

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved subject to conditions</i>	<u>12-21-78</u>
B.C.C./B. CO. C. <i>Approved</i>	<u>1-17-79</u>

*POSTED
12-17-78*

DR 78-36 - Special Permit to Allow the Construction of a Booster Pumping Station for the City of Wichita Water Department - generally located on the north side of approx.

Book 1;
Map No. A-9-B
Sec. 30
Twp. 26
Range 2E

DATA SHEET

DR - 78-36

Filed 11-30-78

APPLICATION REQUEST:

APPLICATION DATA:

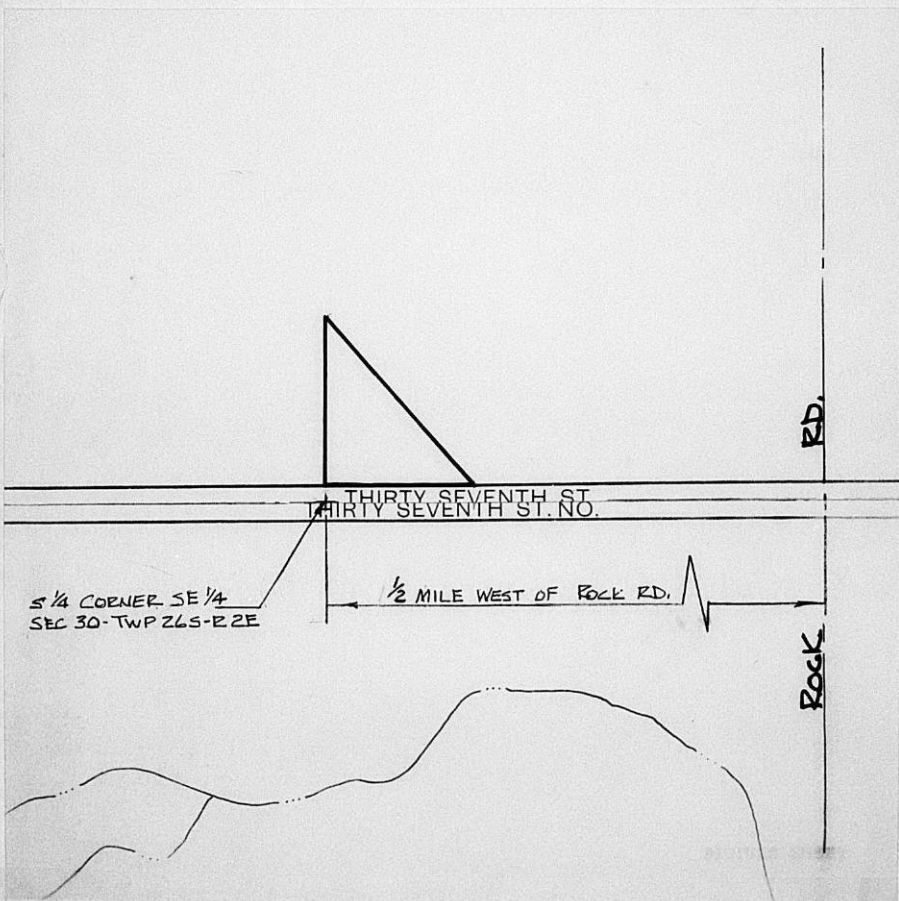
1. Applicant: City of Wichita Water Department
Address _____ Phone _____
2. Agent: _____
Address _____ Phone _____
3. General Location: on the north side of 37th St. North, in an area approx. 1/2 mile west of Rock Road. Address _____
4. Proposed Use: Special Permit to Allow the Construction of a Booster Pumping Station for the City of Wichita Water Department.

AREA DATA:

1. Acres: 0.95 (IRREGULAR) ft. by 309 ft. by 271 ft.)
2. Adjoining Zoning: E. "R-1" S. "R-1" W. "R-1" N. "R-1"
3. Land Use: East UNDEVELOPED South UNDEVELOPED
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



98-81 20

January 17, 1979

Syd Werbin
County Zoning Officer
1015 Stillwell
Wichita, Kansas 67213

Re: DR 78-36 - Special Permit for
a booster pumping station.

Dear Syd:

The Board of County Commission at its regular meeting of this date, considered the above captioned application. Their action was to approve the special permit request subject to the following conditions:

1. No outdoor storage of materials shall be permitted.
2. Platting within one year from the date of approval of the special permit.

Inasmuch as we do not publish a resolution for special permits, I wanted you to be aware of the conditions of approval so that you will have this information when a building permit is requested from your department.

If there are any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 78-36

CONSIDERED BY MAPC: 12-21-78

REQUEST FOR: Special Permit for a booster pumping station.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

GENERAL LOCATION: North side of 37th Street North in an area
approximately 1/2 mile west of Rock Road.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes
of December 21, 1978)

APPLICANT: City of Wichita Water Department, 455 North Main.

AGENT FOR APPLICANT: None

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "R-1".

LAND USE: Existing, North, East, South and West, undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to:

- a. No outdoor storage of material shall be permitted.
- b. Platting within one year from the date of approval of the special permit.
May moved, Taylor seconded and it carried unanimously. Barrier and
Hennessy were absent.

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

2. Take such action as the County Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 21, 1978:

24. Case No. DR-78-36 - City of Wichita Water Department requests a special permit to allow the construction of a booster pumping station for a tract of land lying in the Southeast Quarter of Section 30, Township 26 South, Range 2 East of the 6th PM, Sedgwick County, Kansas. Beginning at Intersection of the North line of 37th Street North and the West line of said Southeast Quarter; thence Easterly along said North line distance of 271.50 feet; thence Northwesterly to point on West line of said Southeast Quarter, said point being 309.29 feet North of point of beginning. Generally located on the north side of 37th Street North, in an area approximately 1/2 mile west of Rock Road.

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

COMMENTS:

1. The City of Wichita Water Department is requesting approval of a special permit to allow the construction of a booster pumping station on a tract of land located on the north side of 37th Street North in an area approximately one-half mile west of Rock Road.
2. A site plan submitted with the request indicates the proposed location of the building, parking area, and means of ingress from 37th St. North. A grading and landscape plan has also been submitted.
3. This permit is authorized under Section 12.F.1 of the County Zoning Resolution, which states:

"The governing body may, by special permit and subject to such restrictions as it deems necessary, permit the following uses to be located in any district:

Any public structure, installation or use by any department of the City, County, State or Federal Government, or any building or other structure erected and used by any public utility or improvement district."

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.

GALBRAITH said that the staff supported this use in this area that is developing both residential and industrial, and this pump station would provide water for the development of Comotara. He recommended approval of the application.

There was no one present in opposition to the application.

MOTION: That the Planning Commission recommend to the County Commission that this application be approved subject to the following conditions:

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

May moved, Taylor seconded and it carried unanimously. Barrier and Hennessy were absent.

December 22, 1978

F. E. Withrow
Water Department
City of Wichita
455 North Main
Wichita, Kansas 67202

Re: DR 78-36 - Special Permit for
a booster pumping station.

Dear Mr. Withrow:

At its regular meeting on December 21, 1978, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

1. No outdoor storage of materials shall be permitted.
2. Platting within one year from the date of approval of the special permit.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on January 17, 1979, at 9:00 a.m., in Room 320, Sedgwick County Courthouse.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc

cc: John Wynkoop, Director, Water Department
Syd Werbin, County Zoning Officer

Staff report
to:

Withrow
Wynkoop

12-13-78

B

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 12-21-78

Case No. DR 78-36

Request: Special Permit for a booster
pumping station.

Location: North side of 37th Street North in an area approximately
1/2 mile west of Rock Road.

Acres: 0.95

Size: 271' x 309' (irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R-1"
North	Undeveloped	"R-1"
East	Undeveloped	"R-1"
South	Undeveloped	"R-1"
West	Undeveloped	"R-1"

Existing R/W - 37th St. North-half-30 ft.

Proposed R/W - 37th St. North-half-50 ft.

Being platted as 37th Street Booster
Pumping Station Addition.

History: None.

COMMENTS:

1. The City of Wichita Water Department is requesting approval of a special permit to allow the construction of a booster pumping station on a tract of land located on the north side of 37th Street North in an area approximately one-half mile west of Rock Road.
2. A site plan submitted with the request indicates the proposed location of the building, parking area, and means of ingress from 37th St. North. A grading and landscape plan has also been submitted.
3. This permit is authorized under Section 12.F.1 of the County Zoning Resolution, which states:

"The governing body may, by special permit and subject to such restrictions as it deems necessary, permit the following uses to be located in any district:

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MAPC AGENDA
DECEMBER 21, 1978
PAGE 2

Any public structure, installation or use by any department of the City, County, State or Federal Government, or any building or other structure erected and used by any public utility or improvement district."

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.

DR 78-36

⑧

W. W. Patrick

DR 78-36 - 8 "Notice to Adjoining Property Owners" mailed 12-7-78 for
the MAPC meeting for 12-21-78

(included in above is notice sent to Everett Patrick)

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

December 7, 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 December 21, 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 73-36

Special Permit to Allow the Construction of
a Booster Pumping Station for
the City of Wichita Water Department

A tract of land lying in the Southeast Quarter of Section 30, Township 26 South, Range 2 East of the 6th PM, Sedgwick County, Kansas. Beginning at Intersection of the North line of 37th Street North and the West line of said Southeast Quarter; thence Easterly along said North line distance of 271.50 feet; thence Northwesterly to point on West line of said Southeast Quarter, said point being 309.29 feet North of point of beginning; thence Southerly along said West line to point of beginning. Generally located on the north side of 37th Street North, in an area approximately 1/2 mile west of Rock Road.

Jack H. Galbraith
Assistant Secretary

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE November 7, 1978



TO Jack H. Galbraith, Chief Planner-Current Plans
FROM F.E. Withrow, Jr., Chief Engineer-Production and Pumping Division

SUBJECT Special Permit
for Pumping Station

The Wichita Water Department would like to request a special permit for a booster pumping station between Woodlawn and Rock Road on 37th Street North. (See attached map)

The location is to be used for a booster pumping station to supply water to the northeast part of Wichita.

There will be constructed a one-story brick building on the site to house 3 booster pumps and other equipment. The building to be constructed is to be 80 feet x 70 feet. The front of the area is to be landscaped by the planting of trees in the area.

Please find attached the following items:

1. Abstract ownership list for a distance of twice the frontage.
2. Two copies of the site plan indicating the location of all proposed installations, building location, equipment storage areas, parking and landscaping as proposed.

If you have any questions, please feel free to call me.

F. E. Withrow, Jr.
F.E. Withrow, Jr., Chief Engineer
PRODUCTION AND PUMPING DIVISION

FEW:sd
attachments

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:

RECORD OWNERS WITHIN 544' ^{Southeast} of the following described tract: A TRACT of land lying in the ~~Southwest~~ ^{Southeast} Quarter of Section 30, Township 26 South, Range 2 East, of the 6th PM Sedgwick County, Kansas, Beginning at Intersection of the North line of 37th Street North and the West line of said Southeast Quarter; thence Easterly, along said North line distance of 271.50'; thence Northwesterly to point on the West line of said Southeast Quarter, said point being 309.29' North of point of beginning; thence Southerly along said West line to point of beginning.



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.)

<u>TRACT</u>	<u>OWNERS & ADDRESSES</u>
<p>A TRACT of land lying in the Southwest ^{East} Quarter of Section 30, Township 26 South, Range 2 East of the 6th PM, Sedgwick County, Kansas. Beginning at Intersection of the North line of 37th Street North and the West line of said Southeast Quarter; thence Easterly, along said North line distance of 271.50 feet; thence Northwesterly to point on West line of said Southeast Quarter, said point being 309.29 feet North of point of beginning; thence Southerly along said West line to point of beginning.</p>	<p>CITY OF WICHITA 455 N. Main Wichita, Kansas 67202</p> <p><i>County John Wynkoop, Deed Clerk and P. E. WITHROW, JR. Chief Eng. Production & Pumping Division</i></p>
<p>The Southwest Quarter of the Southeast Quarter EXCEPT the Above Described Tract.</p>	<p>La Salle Corporation ZFord Foundation 320 East 43rd Street New York, New York 10017</p>
<p>The Southeast Quarter of the Southwest Quarter of Section 30, Township 26, Range 2 East</p>	<p>Chisholm Creek, Inc. ZResident Agent James R. Schaefer 800 Brown Building Wichita, Kansas 67202</p>

Continued

-2-

TRACT

OWNERS & ADDRESSES

A TRACT in the North Half of the Northwest Quarter of Section 31, Township 26 South, Range 2 East of the Sixth Principal Meridian described as follows: Beginning Thirty (30) Feet South of the Northeast Corner of said North Half of the Northwest Quarter thence South along the East line of said North Half of the Northwest Quarter a distance of three hundred forty (34) feet; thence West parallel with the North line of said North Half of the Northwest Quarter a distance of one hundred fifty (150) feet, thence North parallel with the East line of said North Half of the Northwest Quarter a distance of three hundred forty (340) feet, thence East one hundred fifty (150) feet to point of beginning, containing 1.17 acres, more or less.

✓ Kansas Gas & Electric Co.
P. O. Box 208
Wichita, Kansas 67201

The Northeast Quarter of the Northwest Quarter EXCEPT the Above Described Description.

✓ James Darnell Crabb and
Robert Elroy Crabb
E. L. Crabb
203 Calle Petaca
Santa Fe, New Mexico
87501

The Northwest Quarter of the Northeast Quarter Section 31, Township 26, Range 2 East

✓ Wichita Development Co.
Comotara Properties, Inc.
2225 Hathaway
Wichita, Kansas 67226



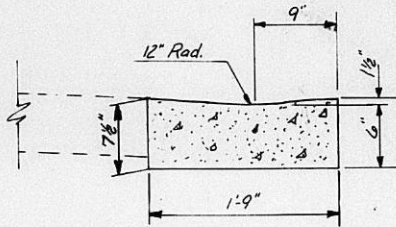
Dated at Wichita, Kansas this 1st day of November, 1978 at 7:00 O'Clock A.M.

FIDELITY TITLE COMPANY, INC.

By *John M. Dier*
Vice-President

No. 45800

Fidelity  Title
COMPANY, INC.



TYPICAL SECTION
CURB & GUTTER

OFFICE COPY
DO NOT REMOVE

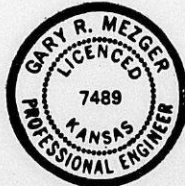
GENERAL NOTES

1. C.M.P. CULVERT- Shall be laid in a manner which will provide good ditch drainage but will not cause a non-uniform approach to drive.
2. CONTROL JOINTS- shall not have a spacing greater than 20'-0"
3. PARKING AREA- construction shall comply with that of the typical drive section, however the contractor maintain final grades as shown on sheet 3 as spot elevations.

DR 78-36

dp	WICHITA DEPARTMENT OF WATER AND WATER POLLUTION CONTROL 37th Street Booster Pump Station	
	PAVING	
POE & ASSOCIATES CONSULTING ENGINEERS	ENGINEER: G.M.	ENG. TECH: J.W.
	DRAWN BY: M.F.	SCALE: NOTED
	DATE: NOV., 1978	SHEET 4 OF 11

OFFICE COPY
DO NOT REMOVE



DR 78-36

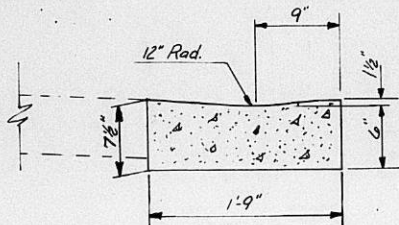


POE & ASSOCIATES
CONSULTING ENGINEERS

WICHITA DEPARTMENT OF WATER
AND
WATER POLLUTION CONTROL
37th Street Booster Pump Station

.GRADING & LANDSCAPING

ENGINEER: G.M.	ENG. TECH: J.W.
DRAWN BY: J.W.	SCALE: NOTED
DATE: NOV. 1978	SHEET 2 OF 11



TYPICAL SECTION
CURB & GUTTER

GENERAL NOTES

1. C.M.P. CULVERT - Shall be laid in a manner which will provide good ditch drainage but will not cause a non-uniform approach to drive.
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DR 78-36



POE & ASSOCIATES
CONSULTING ENGINEERS

WICHITA DEPARTMENT OF WATER
AND
WATER POLLUTION CONTROL
37th Street Booster Pump Station

PAVING

ENGINEER: G.M.	ENG. TECH: J.W.
DRAWN BY: M.F.	SCALE: NOTED
DATE: MAY, 1977	SHEET 4 OF 11