

DR 78-34 - Southwestern Bell re-
quests Special Permit for Expan-
sion of Southwestern Bell Jackson
Exchange Bldg., on the north side
of 47th St. South, in an area

POSTED
10-26-78
JH

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved only to 11-9-78
conditions

B.C.C./B.C.C. Approved as per spec 12-5-78

DK 78-34 - Southwestern Bell re-
quests Special Permit for Expan-
sion of Southwestern Bell Jackson
Exchange Bldg., on the north side
of 47th St., South, in an area

Map No. 5541
 Sec. 16
 Twp. 28S
 Range 1E

DATA SHEET

DR - 78-34

Filed 10-20-78

APPLICATION REQUEST:

APPLICATION DATA:

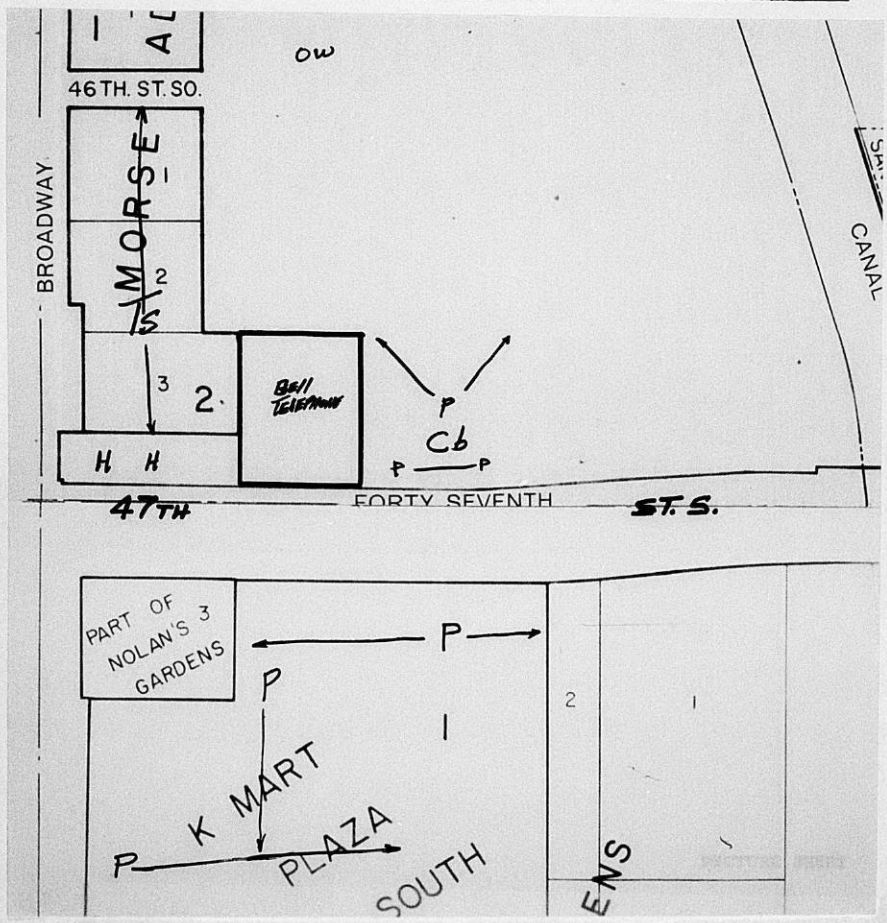
- Applicant: Southwestern Bell: M.D.King Div.Mgr-Network Maintenance
 Address P.O. Box 2579, Wichita, Ks. 67201 Phone 268-2426
- Agent: _____
 Address _____ Phone _____
- General Location: North side of 47th St. South, in an area east of
 Broadway _____ Address _____
- Proposed Use: Special Permit for Expansion of Southwestern Bell Jackson
Exchange Building.

AREA DATA:

- Acres: 1.3 (217 ft. by 277 ft.)
- Adjoining Zoning: E LC S LC W LC+C N LC
- Land Use: East NIGHT CLUB South K-MART SHOPPING CENTER
 West SINGLE FAMIL HOME SALES North UNDEVELOPED
- Sketch Plan Land Use is for: _____
- Present Land Use is for: _____
- Area (is) (is not) platted. _____

PHOTO DATA:

Taken by _____ Date _____ Time DR 78-34



Smyland
 No. 2,153C
 HASTINGS, MIN. LOS ANGELES
 LOCAN, OH. McREGGON, TX U. S. A.

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

October 26, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on Thursday, November 9, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 78-34

Request for Special Permit for Expansion
of Southwestern Bell Jackson Exchange Building

The East 217.8 feet of the west 577.8 feet of the
South 300 feet of the SW $\frac{1}{4}$ of Sec. 16, Twp. 28 South,
Range 1 East. Generally located on the north side
of 47th Street South, in an area east of Broadway.

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

Robert A. Lakin
Secretary

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-114 Name Bell-Jackson Addition
Date Application Rec'd. 10-23-78 Preliminary Approval _____
Scheduled S/D Meeting 11-2-78

DESCRIPTION

General Location North side of 47th Street South in an area east of Broadway

Owner Southwestern Bell Telephone Company
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks. 67211 Phone 263-8291

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>1.50</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <u>1</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>217.8</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>58,806 square</u> ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>"LC"</u> | |
| 6. Proposed Zoning <u> </u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>N.A.</u> (Yes-No) | |
| 12. City of Wichita <u>Yes</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: In addition to platting to obtain a building permit, the applicant will need to file for approval of a special use permit for a utility substation since this has not been done for the existing facility.

- A. The condemnation case number for the existing 47th Street right-of-way shall be indicated on the face of the plat.
- B. Since the 30 feet of right-of-way for 47th Street is already existing, the plat's text shall be amended to delete the reference to being platted into a street and the plat drawing shall be corrected to indicate that the 47th Street right-of-way is existing and not being dedicated by this plat.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

from: JHO date: _____

admin. adv. plans cur. plans social graphics

- | | | | | |
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| <input type="checkbox"/> lakin | <input type="checkbox"/> stockwell | <input type="checkbox"/> gaffrith | <input type="checkbox"/> mitchell | <input type="checkbox"/> pierce |
| <input type="checkbox"/> walter | <input type="checkbox"/> funk | <input type="checkbox"/> lyde | <input type="checkbox"/> kahl | <input type="checkbox"/> stafford |
| <input type="checkbox"/> odbanks | <input type="checkbox"/> shan | <input type="checkbox"/> young | <input type="checkbox"/> hart | <input type="checkbox"/> gurland |
| <input type="checkbox"/> hanson | <input type="checkbox"/> meek | <input type="checkbox"/> shelton | <input type="checkbox"/> brown n. | <input type="checkbox"/> pate |
| <input type="checkbox"/> nelson, v | <input type="checkbox"/> lesaw | <input type="checkbox"/> newby | <input type="checkbox"/> covert | <input type="checkbox"/> barber |
| <input type="checkbox"/> lakin, e | <input type="checkbox"/> schafar | <input type="checkbox"/> dobson | <input type="checkbox"/> lane | <input type="checkbox"/> crook |
| <input type="checkbox"/> henderson | <input type="checkbox"/> carman | <input type="checkbox"/> olivarez | <input type="checkbox"/> lane | <input type="checkbox"/> comner |
| <input type="checkbox"/> brothers | <input type="checkbox"/> reed | <input type="checkbox"/> burch | <input type="checkbox"/> harwood | <input type="checkbox"/> vinson |
| <input type="checkbox"/> craig | <input type="checkbox"/> brown d. | <input type="checkbox"/> | <input type="checkbox"/> syal | <input type="checkbox"/> |
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| <input type="checkbox"/> | <input type="checkbox"/> nagley | | <input type="checkbox"/> crawford | <input type="checkbox"/> beebe |
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| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> schroeder | <input type="checkbox"/> miller |
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| <input type="checkbox"/> | <input type="checkbox"/> bechtel | | <input type="checkbox"/> king | <input type="checkbox"/> sansing |
| <input type="checkbox"/> | <input type="checkbox"/> mcfadden | | | |
| <input type="checkbox"/> | <input type="checkbox"/> swander | | | |
| <input type="checkbox"/> | <input type="checkbox"/> lickteig | | | |
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|--|--------------------------------------|
| <input type="checkbox"/> note & return | <input type="checkbox"/> signature |
| <input type="checkbox"/> handle | <input type="checkbox"/> library |
| <input type="checkbox"/> all staff | <input type="checkbox"/> information |
| <input type="checkbox"/> comment | <input type="checkbox"/> files |

remarks: Staff Report in file
in missing 2nd 2nd page.
See if you can find Kow and
place in file.

December 6, 1978

M. D. King
Division Manager
Network Maintenance
Southwestern Bell Telephone Company
P. O. Box 2579
Wichita, Kansas 67201

Re: DR 78-34 - Special permit for
expansion of existing telephone
facility

Dear Mr. King:

Our letter to you of November 13, 1978 advised you of the action of the Planning Commission associated with the above captioned request. We failed to point out in that letter that in addition to the platting requirement, the Planning Commission recommended that no outdoor storage of materials be permitted.

In the consideration of this request at yesterday's Board of City Commissioners' meeting, their action was to approve the request subject to the following two conditions as recommended by the Planning Commission:

- a. No outdoor storage of materials shall be permitted.
- b. Platting within one year from the date of approval of the special permit.

If you have any questions concerning this matter please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bbc
cc: Bob Feldner, Supt. of Central Inspection

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 78-34

CONSIDERED BY MAPC: 11-9-78

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"For expansion of Southwestern Bell Jackson
Exchange Building"GENERAL LOCATION: North side of 47th Street South, in an area
east of Broadway,

LEGAL DESCRIPTION:

The East 217.8 feet of the west 577.8 feet of the
South 300 feet of the SW $\frac{1}{4}$ of Sec. 16, Twp. 28 South,
Range 1 East.

APPLICANT: Southwestern Bell Telephone, P. O. Box 2579.

AGENT FOR APPLICANT: None

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: North, East and South, "LC"; West, "LC" & "C".

LAND USE: Existing, telephone exchange building; North, undeveloped;
East, Night Club, South, parking lot for shopping center; West, single
family, trailer sales.

CPO RECOMMENDATION:

CPO Council Area "C" voted 7-0 to recommend that the request
be approved.

PLANNING COMMISSION RECOMMENDATION:

That this request be approved subject to recording the associated plat,
Jackson-Bell Addition. Bell moved, Hennessy seconded and it carried
unanimously. Cole and Taylor were absent.

ACTION: 1. Approve the application as recommended by the Metropolitan
Area Planning Commission, subject to the recommended condition of approval;
or:

2. Take such action as the City Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 9, 1978:

23. Case No. DR 78-34 - Southwestern Bell Telephone requests Special Permit for expansion of Southwestern Bell-Jackson Exchange Building for the East 217.8 feet of the west 577.8 feet of the South 300 feet of the SW $\frac{1}{4}$ of Sec. 16, Twp. 28 South, Range 1 East. Generally located on the north side of 47th Street South, in an area east of Broadway.

GALBRAITH showed slides of the area and surrounding area and reviewed the following staff report:

COMMENTS:

1. Southwestern Bell is requesting approval of a special permit to expand its Jackson Office located on the north side of 47th Street South in an area east of Broadway, in order to maintain adequate future service to their customers in the Jackson Central Exchange.
2. The applicant has submitted a site plan with the application which indicates the existing building and area of proposed expansion, parking area, fencing, etc.
3. Subject property is being platted as a one-lot plat, Jackson-Bell Addition, which appears on this agenda.
4. In the event the Planning Commission recommends approval of this request, the following conditions of approval are suggested:
 - a. No outdoor storage of materials shall be permitted.
 - b. Platting within one year from the date of approval of the special permit.

GALBRIATH recommended approval of the request.

MOTION: That the Planning Commission recommend to the City Commission that the request be approved subject to recording the associated plat, Jackson-Bell Addition. Bell moved, Hennessy seconded and it carried unanimously. Cole and Taylor were absent.

November 13, 1978

M. D. King
Division Manager
Network Maintenance
Southwestern Bell Telephone Company
P. O. Box 2579
Wichita, Kansas 67201

Re: DR 78-34 - Special permit for
expansion of existing
telephone facility

Dear Mr. King:

At its regular meeting on November 9, 1978, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend approval of the request subject to recording the associated plat, Jackson-Bell Addition.

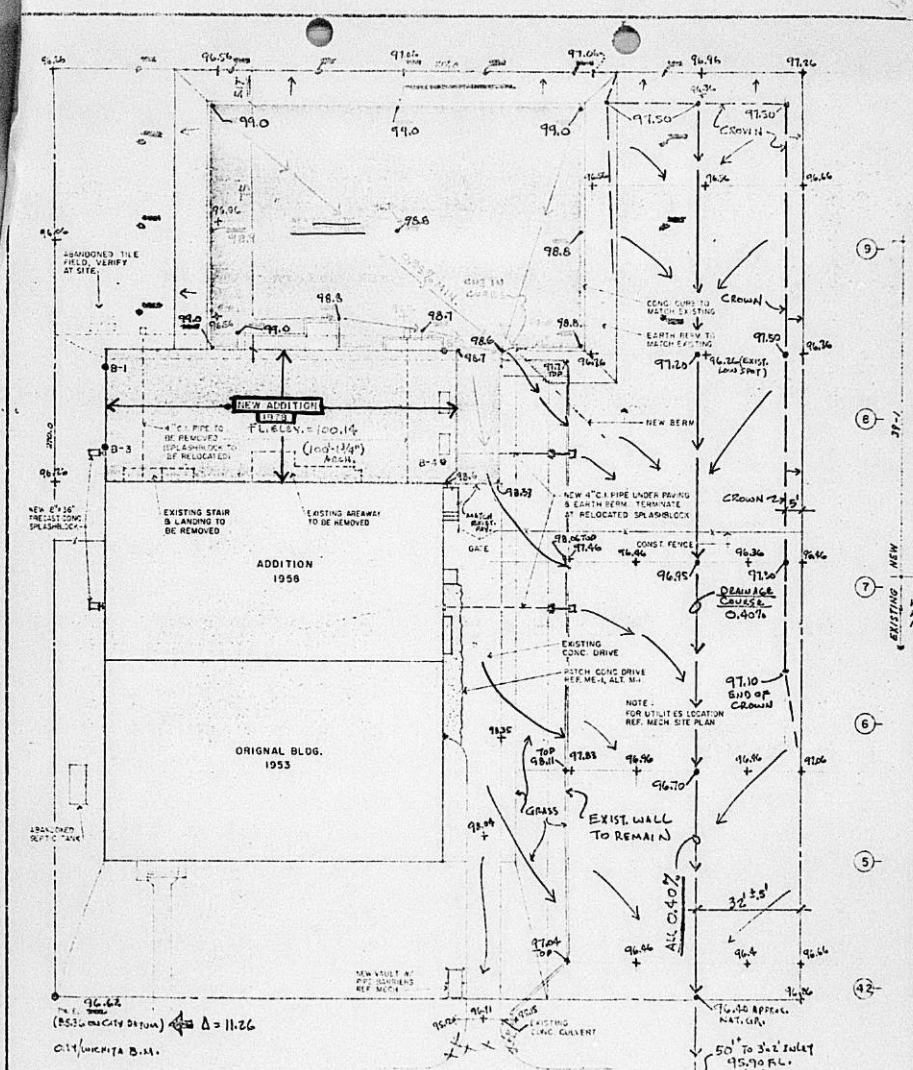
This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on December 5, 1978, said meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc



SITE PLAN

SCALE 1" = 20' ← REDUCED FROM



ABANDONED THE FIELD VERIFY AT SITE.

NEW 4" x 36" RELOCATED PLUMBING

ABANDONED SEPTIC TANK

NEW WELLS AT REF. POINTS REF. MECH.
 (853) ON CITY DATUM Δ = 11.26
 CITY HEIGHT B.M.

CONC CURB TO MATCH EXISTING
 EARTH RELY TO MATCH EXISTING

NEW 4" x 4" PIPE UNDER PAVING & EARTH BEAM TERMINATE AT RELOCATED SP. AND BLOCK

NOTE: FOR UTILITIES LOCATION REF. MECH SITE PLAN

50' TO 3rd JULY 1957
 195.70 F.L. 1.0%

- 9
- 8
- 7
- 6
- 5
- 4

EXISTING NEW

LS

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE November 7, 1978

TO Jack Galbraith, Chief Planner

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT DR 78-34 (North of 47th St. So.
East of Broadway)

A representative of Southwestern Bell attended the November 6 meeting of CPO Area "C" and explained the plans for expansion.

The Council voted 7-0 to recommend that the request for special permit be approved.

Please advise the MAPC of the Council's recommendation when the case is considered on November 9.

Sarah Gilbert
Sarah Gilbert
CPO Administrative Aide

SG:sm

Noted:

David L. Furnas
David Furnas
Citizen Participation Coordinator



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 11-9-78

Case No. DR 78-34	Request: Special permit for expansion of existing telephone facility
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Location: North side of 47th Street South in an area east of Broadway

Acres: 1.5	Size: 218' x 270'
------------	-------------------

	<u>Land Use</u>	<u>Zoning</u>
Existing	Telephone exchange building	"LC"
North	Undeveloped	"LC"
East	Night Club	"LC"
South	Parking lot for shopping center	"LC"
West	Single family, trailer sales	"LC" & "C"

Street right-of-way is adequate.

Platted: Being platted as S/D 78-114 Jackson-Bell Addition

History: None

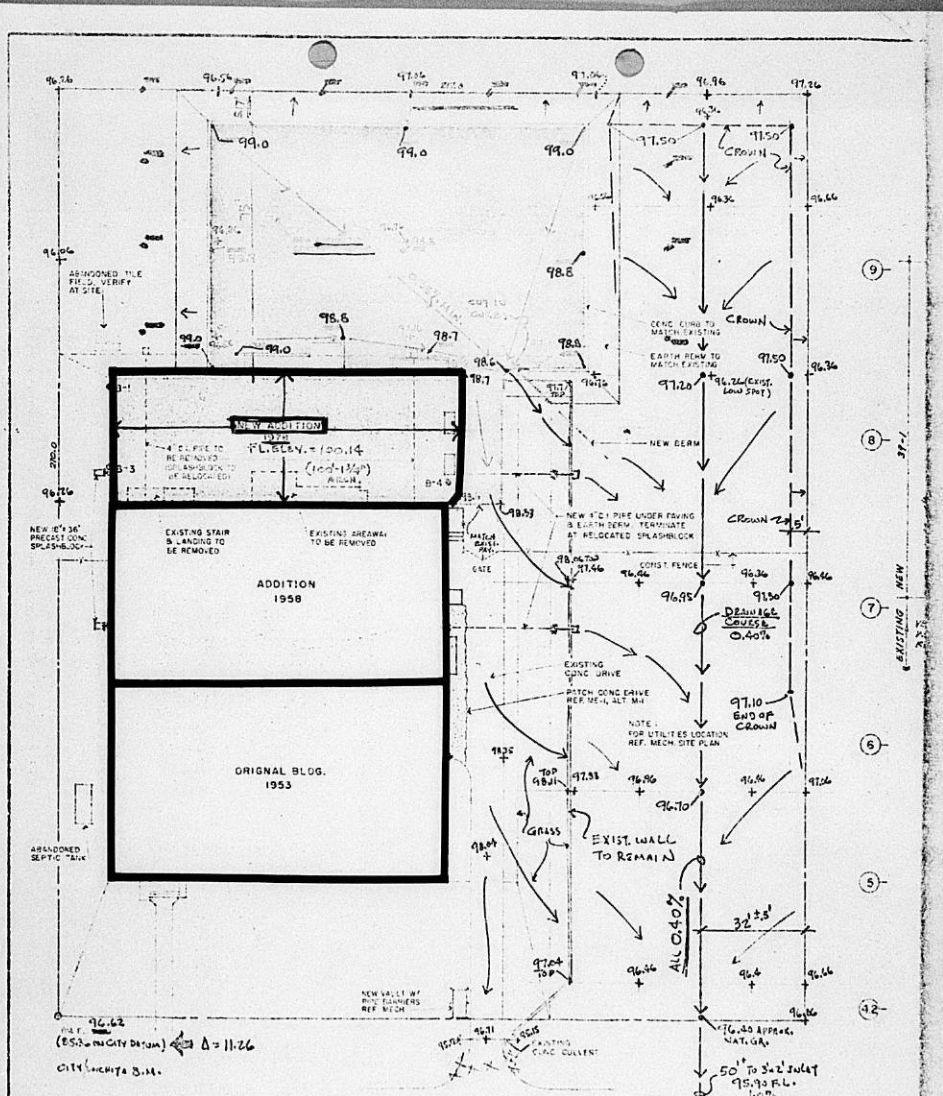
COMMENTS:

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MAPC Agenda
Case No. DR 78-34 11-2-78
Page 2

4. In the event the Planning Commission recommends approval of this request, the following conditions of approval are suggested:

- a. No outdoor storage of materials shall be permitted.
- b. Platting within one year from the date of approval of the special permit.



ABANDONED TILE
PVC. VERIFY
AT SITE

NEW 12" x 36"
PRECAST CONC.
SPRINKLER

ABANDONED
SEPTIC TANK

POST
(853) - IN CITY DRAIN Δ = 11.26
CITY INCH 7/8 B.I.L.

SITE PLAN
SCALE 1" = 20' ← REDUCED FROM



9
8
7
6
5
4-2
EXISTING / NEW



Southwestern Bell

P. O. Box 2579, Wichita, Kansas 67201 / 316 268-2426

M. D. KING
DIVISION MANAGER -
NETWORK MAINTENANCE

October 18, 1978

Mr. E. H. Denton
City Manager
455 N. Main St.
Wichita, Kansas 67202

Dear Sir:

We recently awarded a contract to Simpson and Son Construction Company for the construction of an addition to our Jackson Office located at 400 East 47th Street South.

While preparing a required replat of above property, we were informed that issuance of a special permit also is required. We hereby request such special permit for an addition to the Jackson Office.

The legal description of the property is: Beginning at a point 360 feet East of the S-W corner of Section 16 Township 28, R-1-E Sedgwick County, Kansas, thence North 300 feet paralleling the West line of Section 16 Township 28, R-1-E thence East 217.8 feet paralleling the South line of Section 16 Township 28, R-1-E thence South 300 feet to the South line of Section 16 Township 28, R-1-E thence West 217.8 feet to the point of beginning.

Attached is an Abstract Ownership List of property owners within 200 feet of above property, and two copies of Site Plan reduced from contract drawings. Two sets of plans and specifications were submitted to City of Wichita Building Plans Examiner on 9 October 1978 for Plan Review #4478.

In order to maintain adequate future service to our customers in the Jackson Central Exchange it is imperative that this matter be resolved as soon as possible. We will appreciate your attention and help in resolving this request.

Sincerely,

M. D. King

M. D. King
Division Manager -
Network Maintenance

Attachments:
Abstract Ownership List
Two copies of Site Plan

DR 78-34 - 5 "Notice to Adjoining Property Owners" mailed 10-26-78
for the MAPC meeting for 11-9-78

1 (including map) to CPO Office

-

6 TOTAL

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

October 26, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

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of Southwestern Bell Jackson Exchange Building

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South 300 feet of the SW $\frac{1}{4}$ of Sec. 16, Twp. 28 South,
Range 1 East. Generally located on the north side
of 47th Street South, in an area east of Broadway.

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

Robert A. Lakin
Secretary

Map: 5372
16
28 S
1E

DR-78-34

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

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

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

All of the owners within 200 feet of the following,

OK for legal

The East 217.8 feet of the West 577.8 feet of the South 300 feet of the SW $\frac{1}{4}$ of Sec. 16, Twp. 28 South Range 1 East,



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

All that part of the SW $\frac{1}{4}$ of 16-28-1E, lying West of the Riverside Drainage Canal and South the North Line of Morse Addition Extended East Except the following three tracts,

E 217.8 feet of the West 577.8 feet of the S 300 ft of SW $\frac{1}{4}$ of 16-28-1E

Beg at a pt 577.8 feet East of SW cor SW $\frac{1}{4}$ 16-28-1E, E 205.2 feet, N 300 ft, W 205.2 ft, S to Beg,

S 121 feet of W 360 ft of SW $\frac{1}{4}$ 16-28-1E

Lots 2 & 3 in Blk 2 Morse Addition,

Lot 1 K Mart South Plaza Addition,

✓ Hazel O. Brookings
1732 S. Topeka 67213
WKC

✓ Southwest Bell Telephone Co.
P.O. Box 2579, 67201
ATT: HD. KING, DIV. MGR.-NETWORK MAINT.

✓ H. Stan Chilton
3010 Grail 67211

✓ J.W. Kammerer
Maryon M. Kammerer
4756 S. Broadway 67216

X Garnett L. Morse *not found*
Kathryn C. Morse
Unknown

✓ E.N. Maisell & Assoc.
17356 Northland Park Court
Southfield, Michigan 48075

Fidelity  Title
COMPANY, INC.

W $\frac{1}{2}$ of Lot 3 Nolan's Gardens

X 47St Assoc's.
(unknown)

none found

Dated this 16th day of October 1978 at 7.00 A.M.

FIDELITY TITLE COMPANY INC

By C. E. Bud Rider
VP

No. 45760



Fidelity  Title
COMPANY, INC.