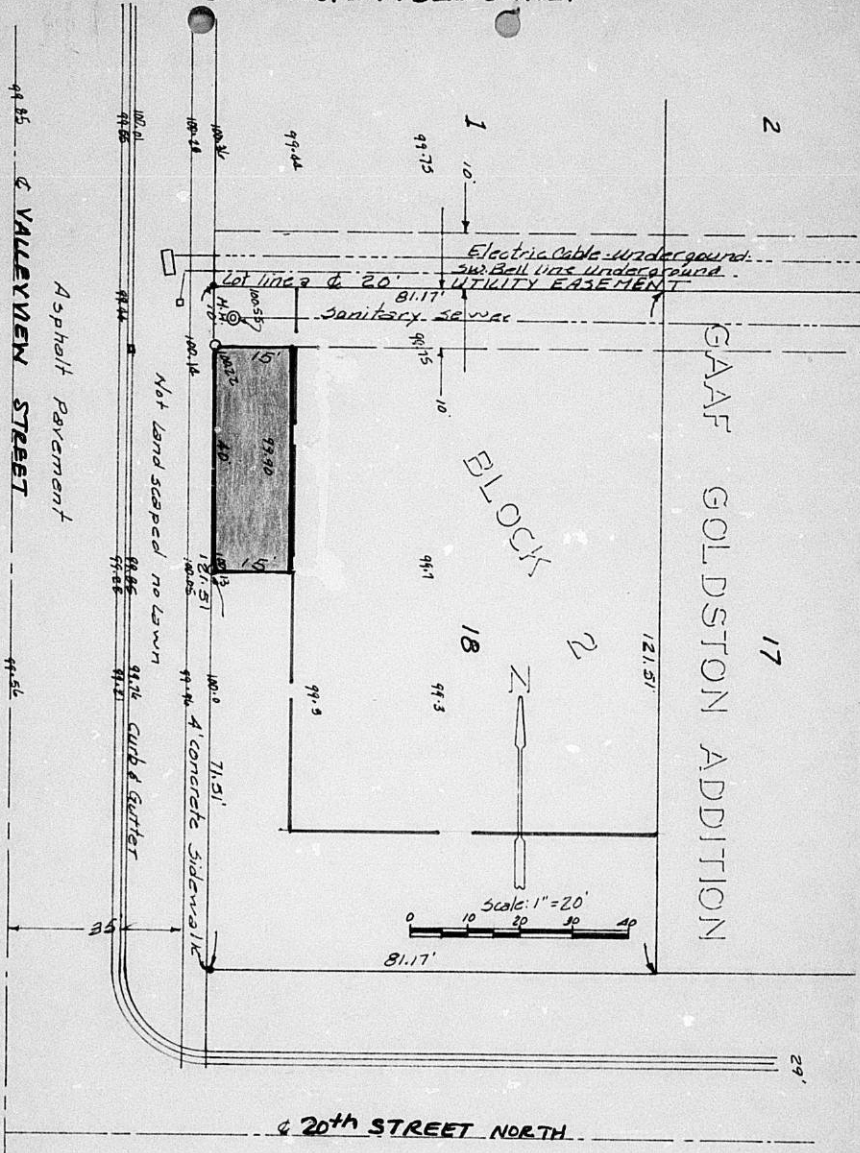
**PUBLIC SERVICES:** Adequate right-of-way exists for adjacent Valleyview Street. Municipal water and sewer will not be needed for this proposed use.

**CONFORMANCE TO PLANS/POLICIES:** The Land Use Element of the Comprehensive Plan depicts residential land use for this general area. The proposed vault will help provide phone service to this residential area.

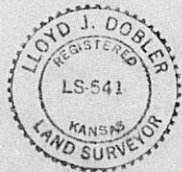
**RECOMMENDATION:** It is recommended that this application be approved, subject to the above-ground portion of the vault not exceeding 4.5 feet in length, 2.5 feet in width and 25 inches in height.



SOUTHWESTERN BELL SURVEY



I, Lloyd J. Dobler, a duly Registered Land Surveyor in the State of Kansas, certify that this plat is a true and correct exhibit of a survey done by me on 31 March 1989 of a part of lot 18 Block 2 of Gaaf Goldston Addition to the City of Wichita for Southwestern Bell Telephone Co.



*Lloyd J. Dobler*

DR-89-9

MAPC 5/11/89

**DOBLER SURVEYING**

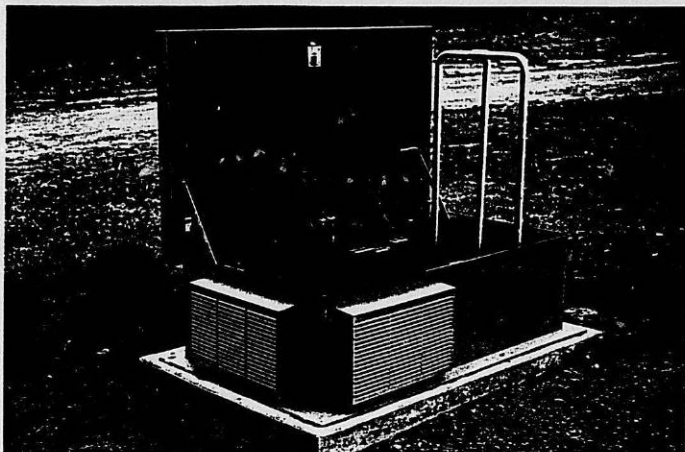
2909 W. 12th Ave.  
Emporia, KS 66801  
316-342-2200

Route 1, Box 23  
Hamilton, KS 66853  
316-678-3833

April 6, 1 1989

**DESCRIPTION OF SURVEY FOR SOUTHWESTERN BELL AND GAAP GOLDSTON**

The South 40.00 feet of the North 50.00 feet of the West  
15.00 feet of Lot 18 Block 2 of the Gaaf Goldston Addition to  
the City of Wichita, Sedgwick County, Kansas.

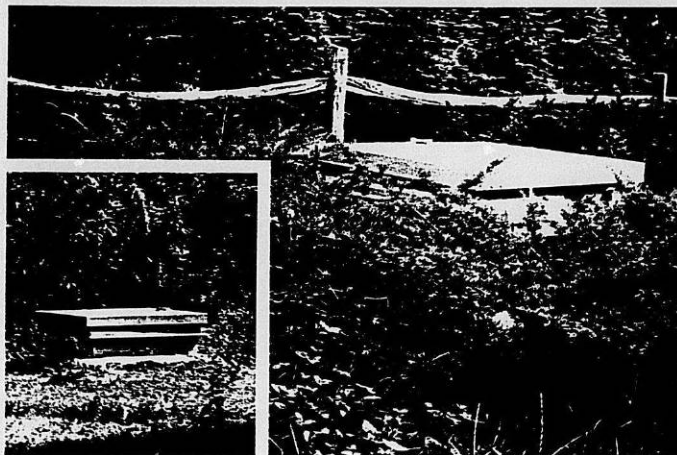


## Controlled Environment Vault (CEV)

- Size:** The buried vault interior is 16 feet long, 6 feet wide, and 9 feet high; the exposed hatch is 4½ feet long, 2½ feet wide, and 25 inches high.
- Capacity:** The CEV can accommodate 20 SLC-96 systems.
- Security:** The enclosure is well secured. "Silent" alarms (alarms sound only at the central office, not at the enclosure site) provide protection against unauthorized entry, high humidity, high temperature, flooding, and the leakage of gases into the enclosure from underground sources.
- Primary Power:** The power source is commercial 117 Vac, 60 Hz.
- Back-up Power:** Each SLC-96 system has a string of 48 Vdc batteries that can provide operation for a minimum of eight hours during commercial power failure.
- Climate Control:** The CEV contains environmental control equipment to maintain temperature and humidity limits inside.



## Controlled Environment Vault (CEV)



The CEV is a completely underground enclosure — only the access hatch is above ground. Placement of the vault and equipment can be completed in one day.

- Enclosure has little visual impact on the site, since only the access hatch is above ground.
- Construction is reinforced precast concrete.
- Construction is waterproof and fire resistant.
- The enclosure does not require on-site personnel, and maintenance activity is minimal.
- Enclosure is protected by "silent" security systems — alarms do not sound at the enclosure site, but at the local central office.

... a SLC™-96 System Remote Terminal Enclosure

PROPERTY OWNER NOTICES

CASE NO. DR 89-3

DATE OF MAILOUT: 4-18-89

<u>5</u>	Property Owners
<u>2</u>	Applicant(s) and Agent <i>stuff rpts + agenda mailed 5/5/89 - gcm</i>
<u>3</u>	CPO, Vicky Huang, and City Council Member
<u>5</u>	Jack, Louise, Bob, Forrest and Karen
<hr/>	
<u>15</u>	TOTAL

*File Copy*

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

DATE: April 13, 1989

NOTICE OF PUBLIC HEARING

CASE NO: DR 89-9

LOCATION: On the east side of Valleyview Street between  
Cornelison Street and 20th.

ADDRESS: N/A

REQUEST: Special Use Permit to establish a underground  
vault for telephone switching equipment.

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

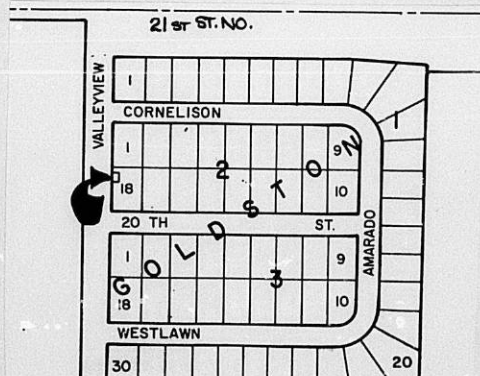
MAY 11, 1989

The meeting will begin at 1:30 p.m., in the City Council  
Chambers, 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 Department office at  
268-4421.

NOTE: We have been advised by the Citizen Participation  
Organization staff that CPO West Side Neighborhood Council  
"5B" will consider this case at their meeting to be held on  
Wednesday, May 3, 1989, at 7:00 p.m., at the American  
National Bank, 10222 E. Central. Additional information  
regarding this CPO meeting may be obtained by calling the  
CPO office at 268-4516.



LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

**Case No. DR 89-9**  
**Special Use Permit to establish an underground vault**  
**for telephone switching equipment on property**  
**zoned "AA" One Family Dwelling District.**

The south 40 feet of the north 50 feet of the west 15 feet of Lot 18, Block 2, Graf-Goldston Addition, to Wichita, Sedgwick County, Kansas. Generally located on the east side of Valleyview Street between Cornelison Street and 20th.

Most Restrictive

Least Restrictive

Special Districts

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: 25 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, 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 conditional 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
CUP	COMMUNITY UNIT PLAN	Comm., cial/residential. Permits those uses approved as part of a total development plan

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

DATE: April 13, 1989

NOTICE OF PUBLIC HEARING

CASE NO: DR 89-9

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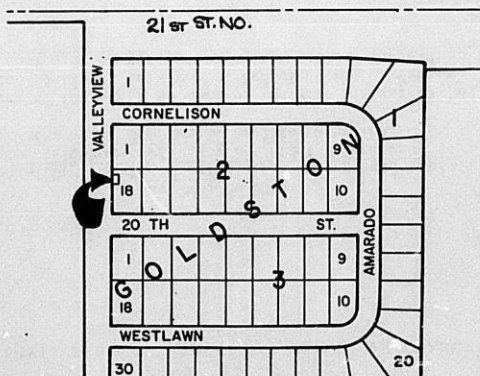
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As an owner or occupant of property in the area, you have the  
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or attorney, to support or oppose this request. If you have no  
interest in or objection to the request, you have no obligation  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

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

NOTE: We have been advised by the Citizen Participation  
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"5B" will consider this case at their meeting to be held on  
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LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

**Case No. DR 89-9**  
**Special Use Permit to establish an underground vault**  
**for telephone switching equipment on property**  
**zoned "AA" One Family Dwelling District.**

The south 40 feet of the north 50 feet of the west 15 feet of Lot 18, Block 2, Graf-Goldston Addition, to Wichita, Sedgwick County, Kansas. **Generally located on the east side of Valleyview Street between Cornelison Street and 20th.**

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: 25 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, Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any use 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, odor and smoke, and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional 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
CUP	COMMUNITY UNIT PLAN	Commercial/residential. Permits those uses approved as part of a total development plan

Most Restrictive ↑  
 ↓ Least Restrictive  
 Special Districts ↓

( ) Published in The Daily Reporter on April 18, 1989  
(One Time)

OFFICIAL NOTICE

**FILE COPY**

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Thursday, May 11, 1989, the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Council Chambers, First Floor, City Hall, 455 North Main Street, Wichita, Kansas, beginning at 1:30 p.m., will consider the following applications:

Case No. DR 89-9  
Special Use Permit to establish a underground vault  
for telephone switching equipment on property  
zoned "AA" One Family Dwelling District.

The south 40 feet of the north 50 feet of the west 15 feet of Lot 18, Block 2, Graf-Goldston Addition, to Wichita, Sedgwick County, Kansas. Generally located on the east side of Valleyview Street between Corneliison Street and 20th.

As provided in Section 28.04.210 of the Code of the City of Wichita, Kansas, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes will be considered by the MAPC as by law provided.

WITNESS MY HAND this 17th day of April, 1989.

Marvin S. Krout, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission

DR-89-9

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 Graf-Goldston Development, Inc.
ADDRESS 2445 S. Glendale Wichita, Ka Zip Code 67210 PHONE 686-2090
AGENT Southwestern Bell Te. Co. c/o Fred L. Neff
ADDRESS 154 N. Bwy. ra 940 Zip Code 67202 PHONE 268-2800

B. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

C. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

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

- 2. A. The applicant proposes to establish a underground vault for telephone switching equipment (use) on property zoned AA and legally described as Lot(s) 18, Block(s) X of the GRAF\*GOLDSTON ADDITION Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet).

sk

15' x 40' south 40 feet of the (see attached survey)

The north 50 feet of the west 15 feet of Lot 18, Blk 2, Graf-Goldston Addn., to Wichita, Sedgwick County, Kansas.

- B. There are 0.01 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

CPO SA 5-3-89

Map No. 4849 D Zoning (N) AA(S) AA(E) AA(W) AA MAPC 5-11-89

Advertise by 4/18/89

T9-212-2

Neigh Notification 4/19/89

Revised 9/86

3. This property is located at (address) Valleyview and 20th.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the \_\_\_\_\_ corner of \_\_\_\_\_ and \_\_\_\_\_

OR

B. On the east ~~south~~ side of Valleyview ~~21st~~ (Ave.) Street between Valleyview ~~21st~~ (Ave.) Street and 20th (Ave.) Street. Cornellson

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

4. We request this special permit for the following reasons:  
To provide accommodations for an underground vault to house telephone communication facilities to serve the surrounding service.

5. 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 CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE FOREGOING 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.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

BY Lud L. M.  
AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
APPLICANT'S SIGNATURE

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

\_\_\_\_\_  
APPLICANT'S SIGNATURE

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

\_\_\_\_\_  
OFFICE USE ONLY

This application was received at the Planning Department at 4  
(AM, PM) on 4-12-89 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 350<sup>00</sup>.

Denise Adams Name  
\_\_\_\_\_  
Title

Nº 00659

METROPOLITAN AREA PLANNING DEPARTMENT

Description Special permit (Valleyview, 20th)  
Name Southwestern Bell  
Address 154 W. Broadway  
Fund No. (circle one) ~~755-40710-003~~ (fees) ~~755-40710-004~~  
(books, xerox) ~~755-40710-026~~ (microfilm) 300210 - 9025  
Amount 350<sup>00</sup>  
Date 4-12-89 Due Date 4-12-89 By LP

Form 00-000

STATEMENT OF OWNERSHIP

STATE OF KANSAS }  
SEDGWICK COUNTY } SS:

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

That we have examined the record in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the following real estate in Sedgwick County, Kansas:

A 200 foot radius around the North 50 feet of the West 15 feet of Lot 18, Block 2, GRAF-GOLDSTON ADDITION to Wichita, Sedgwick County, Kansas.

And from such examination find that the owners of real estate within a 200' foot radius thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)



DESCRIPTIONS

RECORD OWNERS

Lot 1, Block 1, GRAF-GOLDSTON ADDITION to Wichita, Sedgwick County, Kansas.

/ Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

Lot 2, Block 1, GRAF-GOLDSTON ADDITION to Wichita, Sedgwick County, Kansas.

*dup* Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

Lot 1, Block 2, GRAF-GOLDSTON ADDITION, to Wichita, Sedgwick County, Kansas.

*2* Tim Graf Construction, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

Lot 2, Block 2, GRAF-GOLDSTON ADDITION to Wichita, Sedgwick County, Kansas.

*dup* Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

CONTINUED

**FIDELITY  
TITLE**

Fidelity Title Company, Inc.

DESCRIPTIONS

RECORD OWNERS

Lot 3, Block 2, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

3 William L. and Kathy M. Coen  
9811 W. Cornelison  
Wichita, Kansas 67203

Lot 4, Block 2, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

4 Gregory K. Hiser  
7834 W. Prestwick  
Wichita, Kansas 67212

Lot 15, Block 2, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

Dup Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

Lot 16, Block 2, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

Dup Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

Lot 17, Block 2, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

Dup Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

Lot 18, Block 2, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

Dup Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210



Lot 1, Block 3, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

5 Gregory T. Downing  
116 E. Third  
Eureka, Kansas 67045

Lot 2, Block 3, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

Dup Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

Lot 3, Block 3, GRAF-GOLDSTON ADDITION  
to Wichita, Sedgwick County, Kansas.

Dup Graf-Goldston Development, Inc.  
2445 S. Glendale  
Wichita, Kansas 67210

CONTINUED

**FIDELITY  
TITLE**

Fidelity Title Company, Inc.

DESCRIPTIONS

The Northwest Quarter; Except South 60 feet and except GRAF-GOLDSTON ADDITION and except West TOWNE BAPTIST CHURCH ADDITION and except STS and except beginning 885 feet East of the Northwest Corner of the Northwest Quarter; South 550 feet; West 120 feet; South 150 feet; East 200 feet; North 150 feet; West 50 feet; North 150 feet to the North Line, West 30 feet to the beginning. Section 8, Township 27 South, Range 1 West, Sedgwick County, Kansas.

RECORD OWNERS

John F. Weber, Marlene K. Hartman, and Mary Jo Hieger, CO-TRUSTEES OF THE JOSEPHINE C. WEBER IRREVOCABLE TRUST DATED DECEMBER 28, 1987.  
10121 W. 21st St.  
Wichita, Kansas 67212

Dated at Wichita, Kansas, this 23rd day of March 1989 at 7:00 a.m.



FIDELITY TITLE COMPANY, INC.

By *Delora J. Schreiner*  
LICENSED ABSTRACTER

TRACER NO. 85507

**FIDELITY  
TITLE**

Fidelity Title Company, Inc.