

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

July 17, 1958

REPORT ON STUDY NO. 104

CU-1

On July 3, 1958, the Metropolitan Area Planning Commission considered Study No. 104, the request of Southwestern Bell Telephone Company for a review and approval of plans for construction of a garage and work center building on Rock Road north of 13th Street. The Planning Commission deferred action on this request until such time as the Planning staff can submit recommendations for screening to protect adjoining property owners and can notify adjacent property owners of the request.

The Planning staff submits the following suggestions and report:

1. All property owners within 200 feet of the external boundaries of this property have been notified of the hearing to be held on July 17, 1958, relative to this request.
2. Under the terms of the County Zoning Resolution (Section 11-F, Page 45) the Planning Commission has the right to approve the request "subject to protective restrictions as it deems necessary".
3. Under the terms of the County Zoning Resolution it appears that the Planning Commission has the right to deny the request if it is deemed not to be in the public interest.
4. It appears that the Southwestern Bell Telephone Company as a public utility has the right of eminent domain.
5. It is suggested that this type of situation is analogous in some respects to the oil well drilling locations and associated controls within the city limits.
6. It is suggested that this use might be properly screened by requiring a masonry wall or appropriate plantings, or a combination of the two to a minimum height of five feet.

L. L. Little
Director of Planning