

DR 78-37 - Special Permit to Allow  
Expansion of a Southwestern Bell  
Service Operation Center - gener-  
ally located on the west side of  
Arkansas, in an area between 38th  
and 39th Streets, Fayetteville, Arkansas

*POSTED*  
*1-5-79*

# ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B.G.O.C.

*Approved subject to  
conditions*

*Approved*

1-4-79

1-30-79

Map No. 5452  
 Sec. 29  
 Twp. 26  
 Range 1E

DATA SHEET

DR - 78-37

Filed 12-20-78

APPLICATION REQUEST: SPECIAL PERMIT TO ALLOW EXPANSION OF A SOUTHWESTERN BELL SERVICE OPERATION CENTER.

APPLICATION DATA:

- Applicant: Southwestern Bell Telephone Company  
 Address 154 N. Broadway, 67202 Phone \_\_\_\_\_
- Agent: \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_
- General Location: West side of Arkansas in an area between 38th & 39th  
Streets North Address \_\_\_\_\_
- Proposed Use: \_\_\_\_\_

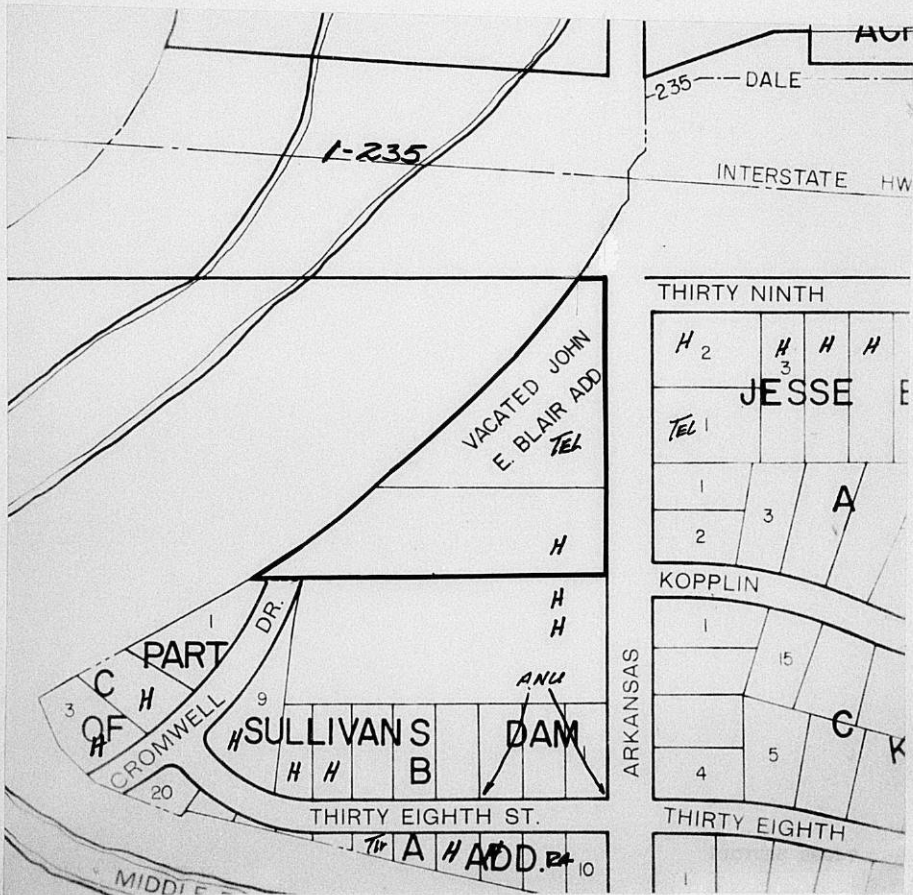
AREA DATA:

- Acres: 46.4 (IRREGULAR) ( 520 ft. by 640 ft.)
- Adjoining Zoning: E "AA" S "AA" W "AA" N "AA"
- Land Use: East UNDEVELOPED South SINGLE FAN  
 West ARKANSAS RIVER North 1-235
- Sketch Plan Land Use is for: \_\_\_\_\_
- Present Land Use is for: BELL TELEPHONE SERVICE CENTER
- Area (is) (is not) platted.

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

DR 78-37



HASTINGS, MIN-LBS ANGELES  
 LUDAN OR - WASHINGTON, TX U. S. A.

**Symantec**  
 No. 2-153C

January 30, 1979

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

✓ DR 78-37 - Special Permit to Allow Expansion of a Southwestern Bell Service Operation Center - generally located on the west side of Arkansas, in an area between 38th and 39th Streets North.

DR 78-38 - Special Permit to Allow Expansion of a Southwestern Bell Service Operation Center - generally located on the south side of 47th Street South, in an area between Victoria and Lulu, as extended from the south.

Attached, for your files, are copies of the revised site plans on the above referenced special permits as approved by the Board of City Commissioners on January 30, 1979.

These applications were approved subject to submission of revised site plans (which has been done) and platting within one year of the date of approval by the Board of City Commissioners prior to issuance of building permits.

Should you have questions, please call.

Jack H. Galbraith  
Chief Planner

JHG:MM;el  
Attachments

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 78-37

CONSIDERED BY MAPC: 1-4-79

REQUEST FOR: Special permit for expansion of Service Operation Center.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Expansion of existing Southwestern Bell Service  
Operation Center."

GENERAL LOCATION: West side of Arkansas in an area between 38th  
and 39th Streets North.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of  
January 4, 1979)

APPLICANT: Southwestern Bell Telephone Co., 154 N. Broadway.

AGENT FOR APPLICANT: None

PROTESTORS ( LIST AGENT ) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "AA".

LAND USE: Existing, Service Operation Center, single family & undeveloped;  
North & West, Flood Control Ditch; East, Single family, Telephone Exchange  
& undeveloped; South, single family & undeveloped.

CPO RECOMMENDATION: None

PLANNING COMMISSION RECOMMENDATION:

That this special permit request be approved subject to the following  
conditions: (See excerpt from Planning Commission minutes of January 4,  
1979). Barrier moved, May seconded and it carried unanimously. Hennessy  
was 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 City Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JANUARY 4, 1979:

19. Case No. DR-78-37 - Southwestern Bell Telephone Company requests a Special Permit for Lots 1, 2, 3, 4, and 5, John E. Blair Addition now vacated and described as beginning at a point in the east line of the SW $\frac{1}{4}$  of Section 29-26-1E, and 130.83 feet North of the SE corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 29; thence in a SWly direction at an included angle of 32° 15' a distance of 5.7 feet to the P. C. of a 2° 50.86' curve to the right; thence along the arc of said curve to the right, a distance of 682.06 feet; thence east 456.80 feet to a point in the east line of the SW $\frac{1}{4}$  of said Section 29; thence north 508.66 feet to the point of beginning, except that portion deeded for Hiway purposes, and a tract described as follows: Beginning 377.83 feet South of the NE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29-26-1E, thence South 156 feet; thence West 900 feet to water edge of Little Arkansas River, thence North 156 feet; thence East 900 feet to pob. except Flood Control. Generally located on the west side of Arkansas between 38th and 39th Streets North.

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 allow the expansion of an existing service operation center on a tract of land which is unplatted and lies on the west side of Arkansas in an area between 38th and 39th Streets North.
2. A site plan submitted with the request indicates existing facilities, proposed employee parking lot with adjacent landscape yards, proposed cable storage yard and fencing adjacent thereto.
3. It should be pointed out that subject property is located on a major street (Arkansas) and provides for only 40 feet of half-street right-of-way whereas 50 feet is required. It should also be pointed out that the area to the north of the existing building has been asphalted to the property line on Arkansas for parking purposes and is bounded on the east and north by a chainlink fence.
4. This permit is authorized under Section 28.04.180.4 of the Code of the City of Wichita, which states:

"The Board of City Commissioners may, by special permit and subject to such protective restrictions as it deems necessary, authorize the location in any district within the city, of any public building, structure or land use to be used by any department of the city, county, state or federal government; or any building, structure or land use to be used by any public utility operated under a franchise granted by the city."
5. In the event the Planning Commission recommends approval of this special permit the following are suggested conditions of approval:
  - a. Platting within one year from the date of approval by the Board of City Commissioners, or the request be considered denied and closed; said plat to reflect the appropriate dedication for Arkansas, setbacks and access control, and a cul-de-sac for Cromwell Drive as platted to the south.
  - b. The existing chainlink fence to the north of the existing building and along Arkansas shall be made into a solid screen by the use of plastic or metal slats.

- c. Submission of three (3) revised copies of the site plan indicating ten (10) feet of additional right-of-way for Arkansas and relocation of the employees parking ten (10) feet further west. A twenty-five (25) foot landscape area shall also be indicated to the east and south of the lot.
- d. The 6 foot fence adjacent to the east, south and west lines of the proposed cable storage yard shall be of staggered or louvered redwood, roughsawn cedar or chainlink fence with plastic or metal slats.

GALBRAITH pointed out that the City's text does permit special permits for governmental uses and utility substations in any district. He said that the staff recommended approval subject to the conditions in the staff report.

There was no one present in opposition to the application.

MOTION: That the Planning Commission recommend to the City Commission that this special permit request be approved subject to the following conditions:

1. Platting within one year from the date of approval by the Board of City Commissioners, or the request be considered denied and closed; said plat to reflect the appropriate dedication for Arkansas, setbacks and access control, and a cul-de-sac for Cromwell Drive as platted to the south.
2. The existing chainlink fence to the north of the existing building and along Arkansas shall be made into a solid screen by the use of plastic or metal slats.
3. Submission of three revised copies of the site plan indicating ten feet of additional right-of-way for Arkansas and relocation of the employees parking ten feet further west. A twenty-five foot landscape area shall also be indicated to the east and south of the lot.
4. The 6-foot fence adjacent to the east, south and west lines of the proposed cable storage yard shall be of staggered or louvered redwood, roughsawn cedar or chainlink fence with plastic or metal slats.

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

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*JS*

**Southwestern Bell**

220 East Sixth Street  
Topeka, Kansas 66603  
Phone (913) 296-8425

**Paul R. Nelson**  
Buildings and Supplies Superintendent

January 16, 1979

Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Commission  
City Hall - Tenth Floor  
455 North Main Street  
Wichita, Kansas 67202

Dear Mr. Galbraith:

Three (3) corrected copies of the site plan for 1401 East 47th Street South are enclosed as requested in your letter of January 5, 1979.

Sincerely,

Enclosure



DR 78-37

January 5, 1979

Paul R. Nelson  
Buildings and Supplies Superintendent  
Southwestern Bell Telephone Company  
220 E. 6th Street  
Topeka, Kansas 66603

Re: DR 78-37 - Special Permit for  
Expansion of Service Operation  
Center - west side of Arkansas  
in an area between 38th and 39th  
Streets North

Dear Mr. Nelson:

At its regular meeting of January 4, 1979, the Metropolitan Area Planning Commission considered the above-captioned case. The action of the Planning Commission was to recommend approval of this special permit request subject to the following conditions:

1. Platting within one year from the date of approval by the Board of City Commissioners, or the request be considered denied and closed; said plat to reflect the appropriate dedication for Arkansas, setbacks and access control, and a cul-de-sac for Cromwell Drive as platted to the south.
2. The existing chain link fence to the north of the existing building and along Arkansas shall be made into a solid screen by the use of plastic or metal slats.
3. Submission of three (3) revised copies of the site plan indicating ten (10) feet of additional right-of-way for Arkansas and relocation of the employees parking ten (10) feet further west. A twenty-five (25) foot landscape area shall also be indicated to the east and south of the lot.

Page Two  
January 5, 1979  
Mr. Paul R. Nelson  
Re: DR 78-37

4. The 6 foot fence adjacent to the east, south and west lines of the proposed cable storage yard shall be of staggered or louvered redwood, roughsawn cedar or chain link fence with plastic or metal slats.

Regarding condition number 3 above, we have enclosed a marked copy of your site plan that may be of assistance to you in correcting your plan so that copies can be returned to our office. If we receive the three (3) corrected copies by January 19, 1979, subject case will be scheduled for consideration by the Board of City Commissioners at their regular meeting of January 30, 1979. 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.

If you have any questions concerning the conditions of approval, please do not hesitate to call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:bbc  
Enclosure

cc: Bob Feldner, Superintendent of Central Inspection

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 1-4-73

Case No. DR 78-37

Request: Special permit for  
expansion of Service  
Operation Center

Location: West side of Arkansas in an area between 38th and 39th  
Streets North

Reason: Expansion of existing Southwestern Bell Service  
Operation Center

Acres: 4.4

Size: 605' x 646' (irregular shape)

	<u>Land Use</u>	<u>Zoning</u>
Existing	Service Operation Center, Single Family & Undeveloped	"AA"
North	Flood Control Ditch	"AA"
East	Single Family, Telephone Exchange & Undeveloped	"AA"
South	Single Family & Undeveloped	"AA"
West	Flood Control Ditch	"AA"

Necessary street rights-of-way to be acquired  
at time of platting.

Platted: No  
History: None

COMMENTS:

1. Southwestern Bell is requesting approval of a special permit to allow the expansion of an existing service operation center on a tract of land which is unplatted and lies on the west side of Arkansas in an area between 38th and 39th Streets North.
2. A site plan submitted with the request indicates existing facilities, proposed employee parking lot with adjacent landscape yards, proposed cable storage yard and fencing adjacent thereto.

3. It should be pointed out that subject property is located on a major street (Arkansas) and provides for only 40 feet of half-street right-of-way whereas 50 feet is required. It should also be pointed out that the area to the north of the existing building has been asphalted to the property line on Arkansas for parking purposes and is bounded on the east and north by a chain link fence.
4. This permit is authorized under Section 28.04.180.4 of the Code of the City of Wichita, which states:

"the Board of City Commissioners may, by special permit and subject to such protective restrictions as it deems necessary, authorize the location in any district within the city, of any public building, structure or land use to be used by any department of the city, county, state or federal government; or any building, structure or land use to be used by any public utility operated under a franchise granted by the city."
5. In the event the Planning Commission recommends approval of this special permit the following are suggested conditions of approval:
  - a. Platting within one year from the date of approval by the Board of City Commissioners, or the request be considered denied and closed; said plat to reflect the appropriate dedication for Arkansas, setbacks and access control, and a cul-de-sac for Cromwell Drive as platted to the south.
  - b. The existing chain link fence to the north of the existing building and along Arkansas shall be made into a solid screen by the use of plastic or metal slats.
  - c. Submission of three (3) revised copies of the site plan indicating ten (10) feet of additional right-of-way for Arkansas and relocation of the employees parking ten (10) feet further west. A twenty-five (25) foot landscape area shall also be indicated to the east and south of the lot.
  - d. The 6 foot fence adjacent to the east, south and west lines of the proposed cable storage yard shall be of staggered or louvered redwood, roughsawn cedar or chain link fence with plastic or metal slats.

DR 78-37

10

11 CPO

DR 38-37 - 10 "Notice to Adjoining Property Owners" Mailed 12-26-78  
(to correct error in switch of abstract descriptions)  
for MAPC meeting of 1-4-79  
1 (including map) to CPO Office

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11 TOTAL

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

December 22, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Our notice to you dated December 21, 1978 advising that the following item would be considered by the Metropolitan Area Planning Commission on January 4, 1979, was incorrect and should have read as follows:

CASE NO. DR 78-37

Special Permit to Allow Expansion of a  
Southwestern Bell Service Operation Center

Lots 1,2,3,4 and 5, John E. Blair Addition now vacated and described as beginning at a point in the east line of the SW $\frac{1}{4}$  of Section 29-26-1E, and 130.83 feet North of the SE corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 29; thence in a SWly direction at an included angle of 32°15' a distance of 5.7 feet to the P.C. of a 2°50.86' curve to the right; thence along the arc of said curve to the right, a distance of 682-06 feet; thence east 456.80 feet to a point in the east line of the SW $\frac{1}{4}$  of said Section 29; thence north 508.66 feet to the point of beginning, except that portion deeded for Hiway purposes, and a tract described as follows: Beginning 377.83 feet South of the NE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29-26-1E, thence South 156 feet, thence West 900 feet to water edge of Little Arkansas River, thence North 156 feet, thence East 900 feet to pob. except Flood Control. Generally located on the west side of Arkansas between 38th and 39th Streets North.

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider this item in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on January 4, 1979, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

Robert A. Lakin  
Secretary

**Southwestern Bell**

220 East Sixth Street  
Topeka, Kansas 66603  
Phone (913) 296-8425

**Paul R. Nelson**  
Buildings and Supplies Superintendent



December 11, 1978

Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
455 North Main Street  
Wichita, Kansas 67202

Dear Mr. Galbraith:

In response to your letter of November 14, following are complete legal descriptions for the two land parcels in Wichita, for which we have requested special permits:

Beginning 377.83 feet South of the NE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29-26-1E, thence South 156 feet, thence West 900 feet to water edge of Little Arkansas River, thence North 156 feet, thence East 900 feet to place of beginning, Sedgwick County, Kansas, except flood control, and Lots 1, 2, 3, 4 and 5, Blair Addition, Wichita, Kansas (now vacated)

Lot One (1), Doss-Palmer Addition, Wichita, Kansas, Sedgwick County, Kansas., AND W 150' of the tr beg. NE/Cor NE $\frac{1}{4}$  West to NW/Cor NE $\frac{1}{4}$  NE $\frac{1}{4}$  S 647' SE to pt in EL NE $\frac{1}{4}$  861' S NE/Cor N to beg. excluding S 30' in 21-28S-1E of the 6th P.M., Sedgwick County, Kansas.

The certified ownership list of names and mailing addresses of the owners of property within a 350 foot radius of each parcel is enclosed.

Detailed information as to the proposed use of these facilities is as follows:

Both are to be utilized as service operations centers. There will be limited office space at each facility. The greater majority of each center will provide for

December 11, 1978

Page Two

storage of materials such as; wire, telephone sets, etc. and vehicles to meet customer demand for new service and maintenance of existing service.

In addition, the outside storage requirements of the facility on North Arkansas will consist of cable reels, poles and materials for heavy construction activity.

If you need additional information, please let me know.

Sincerely,



Enclosure

November 14, 1978

Mr. Paul Nelson  
Southwestern Bell  
220 East Sixth Street  
Topeka, Kansas 66603

Dear Mr. Nelson:

We are in receipt of your letter and site plans requesting "special permits" for Southwestern Bell properties located at 3917 North Arkansas and 1401 East 47th Street South.

Prior to our scheduling these matters for public hearing before the Metropolitan Area Planning Commission, it will be necessary that we receive a legal description of both properties and a certified ownership list of the names and mailing addresses of the owners of property within a 350 foot radius of subject matters. It would also be helpful if you could supply us with more detailed information as to the proposed use, i.e. office facilities, types of materials to be stored on the premises, etc.

Inasmuch as the site on North Arkansas now encompasses a larger area than we originally discussed, I am enclosing the ownership list previously submitted, which may be of some value to you in ordering a revised list.

If you have any questions on procedures, please advise.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:GLS:e1  
Enc.



**Southwestern Bell**

220 East Sixth Street  
Topeka, Kansas 66603  
Phone (913) 296-8425

**Paul R. Nelson**  
Buildings and Supplies Superintendent

October 27, 1978

Mr. Robert A. Lakin  
Director of Planning  
Metropolitan Area Planning Department  
City Hall - Tenth Floor  
455 North Main Street  
Wichita, Kansas 67202

Dear Mr. Lakin:

Attached are two copies each of site plans for two parcels of land in  
Wichita, Kansas purchased by Southwestern Bell Telephone Company.  
They are:

3917 North Arkansas  
1401 East 47th Street South

I request "special permits" for both parcels. Please consider this  
request on your agenda before the Metropolitan Area Planning Commission.

If you have any questions or if further details are required, please  
let me hear from you.

Sincerely,

Attachments



July 24, 1978

Mr. Paul Nelson  
Southwestern Bell  
220 East 6th  
Topeka, Kansas 66603

Dear Mr. Nelson:

As a result of our telephone conversation this morning, and with the understanding that you are going to request a "special permit" for your proposed use rather than requesting "E" Light Industrial zoning, I have enclosed your check and application. We have kept the abstract ownership list and as soon as we receive your letter requesting the special permit and copies of your proposed site plan, we will schedule the request before the Metropolitan Area Planning Commission.

If you have any questions on procedures, please advise.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:el

Enclosure

July 7, 1978

Mr. Paul Nelson  
Southwestern Bell  
220 East 6th  
Topeka, Kansas 66603

Dear Mr. Nelson:

We are in receipt of your application, ownership list and check in the amount of \$200 for a change of zoning from "AA" to "E" for Southwestern Bell property located in the 3900 block of Arkansas to permit expansion of an existing facility adjacent to the north.

Although you may have a specific reason for requesting "E" zoning, it should be pointed out that Section 28.04.180 paragraph 4, of the Code of the City of Wichita (copy enclosed) would permit this expansion subject to approval of a "special permit" by the Board of City Commissioners with no filing fee required.

We would suggest that the area to the north be included in your zone change and/or special permit request inasmuch as it is a nonconforming use and should be brought into compliance. If you desire to amend your application to include the area to the north for "E" zoning, please advise. In the event you decide to request a "special permit," a letter to Robert A. Lakin, Director of Planning, requesting same along with two copies of a plot plan showing existing and proposed structures should be forwarded to this office. In that event, we will return your check.

In the event you would like to discuss these two procedures, please call. We will await your decision before we proceed in processing this request.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:GLS:el  
Enclosure

85441 (First Published in the Daily  
Record on April 1, 1977)

ORDINANCE NO. 34-973

AN ORDINANCE AMENDING SECTION 28.04.180, PARAGRAPH 4, OF THE CODE OF THE CITY OF WICHITA, KANSAS, PERTAINING TO THE ESTABLISHMENT OF GOVERNMENTAL USES AND PUBLIC UTILITY USES OPERATED UNDER A FRANCHISE GRANTED BY THE CITY, WITHIN ANY ZONING DISTRICT BY SPECIAL PERMIT: AND REPEALING THE ORIGINAL OF SECTION 28.04.180, PARAGRAPH 4, OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

Section 28.04.180, Paragraph 4, of the Code of the City of Wichita, Kansas is hereby amended to read as follows:

"4. The Board of City Commissioners may, by special permit and subject to such protective restrictions as it deems necessary, authorize the location in any district within the city, of any public building, structure or land use to be used by any department of the city, county, state or federal government; or any building, structure or land use to be used by any public utility operated under a franchise granted by the city."

The Original of Section 28.04.180, paragraph 4, of the Code of the City of Wichita, Kansas is hereby repealed.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall take effect upon its passage and publication once in the official city paper.

ADOPTED at Wichita, Kansas, this 22nd day of March, 1977.

JAMES M. DONNELL, Mayor

ATTEST: (Seal) DONALD C. GISICK,  
City Clerk.

Paul R. Nelson  
Buildings and Supplies Superintendent



**Southwestern Bell**

220 East Sixth Street  
Topeka, Kansas 66603  
Phone (913) 296-8425

July 6, 1978

Planning Department  
City Hall  
Tenth Floor  
455 North Main Street  
Wichita, Kansas

Gentlemen:

July 5 we forwarded an application and fee to rezone property at 3901 North Arkansas in Wichita from AA to E.

We are most anxious to proceed with the expansion of our work center and would appreciate every effort to expedite these proceedings.

If you desire additional information, please let me know.

Sincerely,

*Paul Nelson*  
P.R.N.

DR 78-38 - 19 "Notice to Adjoining Property Owners" mailed 12-21-78  
for the MAPC meeting for 1-4-79  
1 (including map) to CPO Office

—  
20 TOTAL

X

*Superseded*

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

December 21, 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 January 4, 1979, 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 78-38

Special Permit to Allow Expansion of A  
Southwestern Bell Service Operation Center

~~Lot 1, Doss-Palmer Addition, and the West  
150 feet of a tract beginning at the NE  
corner of the NE $\frac{1}{4}$ , West to NW corner NE $\frac{1}{4}$ , NE $\frac{1}{4}$ ,  
South 647 feet SE to a point in East line of NE $\frac{1}{4}$ ,  
861 feet South of the NE corner, North to beginning,  
excluding the South 30 feet, all in Section 21,  
Twp. 28 South, R1E, of the 6th P.M., Sedgwick  
County, Kansas. Generally located on the west side  
of Arkansas, in an area between 38th and 39th  
Streets North.~~

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

*Superseded*



**Southwestern Bell**

220 East Sixth Street  
Topeka, Kansas 66603  
Phone (913) 296-8425

Paul R. Nelson  
Buildings and Supplies Superintendent



December 11, 1978

Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
455 North Main Street  
Wichita, Kansas 67202

Dear Mr. Galbraith:

In response to your letter of November 14, following are complete legal descriptions for the two land parcels in Wichita, for which we have requested special permits:

Beginning 377.83 feet South of the NE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29-26-1E, thence South 156 feet, thence West 900 feet to water edge of Little Arkansas River, thence North 156 feet, thence East 900 feet to place of beginning, Sedgwick County, Kansas, except flood control, and Lots 1, 2, 3, 4 and 5, Blair Addition, Wichita, Kansas (now vacated)

Lot One (1), Doss-Palmer Addition, Wichita, Kansas, Sedgwick County, Kansas., AND W 150' of the tr beg. NE/Cor NE $\frac{1}{4}$  West to NW/Cor NE $\frac{1}{4}$  NE $\frac{1}{4}$  S 647' SE to pt in EL NE $\frac{1}{4}$  861' S NE/Cor N to beg. excluding S 30' in 21-28S-1E of the 6th P.M., Sedgwick County, Kansas.

The certified ownership list of names and mailing addresses of the owners of property within a 350 foot radius of each parcel is enclosed.

Detailed information as to the proposed use of these facilities is as follows:

Both are to be utilized as service operations centers. There will be limited office space at each facility. The greater majority of each center will provide for

December 11, 1978

Page Two

storage of materials such as; wire, telephone sets, etc. and vehicles to meet customer demand for new service and maintenance of existing service.

In addition, the outside storage requirements of the facility on North Arkansas will consist of cable reels, poles and materials for heavy construction activity.

If you need additional information, please let me know.

Sincerely,



Enclosure

November 14, 1978

Mr. Paul Nelson  
Southwestern Bell  
220 East Sixth Street  
Topeka, Kansas 66603

Dear Mr. Nelson:

We are in receipt of your letter and site plans requesting "special permits" for Southwestern Bell properties located at 3917 North Arkansas and 1401 East 47th Street South.

Prior to our scheduling these matters for public hearing before the Metropolitan Area Planning Commission, it will be necessary that we receive a legal description of both properties and a certified ownership list of the names and mailing addresses of the owners of property within a 350 foot radius of subject matters. It would also be helpful if you could supply us with more detailed information as to the proposed use, i.e. office facilities, types of materials to be stored on the premises, etc.

Inasmuch as the site on North Arkansas now encompasses a larger area than we originally discussed, I am enclosing the ownership list previously submitted, which may be of some value to you in ordering a revised list.

If you have any questions on procedures, please advise.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:GLS:el  
Enc.



**Southwestern Bell**

220 East Sixth Street  
Topeka, Kansas 66603  
Phone (913) 296-8425

Paul R. Nelson  
Buildings and Supplies Superintendent

October 27, 1978

Mr. Robert A. Lakin  
Director of Planning  
Metropolitan Area Planning Department  
City Hall - Tenth Floor  
455 North Main Street  
Wichita, Kansas 67202

Dear Mr. Lakin:

Attached are two copies each of site plans for two parcels of land in  
Wichita, Kansas purchased by Southwestern Bell Telephone Company.  
They are:

3917 North Arkansas  
1401 East 47th Street South

I request "special permits" for both parcels. Please consider this  
request on your agenda before the Metropolitan Area Planning Commission.

If you have any questions or if further details are required, please  
let me hear from you.

Sincerely,

Attachments



OWNERSHIP LIST

Lot

Property Owner

Lots 1,2,3,4 and 5, John E. Blair Addition now vacated and described as: Beg. at a point in the east line of the SW $\frac{1}{2}$  of Section 29-26-1E, and 130.83 feet North of the SE corner of the NE $\frac{1}{2}$  of the SW $\frac{1}{2}$  of said Section 29; thence in a SWly direction at an included angle of 32°15' a distance of 5.7 feet to the P.C. of a 2°50.86' curve to the right; thence along the arc of said curve to the right, a distance of 682.06 feet; thence east 456.80 feet to a point in the east line of the SW $\frac{1}{2}$  of said Section 29; thence north 508.66 feet to the point of beginning, except that portion deeded for Hiway purposes, *and a tract described as follows:*

Southwestern Bell Telephone Company  
154 N. Broadway 67202

*Use for legal*

A tract in the SW $\frac{1}{2}$  of Section 29-26-1E, described as: Beg. 533.83 feet South of the NE corner of the SE $\frac{1}{2}$  of the SW $\frac{1}{2}$ ; thence South on half section line, 76.16 feet; thence West 601.3 feet, more or less, to the row of AVI Railway; thence NEly along said row to a point 533.83 feet South of the North line of the SE $\frac{1}{2}$  of said SW $\frac{1}{2}$ ; thence East 583.45 feet to pob.

A C. Conley and Brenda B.  
7846 S. Seneca 67233

A tract beginning 609.99 feet south of the NE corner of SE $\frac{1}{2}$  of SW $\frac{1}{2}$  of Section 29-26-1E thence South 149.91 feet, thence West 624.32 feet to east line of row of AVI Railway, thence NE along row to a point 609.99 feet South of North line said SE $\frac{1}{2}$  SW $\frac{1}{2}$ , thence East to beg.

Jacobus G. Borst  
3825 N. Arkansas 67204

Beginning 377.83 feet South of the NE corner of the SE $\frac{1}{2}$  of the SW $\frac{1}{2}$  of Section 29-26-1E, thence South 156 feet, thence West 900 feet to water edge of Little Arkansas River, thence North 156 feet, thence East 900 feet to pob. except Flood Control.

*dup* Southwestern Bell Telephone Company

Lot 1, Block C exc. part cond. for flood control A-39338

Sullivan's Dam Addition

*X* Jim Mac Chessher  
~~3945 Cromwell~~ 67204  
*ret 127-78 - no address found*

lot 1

Jesse E. Edwards Add.

*dup* Southwestern Bell Telephone Company  
154 N. Broadway 67202

lot 2

Same

Jesse E. Edwards  
3958 N. Arkansas 67204

lot 3

Same

Lawrence O. Watkins and  
Janis K. Watkins  
601 West 39th North 67204

Lot	Addition	Property Owner
lots 1,2,3,4 Block A	Kopplin Addition	Ronny R. Weems 301 South Emporia 67201
lots 1,2,3,4,15 Block C	Same	Same
lots 1 & 2, E 40 ft lot 3 Block B	Sullivans Dam Addition	<i>DWP</i> Jacobus G. Borst 3825 Arkansas 67204
lot 3 exc. E 40' lots 4 & 5 Block B	Same	<i>✓</i> O. K. Riggins 730 West 38th St. North 67204
lots 6,7,8 Block B	Same	<i>✓</i> Josephine Palone 744 West 38th North 67204
lot 9, Blk B	Same	<i>✓</i> Troy L. Pribbenow and Patricia M. Pribbenow 3831 Cromwell 67204
lot 2 & 3, Blk C exc. Floodway	Same	<i>RWP</i> Troy L. Pribbenow 3831 Cromwell 67204

We hereby certify the foregoing to be a true and correct list of the property owners of:

A 350 foot radius of: Beg. 377.83 feet South of the NE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29-26-1E, thence South 156 feet, thence West 900 feet to water edge of Little Arkansas River, thence North 156 feet, thence East 900 feet to place of beg., Sedgwick County, Kansas, except flood control, and Lots 1, 2, 3, 4 and 5, Blair Addition, Wichita, Kansas, (now vacated)

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 4th day of December, 1978 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

*Marcy Stalle*

Vice President

Order No. 271614  
wh



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

December 22, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

Our notice to you dated December 21, 1978 advising that the following item would be considered by the Metropolitan Area Planning Commission on January 4, 1979, was incorrect and should have read as follows:

CASE NO. DR 78-37

Special Permit to Allow Expansion of a  
Southwestern Bell Service Operation Center

Lots 1,2,3,4 and 5, John E. Blair Addition now vacated and described as beginning at a point in the east line of the SW $\frac{1}{4}$  of Section 29-26-1E, and 130.83 feet North of the SE corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 29; thence in a SWly direction at an included angle of 32 $^{\circ}$ 15' a distance of 5.7 feet to the P.C. of a 2 $^{\circ}$ 50.86' curve to the right; thence along the arc of said curve to the right, a distance of 682-06 feet; thence east 456.80 feet to a point in the east line of the SW $\frac{1}{4}$  of said Section 29; thence north 500.66 feet to the point of beginning, except that portion deeded for Hiway purposes, and a tract described as follows: Beginning 377.83 feet South of the NE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29-26-1E, thence South 156 feet, thence West 900 feet to water edge of Little Arkansas River, thence North 156 feet, thence East 900 feet to pob. except Flood Control. Generally located on the west side of Arkansas between 38th and 39th Streets North.

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider this item in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on January 4, 1979, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

Robert A. Lakin  
Secretary

DR 78-37

WICHITA - SEDGWICK COUNTY  
**W.S.C.**  
METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

NUMBER  
RETURN TO SENDER



Jim MacChesher  
3945 Cromwell  
Wichita, Kansas 67204



*No add found.*

Important! Notice of Meeting Enclosed

**SOUTHWESTERN  
BELL TELEPHONE**

**SERVICE  
OPERATION  
CENTER**

**3917 NORTH ARKANSAS**

**OFFICE COPY**

DO NOT REMOVE

**APPROVED**

DR 78-37

MAPC 1-4-79

BCC 1-30-79

**ASSOCIATE ARCHITECTS  
PETTIT & BULLINGER ARCHITECTS**

**WESTERN  
TELEPHONE**

DR 78-37

**APPROVED**

MAPC 1-4-79

BCC 1-30-79

**CE  
ATION  
R**

**OFFICE COPY  
DO NOT REMOVE**

**ARKANSAS**

**ARCHITECTS  
LLINGER ARCHITECTS**

**OPER  
CENT**  
3917 NORTH

**SUPERSEDED**

**ASSOCIATE  
PETTIT &**

**SUPERSEDED**

DR 78-37