

ACTION

DATE

COMMITTEE

M.A.P.C. Approval subject to 10-25-79
including in 80 acre plat

B.C.C.T.B. CO. C. Approved to 11-21-79
Revised

*Noted
10-2-79*

DR 79-20 - Bel Aire Improvement District requests Special Permit to allow construction of an elevated water tower, generally located on the north side of 45th

Map No. 5853
 Sec. 24
 Twp. 26S
 Range 1E

DATA SHEET

DR - 79-20

Filed 9-24-79

APPLICATION REQUEST:

APPLICATION DATA:

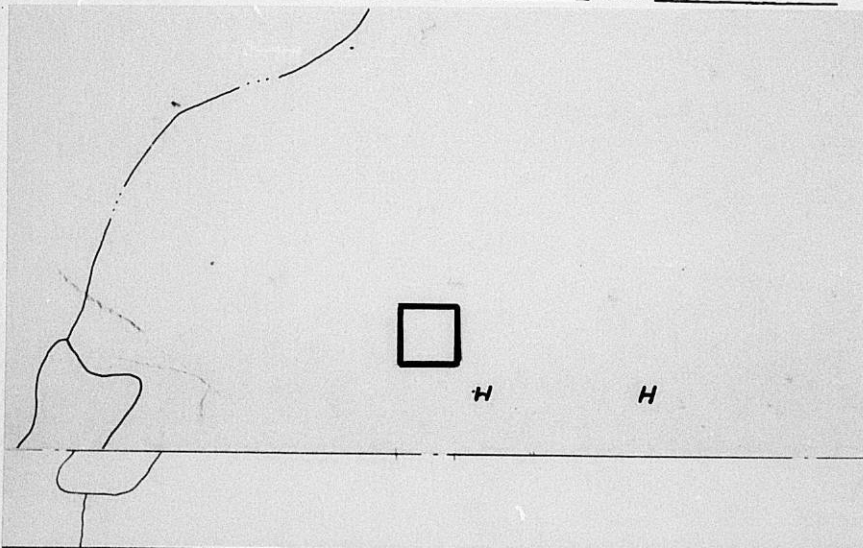
- Applicant: Lester B. Kappelman (Owner) 144 N. Oliver, 67208 (682-5581)
 Applicant: Bel Aire Improvement Dist., 4343 N. Woodlawn, 67220 (744-2451)
- Agent: Beverly K. Dunning, Pres. Bel Aire Improvement District
 Address 4343 N. Woodlawn, 67220 Phone 744-2451
- General Location: North side of 45th St. North, in an area between
Edgemoor St. & Woodlawn St. Address _____
- Proposed Use: Construction of an elevated water tower by the Bel Aire
Improvement District.

AREA DATA:

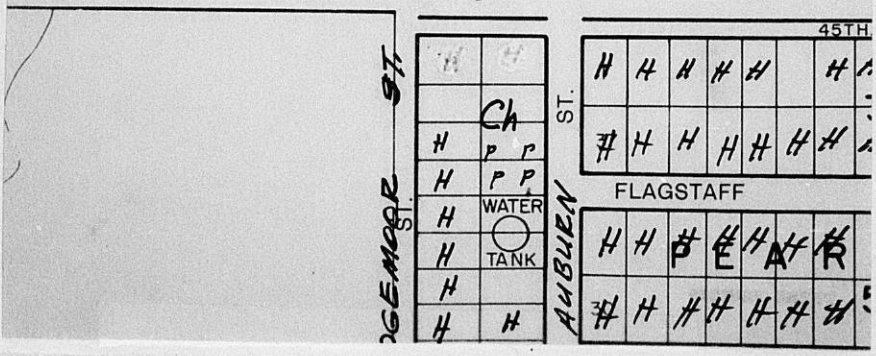
- Acres: 0.23 + (100 ft. by 100 ft.)
- Adjoining Zoning: E R-1 S R-1 W R-1 N R-1
- Land Use: East _____ South from home & barn
 West _____ North _____
- Sketch Plan Land Use is for: _____
- Present Land Use is for: _____
- Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



FORTY FIFTH ST.



Standard
 No. 2153C
 INSTRUMENTS AND
 LOS ANGELES - CHICAGO - DALLAS - HOUSTON -
 MEMPHIS - MIAMI - MOBILE - NEW ORLEANS -
 OKLAHOMA CITY - PHOENIX - SAN ANTONIO -
 TAMPA - WASHINGTON, D.C. - WICHITA -
 U.S.A.

The Country Club



The Mennonite Foundation, Inc.

Affiliated with Mennonite Mutual Aid, Inc.

1110 North Main Street ■ Goshen, Indiana 46526 ■ 219 533-9511

Box 597
Hesston, KS 67062
(316) 327-4025

November 7, 1979

RECEIVED

NOV - 8 1979

METROPOLITAN PLANNING

ROUTE 12

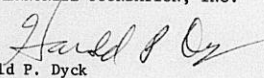
Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning Department
City Hall, Tenth Floor
455 N. Main Street
Wichita, KS 67202

Mr. Galbraith:

Thank you very much for sending me a copy of the Planning Commission minutes of October 25, 1979, relative to my interest in the Bel Aire Improvement District request. I appreciate this very much.

Kind personal regards,

THE MENNONITE FOUNDATION, INC.


Harold P. Dyck

HPD:erh

*Edie
File in
DR 79-20*

November 5, 1979

Mr. Harold P. Dyck
The Mennonite Foundation, Inc.
Box 597
Hesston, Kansas 67062

Re: Case No. DR 79-20

Dear Mr. Dyck:

This is in response to your letter of October 30, 1979 requesting the minutes of the Planning Commission meeting concerning the Bel Aire Improvement District's request for an elevated water tower.

Enclosed is a copy of the minutes that reflect the staff comments, which was a written report, comments from Bob Lakin, and the motion. There was practically no discussion concerning this case.

The Board of County Commission is scheduled to consider this request on November 21, 1979. The meeting begins at 9:00 a.m. in Room 320, Sedgwick County Courthouse, 525 North Main Street, Wichita, Kansas.

If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
Enclosure



The Mennonite Foundation, Inc.

Affiliated with Mennonite Mutual Aid, Inc.

1110 North Main Street ■ Goshen, Indiana 46526 ■ 219 533-9511

Box 597
Hesston, KS 67062
(316) 327-4025

October 30, 1979

RECEIVED

DR 79-20

OCT 31 1979

METROPOLITAN PLANNING
ROUTE

Handle

Mr. Robert A. Lakin, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Hall, Tenth Floor
455 North Main Street
Wichita, KS 67202

Mr. Lakin:

I was unable to be at the October 25, 1979, meeting relative to a request for a permit to construct a water tower by the Bel Aire Improvement District. I would appreciate receiving a copy of the minutes of this meeting. Thank you.

Kind personal regards,

THE MENNONITE FOUNDATION, INC.

Harold P. Dyck

Harold P. Dyck
Box 597
Hesston, KS 67062

Dictated by Mr. Dyck
Signed in his absence

HPD:erh

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 79-20

CONSIDERED BY MAPC: 10-25-79

REQUEST FOR: Special Permit to permit construction
of a water tower.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None stated.

GENERAL LOCATION: North of 45th Street North and 1/2 mile east of Oliver.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
October 25, 1979)

APPLICANT: Lester B. Kappelman, 144 N. Oliver; and Bel Aire Improvement
District, 4343 N. Woodlawn.

AGENT FOR APPLICANT: Charles Goodness, Reiss & Goodness Engineers,
2160 W. 21st Street.

PROTESTORS (LIST AGENT) IF ANY: None

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

LAND USE: Existing, North, East and West, Undeveloped; South, Farm Home.

PLANNING COMMISSION RECOMMENDATION:

That the special permit be approved subject to including this area in the
plat of the 80 acre tract which is proposed for platting in the near
future. Bayouth moved, Gardner seconded and it carried unanimously.
Jones was absent.

2-0

ACTION: 1. Concur with the findings of fact of the Metropolitan Area
Planning Commission and approve the application subject to the recommended
condition of approval; or
2. Take such action as the County Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 25, 1979:

30. Case No. DR 79-20 - Lester B. Kappelman and Bel Aire Improvement District request a Special Permit to allow construction of an elevated water tower beginning on the half section line 156 feet north of the SW corner of the SE 1/4 of Section 24-26-1E and running thence East 100 feet; north 100 feet, west 100 feet and south 100 feet to the point of beginning. Generally located 370 feet north of the intersection of 45th Street North and Edgemoor Street.

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

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:

The applicants, Bel Aire Improvement District and the property owner, Lester B. Kappelman, are requesting approval of a special permit to allow construction of a 500,000 gallon elevated water tower as provided for under Section 11.F.1 of the County Zoning Resolution.

The water tower site is located north of 45th Street North and 1/2 mile east of Oliver, or approximately 370 feet north of the intersection of 45th and Edgemoor. The site, approximately 100 feet deep by 100 feet wide is a portion of an 80 acre tract which is proposed to be developed with single family and multiple family homes. The Planning Department has been advised by the property owner that a plat for the 80 acres will be submitted for approval in the near future.

The Wichita Water Department has advised of their plans to construct a water pumping station and a future water tower in the vicinity of 37th and Woodlawn to provide water service to this general area.

According to the adopted water plan for Sedgwick County, entitled "Water Systems and Supplies, to Year 2000, Sedgwick County, Kansas," the Bel Aire Improvement District is presently storing water in one 75,000 gallon elevated tower. This facility serves an estimated population of 2,149 (1978 County Enumeration). The water plan estimates that by the year 2000, the Improvement District will contain approximately 3,470 persons which will require, at the maximum, a storage capacity of 114,240 gallons (TABLE 2NN, Page 2-127-Fire Flow Plus Maximum Day).

It is, therefore, recommended by the water plan that the Bel Aire Improvement District provide, at a minimum, additional elevated storage capacity of 50,000 gallons by the year 2000. It is further recommended that the District negotiate with the City of Wichita to obtain its water supply from the Wichita system. This would eliminate the need to build additional water wells and a treatment plant.

This site is not within any aircraft landing field approach zones, but the applicant should contact the Federal Aviation Administration (FAA) regarding compliance with all FAA regulations applicable to the water tower structure.

2. A recommendation of approval by the Planning Commission should be subject to including this area in the plat of the 80 acre tract which is proposed for platting in the near future.

GALBRAITH pointed out that this is a special permit request by that Improvement District to allow construction of a water tower.

LAKIN commented that there had been a lot of inquiries based on some issue of annexation. He said that staff, reporting to the City Manager, had examined the question, and a report had been issued to the Manager, and it was LAKIN's judgment and opinion that annexation was not possible at this time. He stated that at such time annexation was to be considered, the City would follow the Statutory requirements; there would be public hearings held, and it would be his recommendation, in the event it came to pass, that the hearings would be held in the evenings so that the people would have an opportunity to be present, and would be normally held in an area close to their area. He said that he checked with John Wynkoop, Water Department, on the water tower, and he had no comments to make concerning the approval of the permit, and the Planning staff's recommendation was that the permit be approved as submitted.

CHARLES GOODNESS, Reiss and Goodness Engineers, representing the applicant was present.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; the relative gain to the public health and based on the staff recommendation, I move that we recommend to the Governing Body that this application be approved subject to including this area in the plat of the 80 acre tract which is proposed for platting in the near future. Bayouth moved, Gardner seconded and it carried unanimously. Jones was absent.

October 22, 1979

RECEIVED

OCT 24 1979

METROPOLITAN PLANNING

RJUTE

DR 79-20

Mr. Robert A. Lakin, Director
Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas

Dear Mr. Lakin:

I will be unable to attend the October 23 meeting of the Metropolitan Area Planning Commission, but as a resident of the Bel Aire Community of Sedgwick County, I would like to use this letter as a way of expressing my opposition to the proposed annexation of our Improvement District by the City of Wichita.

Just this past summer, the members of the Improvement District agreed to build a 500,000 gallon water storage tank so that all who are served by the District will have adequate water supply in the future. This storage tank will be paid for by the members of the Bel Aire Improvement District - not with tax dollars, but with dollars from the member users. We are willing to do this to keep our autonomy and our identity as a self-supporting neighborhood. I feel it would be childish for some one or some group of individuals to deny us the right to construct the storage tank by not issuing a permit, solely for the purpose of trying to force us to depend on the city, thereby hoping to make annexation an only alternative.

I can see no real advantage to being a part of the city. Our taxes will be higher without any real benefits for us; our streets will be in no better condition, as the city cannot now keep the miles of streets already part of Wichita in any kind of repair (I am not looking forward to another winter of spine-tingling, hair-raising rides to work down Woodlawn); and there is very little likelihood that our area would ever get a seat on the City Commission, thus denying us adequate representation.

In talking with my neighbors in Bel Aire, I have found no one who is in favor of annexation. It is my sincere hope that you will share these comments with the members of the Metropolitan Area Planning Commission; that the MAPC will listen to the will of the people of the Bel Aire Improvement District, issue our permit for the water storage tank, and forget about annexing us.

Thank you.

Sincerely,

Mrs. Craig Hockelberg

Mrs. Craig Hockelberg
5910 Flagstaff
Wichita, KS 67220

cc: Mr. Don Gragg
County Commissioner
District #1

October 26, 1979

Mr. Charles Goodness
Reiss & Goodness Engineers
2160 W. 21
Wichita, Kansas 67203

Re: DR 79-20 - special
permit to allow
construction of an
elevated water tower

Dear Mr. Goodness:

At its regular meeting on October 25, 1979, the Metropolitan Area Planning Commission considered the above-captioned special permit request. The action of the Commission was to recommend that the special permit be approved subject to including this area in the plat of the 80 acre tract which is proposed for platting in the near future.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, November 21, 1979, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc

cc: Syd Warbin, County Zoning Officer
Les Kappelman, L.B., Real Estate, 144 N. Oliver, 67208
Bel Aire Improvement District, 4343 N. Woodlawn, Wichita 67220

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

Case No. DR 79-20 Request: Approval to permit construction
of a water tower

Location: North of 45th Street North and 1/2 mile east
of Oliver

Acres: 0.2 Size: 100 ft x 100 ft.

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

Platted: No

History: SCE-0255 R-1 to AA and LC, 8-27-70 MACF - Deny LC and
approve AA
CU-125 - request for multiple family development
8-27-70 MACF - approve. Cases deferred
indefinitely

Comments:

1. The following items should be considered by the Planning Commission in making findings of fact.

The applicants, Del Aire Improvement District and the property owner, Lester B. Kappelman, are requesting approval of a special permit to allow construction of a 500,000 gallon elevated water tower as provided for under Section 11.F.1 of the County Zoning Resolution.

The water tower site is located north of 45th Street North and 1/2 mile east of Oliver, or approximately 370 feet north of the intersection of 45th and Edgemoor. The site, approximately 100 feet deep by 100 feet wide is a portion of an 80 acre tract which is proposed to be developed with single family and multiple family homes. The Planning Department has been advised by the property owner that a plat for the 80 acres will be submitted for approval in the near future.

The Wichita Water Department has advised of their plans to construct a water pumping station and a future water tower in the vicinity of 37th and Woodlawn to provide water service to this general area.

According to the adopted water plan for Sedgwick County, entitled "Water Systems and Supplies, to Year 2000, Sedgwick County, Kansas," the Bel-Aire Improvement District is presently storing water in one 75,000 gallon elevated tower. This facility serves an estimated population of 2,149 (1978 County Enumeration). The water plan estimates that by the year 2000, the Improvement District will contain approximately 3,470 persons which will require, at the maximum, a storage capacity of 114,240 gallons (TABLE 2INN, Page 2-127-Fire Flow Plus Maximum Day).

It is, therefore, recommended by the water plan that the Bel Aire Improvement District provide, at a minimum, additional elevated storage capacity of 50,000 gallons by the year 2000. It is further recommended that the District negotiate with the City of Wichita to obtain its water supply from the Wichita system. This would eliminate the need to build additional water wells and a treatment plant.

This site is not within any aircraft landing field approach zones, but the applicant should contact the Federal Aviation Administration (FAA) regarding compliance with all FAA regulations applicable to the water tower structure.

2. A recommendation of approval by the Planning Commission should be subject to including this area in the plat of the 80 acre tract which is proposed for platting in the near future.

DR 79-20 - 5 "Notice to Adjoining Property Owners" Mailed 10-11-79
for the MAPC meeting for 10-25-79

1 to Grover C. McLure, Jr., County Director, Dept. of
Public Works

-

6 TOTAL

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

October 11, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a special permit in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on October 25, 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 79-20

Request for a Special Permit to Allow
Construction of an Elevated Water Tower
By the Bel Aire Improvement District

Beginning on the half section line 156 feet north of the SW corner of the SE $\frac{1}{4}$ of Section 24-26-1E and running thence East 100 feet; north 100 feet; west 100 feet and south 100 feet to the point of beginning. Generally located 370 feet north of the intersection of 45th Street North and Edgemoor Street.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

APPLICATION FOR APPROVAL OF CONDITIONAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

5853

24
265
15

DR 79-20

This is an application for a Conditional Use 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.

- I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT Lester B. Kappelman *Lester B. Kappelman*
(Owner)
ADDRESS 144 N. Oliver 67208 PHONE 682-5581

AGENT Chester-Kappelman-Gaudreau, Inc., Realtors
ADDRESS 144 N. Oliver, Wichita, KS 67208 PHONE 682-5581

B. APPLICANT Bel Aire Improvement District
ADDRESS 4343 N. Woodlawn, Wichita, Kansas 67220 PHONE 744-2451
AGENT *Beverly K. Dunning* Beverly K. Dunning, President
ADDRESS _____ PHONE _____

C. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

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

- II. The applicant proposes to establish a special use for the construction
of a water tower. _____ (use)
On property legally described as Lot(s) _____
_____, Block(s) _____ of the _____
_____ Addition.

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

Beginning on the one half section line 156 feet North of the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section 24, Township 26 South, Range 1 East and running thence East 100 feet; North 100 feet; West 100 feet and South 100 feet to the place of beginning, containing 0.23 acres more or less, in Sedgwick County, Kansas.

Form PR-3

RECEIVED
265 S 12
WICHITA, KANSAS

I I. THIS PROPERTY IS LOCATED AT (ADDRESS) _____

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR

B. ON THE North SIDE OF 45th (~~AVENUE~~) STREET BETWEEN Edgemoor (~~AVENUE~~) STREET AND Woodlawn (~~AVENUE~~) STREET.

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R-1 (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:

To allow the construction of an elevated water tower by the Bel Aire Improvement District.

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (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. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

Lester B. Kappelman
Lester B. Kappelman, Owner 9/19/79

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BEL AIRE IMPROVEMENT DISTRICT

Lucy K. Downing
President

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

BY _____ BY _____
AUTHORIZED AGENT (IF ANY) AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY

This application was received at the Planning Department at _____ (AM, PM) on Sept 25, 1979 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ No Fee.

John H. Dorrath Name
John H. Dorrath Title

OWNERSHIP LIST

Tract	Property Owner
The East half of the SW $\frac{1}{4}$ of Section 2426-1E except the north 30 acres	✓ Mennonite Foundation Inc. Box 597, Hesston, Kansas 67062
The SE $\frac{1}{4}$ of Section 24-26-1E except the East 1219.17 feet	D Lester B. Kappelman 144 North Oliver 67208
Govt. Lot 1 in the NE $\frac{1}{4}$ of Section 25-26-1E except the East 1219.17 feet	D Lester B. Kappelman 144 North Oliver 67208
The East half of Govt Lot 2 in the NW $\frac{1}{4}$ of Section 25-26-1E	✓ Edwin M. Harms & Sadie R. Harms 5623 Polo Drive 67208

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

A 250 foot radius of: Beginning on the half section line 156 feet north of the SW corner of the SE $\frac{1}{4}$ of Section 24-26-1E and running thence East 100 feet; north 100 feet; west 100 feet and south 100 feet to the point of beginning

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 31st day of August, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

John Byron
Vice President

August 15, 1979

Beverly K. Dunning, President
Bel Aire Improvement District
5911 Hanover
Wichita, Kansas 67220

Dear Ms. Dunning:

I am in receipt of your letter requesting a special permit for an elevated water tank for the Bel Aire Improvement District. My staff advises that they have discussed the possibility of locating such a tank on the property owned by Les Kappelman. If this is the same property, then your request should be made on your behalf by Mr. Kappelman since he is the owner of the property. Your letter neglected to provide us with a legal description of the property, or the required ownership list so that abutting property owners may be properly notified of the hearing.

Although we do not have an application form for a special use permit, enclosed is the form used for conditional use requests which, I believe, will be applicable in this situation. The owner of the property should be listed as the applicant, as well as your improvement district if you are the contractor purchaser. We need the appropriate legal description, as well as an ownership list which is twice the distance of the longest side of subject property. The list should not be less than 200, or more than 1000 feet. No filing fee is required.

Any additional information as to a site plan, tower height, setbacks from all property lines, access to a public street, proposed screening or landscaping would also be helpful.

If you have any questions on the filing of the request form, the required ownership list or other appropriate materials to be filed, please call Jack Galbraith of my staff at 268-4421.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:JHG:el
Enclosures
cc: Les Kappelman, L.B., Real Estate, 144 N. Oliver, 67208

JA

? - Take an ownship list? prepare draft response

for filing.

? on use of Fed funds

RECEIVED

AUG 15 1979

METROPOLITAN PLANNING

ROUTE

August 13, 1979

Bob Lakin, Secretary
Metropolitan Area Planning Commission
10th Floor
City Hall
455 North Main
Wichita, Kansas 67202


Dear Mr. Lakin:

Bel Aire Improvement District requires additional overhead water storage within the District and proposes to construct a 500,000 gallon elevated tank north of 45th Street North and just east of the west line of the SE $\frac{1}{4}$ of Section 24, T26S, R1E, Sedgwick County, Kansas as shown on the attached sketch. The elevated tank will be approximately 125 feet high and located north of the existing elevated tank.

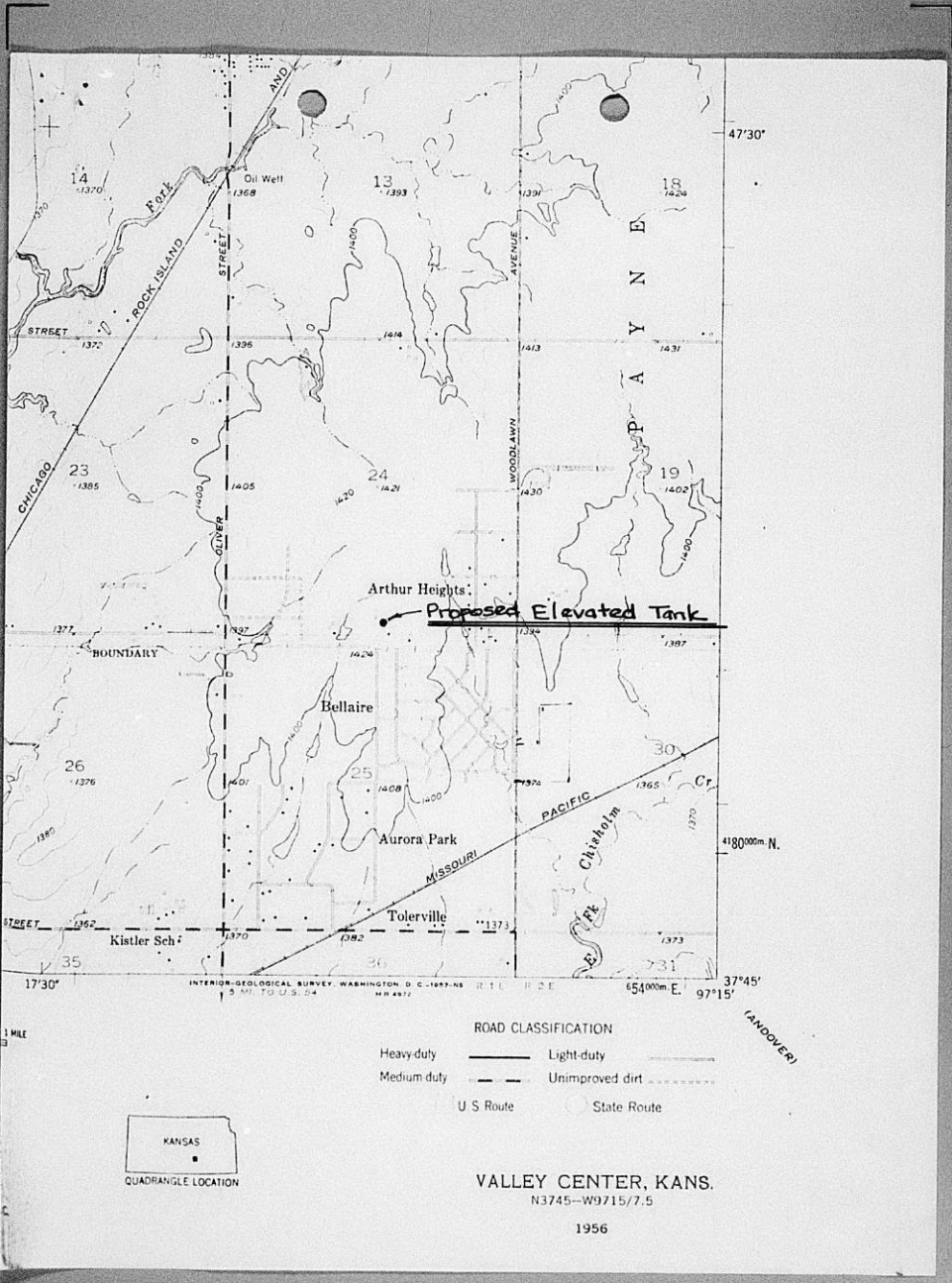
Bel Aire Improvement District herewith requests a special use permit to allow construction of the elevated tank as indicated.

Respectfully requested,

ATTEST:


_____, Secretary


_____, President
Bel Aire Improvement District



ROAD CLASSIFICATION

- Heavy duty ————
- Medium duty - - - - -
- Light-duty - - - - -
- Unimproved dirt - - - - -

- U S Route
- State Route

VALLEY CENTER, KANS.

N3745-W9715/7.5

1956

INTERIOR GEOLOGICAL SURVEY, WASHINGTON, D. C. 20515
 5 MI TO U.S. 54
 1:25,000
 1956

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

October 11, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a special permit in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on October 25, 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 79-20

Request for a Special Permit to Allow
Construction of an Elevated Water Tower
By the Bel Aire Improvement District

Beginning on the half section line 156
feet north of the SW corner of the SE $\frac{1}{4}$
of Section 24-26-1E and running thence
East 100 feet; north 100 feet; west
100 feet and south 100 feet to the point
of beginning. Generally located 370 feet
north of the intersection of 45th Street
North and Edgemoor Street.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

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

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CASE NO. DR 79-20

Request for a Special Permit to Allow
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By the Bel Aire Improvement District

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Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

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

October 11, 1979

NOTICE TO ADJOINING PROPERTY OWNERS:

This is a notice of a request for a special permit in your area. As an area property owner, you have the right to appear before the Metropolitan Area Planning Commission (MAPC) meeting in support or in opposition to this request. The MAPC will consider the following case in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on October 25, 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 79-20

Request for a Special Permit to Allow
Construction of an Elevated Water Tower
By the Bel Aire Improvement District

Beginning on the half section line 156 feet north of the SW corner of the SE $\frac{1}{4}$ of Section 24-26-1E and running thence East 100 feet; north 100 feet; west 100 feet and south 100 feet to the point of beginning. Generally located 370 feet north of the intersection of 45th Street North and Edgemoor Street.

Additional information concerning this case and official protest procedures may be obtained from the Planning Department, 10th Floor, City Hall, or by calling 268-4421.

Robert A. Lakin
Secretary

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
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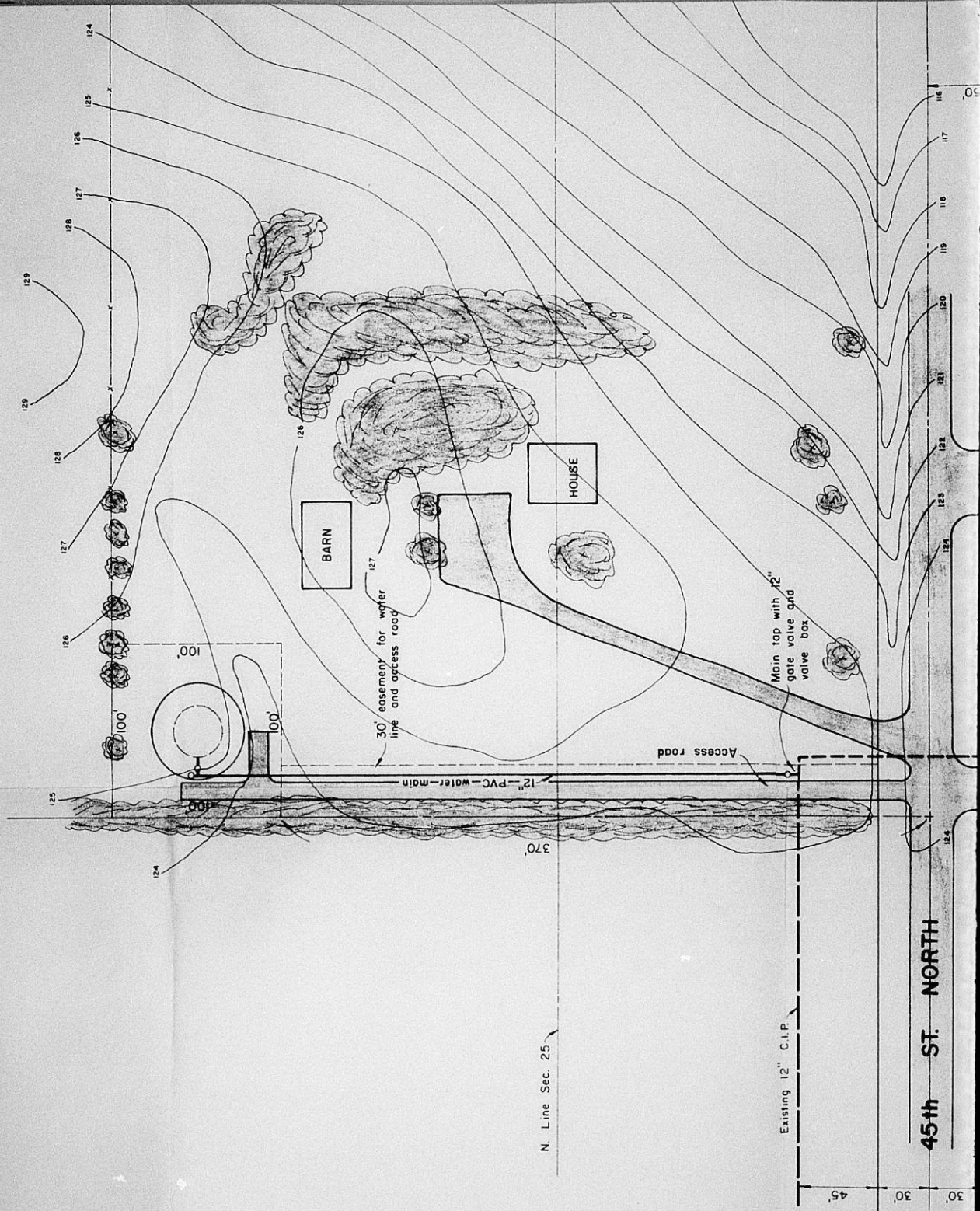
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N. Line Sec. 25

Existing 12" C.I.P.

45th ST. NORTH

BARN

HOUSE

30' easement for water line and access road

Access road

Main top with 12" gate valve and valve box

12" PVC - water-main

100'

100'

124

370'

125

126

127

128

129

130

131

132

133

134

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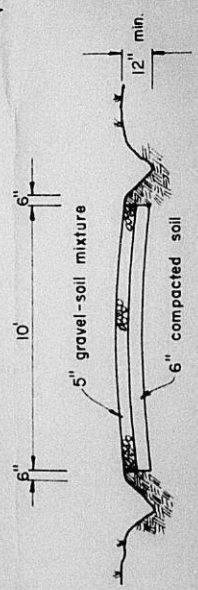
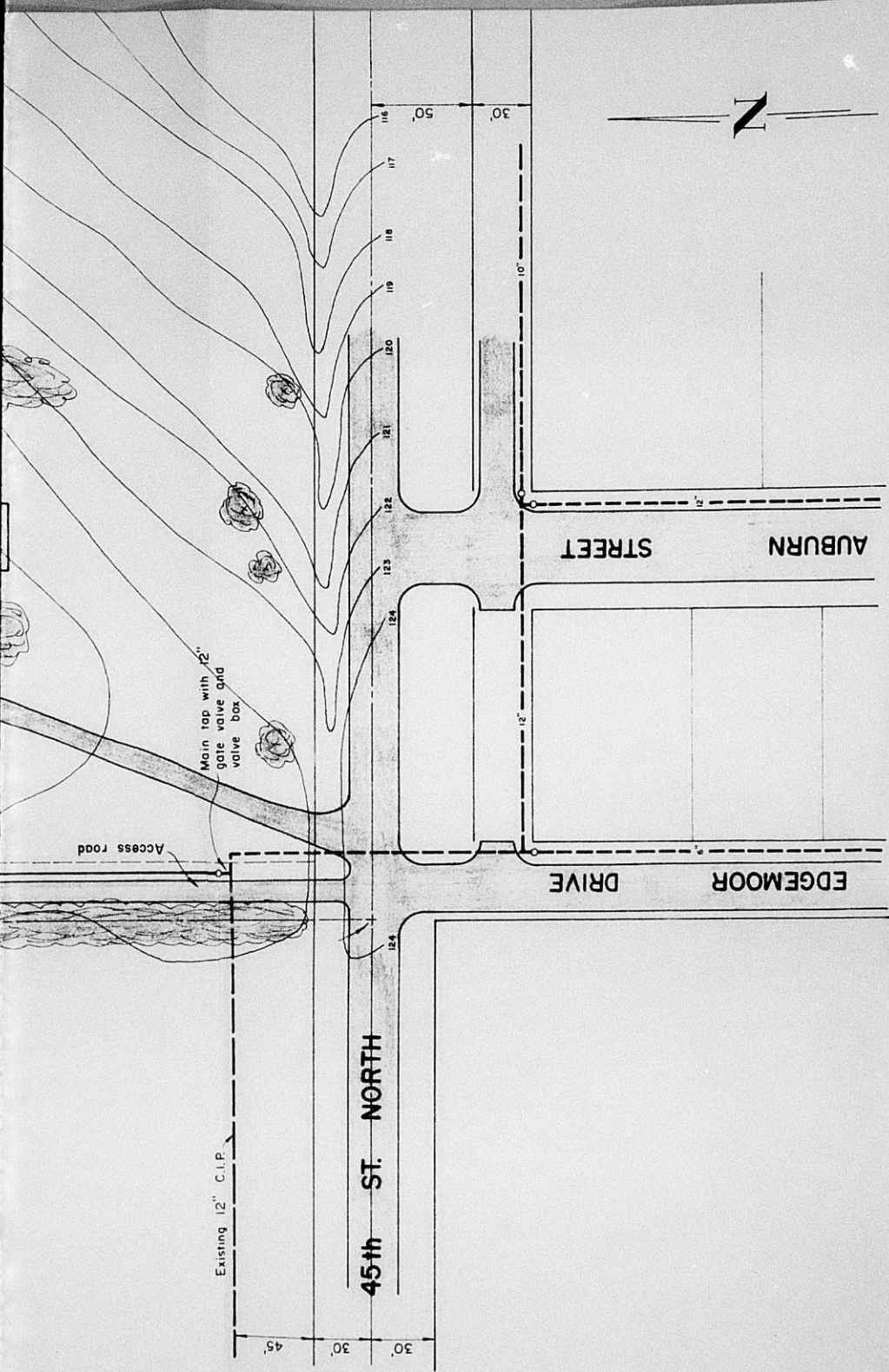
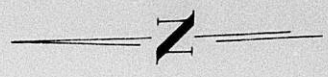
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200

SCALE 1" = 50'

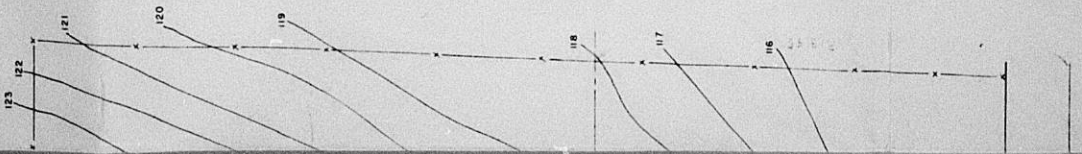


ACCESS ROADWAY DETAIL
SCALE 1/4" = 1'-0"

BEL AIRE

H.W.L.

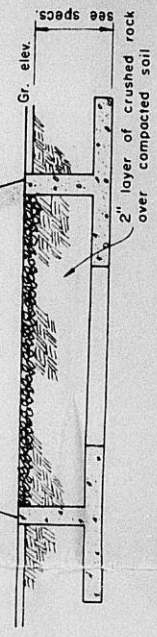
120'



DR 79-20

NOTE

Foundation design to be by tank
supplier based on gross soil bearing
of 3500 P.S.F.



**PEDESTAL SPHEROID
500,000 GALLON**

NO SCALE

Map No. 5853
 Sec. 24
 Twp. 26S
 Range 1E

DATA SHEET

DR - 79-20
 Filed 9-24-79

APPLICATION REQUEST:

APPLICATION DATA:

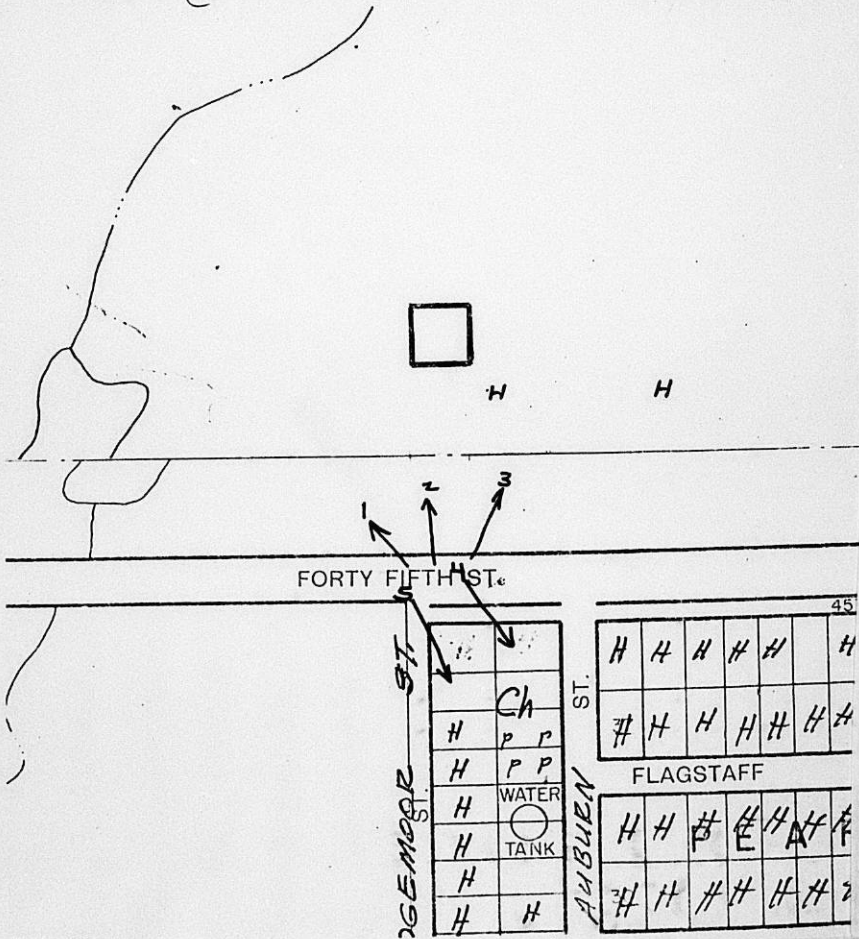
- Applicant: Lester B. Kappelman (Owner) 144 N. Oliver, 67208 (682-5)
 Applicant: Bel Aire Improvement Dist., 4343 N. Woodlawn, 67220 (744-2451)
- Agent: Beverly K. Dunning, Pres., Bel Aire Improvement District
 Address 4343 N Woodlawn, 67220 Phone 744-2451
- General Location: North side of 45th St. North, in an area between
Edgemoor St. & Woodlawn St. Address _____
- Proposed Use: Construction of an elevated water tower by the Bel Aire
Improvement District.

AREA DATA:

- Acres: 0.23 + (100 ft. by 100 ft.)
- Adjoining Zoning: E R-1 S R-1 W R-1 N R-1
- Land Use: East _____ South Farm Home & Rev.
 West _____ North _____
- Sketch Plan Land Use is for: _____
- Present Land Use is for: _____
- Area (is) (is not) platted.

PHOTO DATA:

Taken by (P) Date 10-17-79 Time 9:30AM



DR 79-20 Picture Sheet

- 79-20

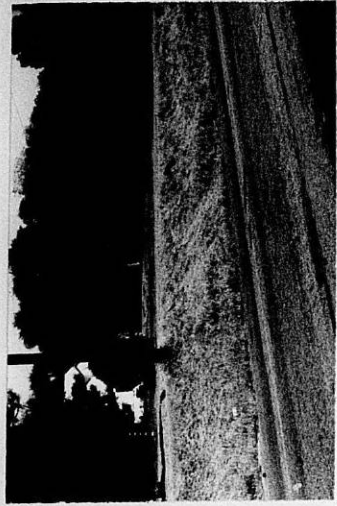
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r. 67208 (682-5
 220 (744-2451)
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 744-2451
 ea between
 y the Bel Aire

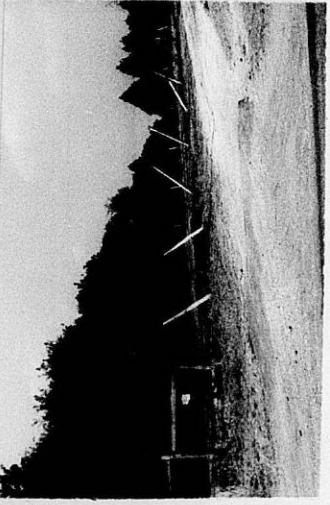
ft.)
 N, R-1
 s Burn

PAM

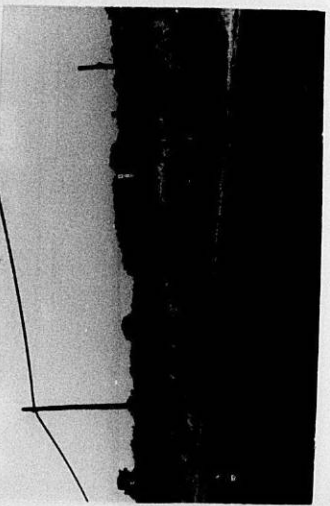
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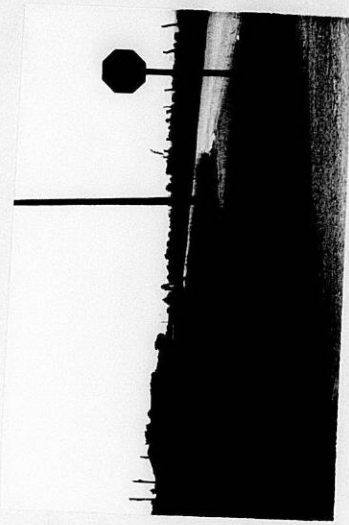
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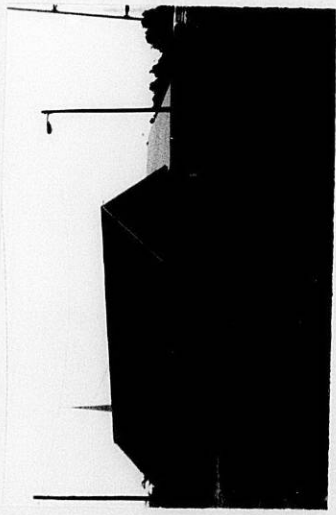
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