

DR 87-11: Sedgwick County Board of Commissioners request special use permit to establish a public works facility and yard on the east side of Webb Road in an area north of Pawnee.

Open

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved with conditions 5-28-87*

Ed J. G. G. Approved 6-24-87
Admonished

Bel Co. Comm. *(Requested extension to 6/24/87 12/28/88)*
(planning time extension)

Parted

DR 87-11: Sedgewick County Board of Com-
missioners request special use permit to
establish a request for special use permit to
yard on the part of the works facility and
area north of parkway.

ACTION

DATE

COMMITTEE _____

M.A.P.C. *Approved sub to conditions* 5-28-87

~~Bd. Co. Coun.~~ *Bd. Co. Coun. Approved as* 6-24-87
recommended

Bd. Co. Coun. *(granted extension to 6/24/87* 12/28/88
(plating time extension)

Closed

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 87-11
 DP- _____

Amend _____
 Case Filed: 4-22-87
 Associated Case: _____

APPLICATION DATA: Map No. 6145 C

1. General Location: On the east side of Webb Road in an area north of Pawnee

2. From _____ to _____

3. Proposed Use: SPECIAL USE PERMIT to establish a public works facility and yard on property zoned "R-1" & "LC"

4. DP Name: _____

5. Applicant: Board of County Commissioners of Sedgwick County, Kansas
 Address: County Courthouse, 525 North Main, Wichita, KS. 67203 Phone _____

6. Agent: Richard A. Euson, Assistant County Counselor
 Address: County Courthouse, 525 North Main, #315, Wichita, KS. 67203 Phone 268-7111

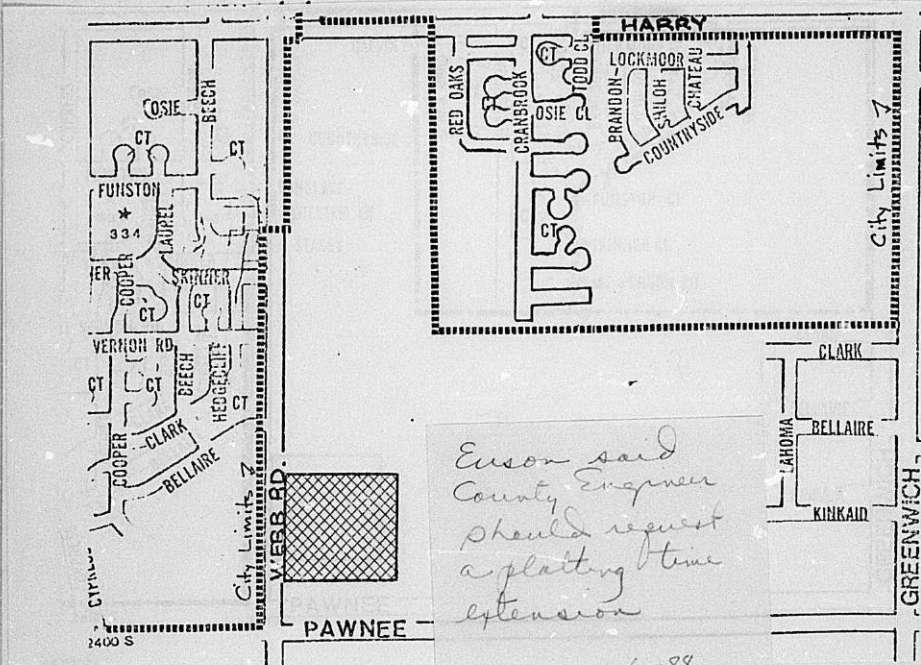
AREA DATA:

1. Acres: 19 (890 ft. by 924 ft.)
2. Adjoining Zoning: N "R-1" S "LC" & "R-1" E "R-1" W "LC" & "AA"
3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



Sedgwick
 No. 2-153C
 HASTINGS, AN
 LOS ANGELES-CHICAGO-LOGAN, OH
 MOBILE, TX-ACRIST GROVE, GA
 U.S.M.

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 87-11
 DP- _____

Amend
 Case Filed: 4-22-87
 Associated Case: _____

APPLICATION DATA: Map No. 6145 C

- General Location: On the east side of Webb Road in an area north of Pawnee
- From _____ to _____
- Proposed Use: SPECIAL USE PERMIT to establish a public works facility and yard on property zoned "R-1" & "LC"
- DP Name: _____
- Applicant: Board of County Commissioners of Sedgwick County, Kansas
 Address County Courthouse, 525 North Main, Wichita, KS. 67203 Phone _____
- Agent: Richard A. Euson, Assistant County Counselor
 Address County Courthouse, 525 North Main, #315, Wichita, KS. 67203 Phone 268-7111

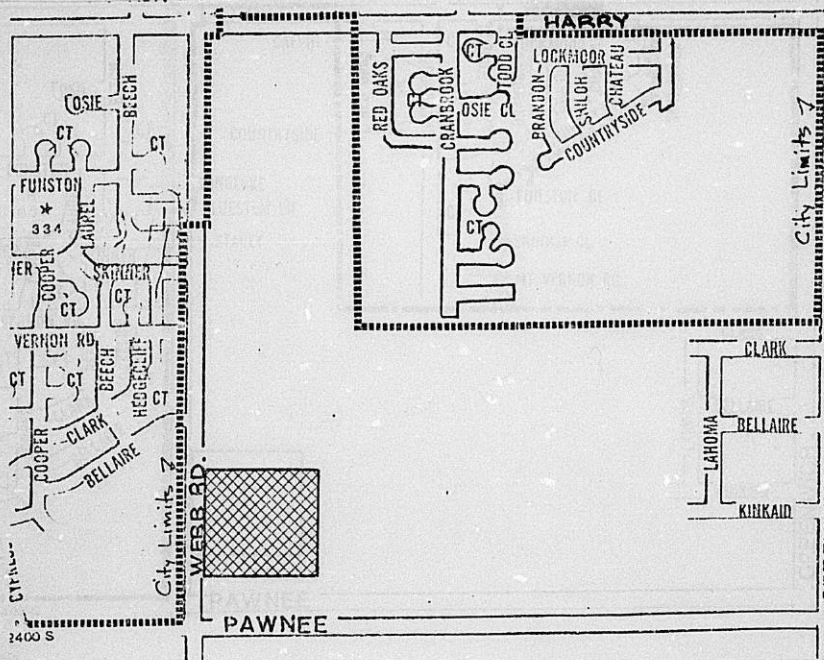
AREA DATA:

- Acres: 19 (890 ft. by 929 ft.)
- Adjoining Zoning: N "R-1" S "LC" & "R-1" E "R-1" W "LC" & "AA"
- Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



Smith
 No. 2153C
 HASTINGS, MN
 LOS ANGELES, CHICAGO, LOGAN, OH
 MOBILE, TX, LASCOST GROVE, GA
 U.S.A.

RESOLUTION NO. R# 224-1987

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 13.F. OF THE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held and under authority of and subject to the provisions of Section 13.F of the Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas, a Special Use Permit for a maintenance yard and facility for Sedgwick County on property zoned "R-1" Suburban Residential and "LC" Light Commercial district is hereby approved on lands legally described as follows:

CASE NO. DR 87-11

A tract beginning 437 feet north of the southwest corner of the SW $\frac{1}{4}$ of Section 33, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east 979.15 feet; thence north 889.75 feet; thence west 979.15 feet; thence south to beginning, EXCEPT the west 50 feet for road. Generally located on the east side of Webb Road in an area north of Pawnee.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The property shall be platted within one year of County Commission approval of this special use permit or the application shall be considered denied and closed. The resolution authorizing this special use permit shall not be released until the plat has been recorded.
2. The entire site (excluding the Southwestern Bell Telephone facility in the southwest corner) shall be enclosed by a security type fence or hedgerow maintained in good condition at all times. In addition, a landscape screen or solid fence shall be provided along the west side of any outdoor material and equipment storage areas which are located within 150 feet of the centerline of Webb Road.

SECTION II. That this Resolution shall take effect and be in force from and after the recording of a plat of this property.

ADOPTED AT WICHITA, KANSAS, this 24th day of June, 1987.

Tom Scott, Chairman
Tom Scott

Mark F. Schroeder, Chairman pro tem
Mark F. Schroeder

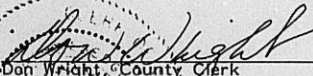
David Beyouth, Commissioner
David Beyouth

Bernard A. Hentzen, Commissioner
Bernard A. Hentzen

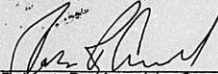
Billy O. McCray, Commissioner
Billy O. McCray

Sent to be published
11/29/90

ATTEST:


Don Wright, County Clerk

APPROVED AS TO FORM:


Robert R. Arnold, County Counselor

THE WICHITA SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH
DIVISION OF ENVIRONMENTAL HEALTH DATE February 21, 1989

TO MAPC / SUB DIVISION COMMITTEE
FROM Jack Brown, Acting Director, Environmental Health

SUBJECT Environmental Report - Sedgwick County East Yard
 Addition - SD 88-11

As requested by the Sub Division Committee an evaluation of the East Sedgwick County Yard was conducted to determine if any problems exist regarding the off site drainage of any harmful materials such as salts and automobile chemicals stored at this location. The evaluation found evidence of low levels of chlorides in the drainage ditch along Webb Road. These levels did not present an environmental hazard but were above natural background levels and indicate the need for on site control of de-icing stockpile located in the northeast portion of the yard.

To prevent future run-off of this material from the site the County Engineer's Office will be constructing an enclosed storage facility that will prevent protect the material from wind and rain.

Liquid calcium chloride for the purpose of treating the de-icing sand is stored in an above ground 3000 gallon tank in the general proximity of the de-icing material stockpile. No indication of leaks or runoff from the tank area were noted.

Off site migration of other compounds i.e.; automotive chemicals was not detected. No evidence of automotive chemical storage practices that would contribute to off site drainage was noted. Fuel storage consists of 2 underground storage tanks that will require compliance with the new UST regulations. There is no evidence that these tanks leak. Other automotive related bulk liquids are maintained in an enclosed structure.

Vehicle maintenance is performed at the central maintenance facility located at the County Offices at 1450 S. Seneca therefore waste oil, coolant, lubricants, solvents and degreasers are not stored or disposed of on site.

Various types of solid waste; trash, tree limbs, rubble, rock, bulky waste generated on site and assorted items picked up from right of way maintenance are stored on the property. These items should be managed, stored and disposed of in a more organized manner. To eliminate this problem we have recommended that a dumpster be placed on site for storage and removal of solid waste generated on site and from road maintenance activities.

SUMMARY: In my opinion any past practices at this site that have caused road salts to drain off site have been addressed and corrective measures will be taken to prevent future occurrences.

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

December 15, 1988

TO: Mark Schroeder, Chairman, Board of County Commissioners
FROM: Marvin S. Krout, Director of Planning
SUBJECT: Request for Platting Time Extension for DR 87-11 (Special Use Permit to Establish a Public Works Facility and Maintenance Yard). Located on the East Side of Webb Road in an Area North of Pawnee. (Commission District #5)

Attached is a copy of a memorandum, from Sedgwick County's Director of Sewer Operations and Maintenance, requesting a one year extension of platting time associated with DR 87-11. On June 24, 1987, the Board of County Commissioners approved this Special Use Permit for a 19-acre tract of land located on the east side of Webb Road, north of Pawnee. Approval was granted subject to platting the property within one year. One property owner in the area protested the granting of the Special Use Permit.

The one-year platting time has expired, but the Director of Sewer Operations and Maintenance has advised that Sedgwick County is currently initiating a contract with a surveyor for the required platting work. We recommend that a one-year extension, to June 24, 1989, be granted. Please place this request for platting time extension on the December 28, 1988 agenda with the recommended action being to grant the requested one-year platting time extension to June 24, 1989.

MSK/FLN:blw
Attachment

cc: Kim Devey, County Manager
Jim Weber, Director of Sewer Operations and Maintenance

FILE COPY



SEDGWICK COUNTY, KANSAS
DEPARTMENT OF SEWER OPERATIONS & MAINTENANCE
BUREAU OF PUBLIC SERVICES

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 268-7901

TO: Marvin Krout, Director
Metropolitan Area Planning Department

FROM: James Weber, P.E., Director
Sewer Operations and Maintenance *JW*

DATE: November 23, 1988

SUBJ: DR 87-11
Sedgwick County East Yard

We request an extension of the platting time which was specified in the referenced case to June 24, 1989. We are currently initiating a contract with a surveyor for the platting work. I anticipate completion of platting by June 24, 1989.

JW/tlb

RECEIVED

NOV 28 1988

METROPOLITAN PLANNING
ROUTE *skde/pas*

(Note sent to Jim Weber)

11/8/88

Jim,

ON 6/24/87 the County Commission approved
DR 87-11 (County yards on the east side of
Webb Road north of Peurnee) subject to platting
within one year (6/24/88).

Please write Marvin a memo requesting
additional time to complete the required plat.
Perhaps you need two more years (6/24/90)?

Torrest

268-4421

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL USE PERMIT

DR 87-11 - REQUEST FOR SPECIAL USE PERMIT FOR A MAINTENANCE YARD AND FACILITY FOR SEDGWICK COUNTY ON PROPERTY ZONED "R-1" SUBURBAN RESIDENTIAL AND "LC" LIGHT COMMERCIAL, LOCATED ON THE EAST SIDE OF WEBB ROAD, IN AN AREA NORTH OF PAWNEE.

The MAPC recommends that the application be approved subject to conditions.
(see minutes for full motion)
Wilson moved, Crockett seconded and it carried unanimously.

- ACTION: 1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the special use permit subject to the recommended conditions; adopt a resolution authorizing the special use permit and instruct the Planning Department to withhold release of the resolution until the appropriate conditions have been complied with; or
2. Adopt findings and deny the application.

DATA AND MINUTES

MAPC Hearing Date: 5/28/87 Approve BCoC Hearing Date: 6/24/87

COMMISSION DISTRICT #5

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Maintenance yard	"R-1" & "LC"	19 acres
North	Agriculture	"R-1"	
South	Agriculture	"LC" & "R-1"	
East	Agriculture	"R-1"	
West	Agriculture	"LC" & "AA" w/CUP	

History: None.

Applicant: Board of County Commissioners of Sedgwick County, Kansas, 525 N. Main, Wichita, KS 67203

Protestors: Clifford Nies, 9415 East Harry, Wichita, Kansas 67207

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 28, 1987

LEGAL:

5. Case No. DR 87-11 - Board of County Commissioners of Sedgwick County, Kansas requests Special Use Permit for a Maintenance Yard and Facility for Sedgwick County on a tract beginning 437 feet north of the southwest corner of the SW $\frac{1}{4}$ of Section 33, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east 979.15 feet; thence north 889.75 feet; thence west 979.15 feet; thence south to beginning, EXCEPT the west 50 feet for road. Generally located on the east side of Webb Road in an area north of Pawnee.

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

Background: The applicants are requesting a special use permit for a maintenance yard and facility for Sedgwick County on 19 acres of unplatted land located on the east side of Webb Road in an area north of Pawnee. One of the County's maintenance yards has been at this location for more than 25 years. Several months ago a fire destroyed two of the buildings which the County is now desirous of replacing. A special permit for a governmental land use is being requested in accordance with Section 13.F of the County Zoning Regulations.

Analysis: To the north and east are agricultural lands in the County's "R-1" district; to the south is agricultural land in the County's "R-1" and "LC" districts; to the west is agricultural land in the City's "LC" and "AA" districts with an approved C.U.P. and zone change permitting apartments and light commercial uses.

A site plan submitted with the application identifies most of the material storage areas as being on the rear two-thirds of the site. On the front third are the buildings which include a large 15-stall vehicle storage building as well as the former site of the garage and office which were damaged by fire. An outdoor equipment parking area is situated to the east and south of the storage building. The sewage lagoon which serves the facility is located in the northwest corner of the site. The entire site is either fenced with a wire mesh or barbed wire fence or is bounded by a hedgerow. Access to Webb Road is limited to one driveway. A Southwestern Bell Telephone equipment building is on leased land in the southwest corner of the site outside of the fence. It is within the area zoned "LC".

The boundaries of the maintenance yard and the activities on site will remain as they currently exist. There are plans, however, to build a new office building and garage at the locations of the previous ones. It is for this reason that this special use permit is being requested. Since future development on the west side of Webb Road across from the County yards is proposed in part for apartments (across from approximately the north half of the application area), some type of solid fencing or landscape screening should be provided along the west side of outdoor material and equipment storage areas which are located within 150 feet of the center line of Webb Road.

A recommendation of approval should be subject to the following conditions:

1. The property shall be platted within one year of County Commission approval of this special use permit or the application shall be considered denied and closed. The resolution authorizing this special use permit shall not be released until the plat has been recorded.
2. The entire site (excluding the Southwestern Bell Telephone facility in the southwest corner) shall be enclosed by a security type fence or hedgerow maintained in good condition at all times. In addition, a landscape screen or solid fence shall be provided along the west side of any outdoor material and equipment storage areas which are located within 150 feet of the centerline of Webb Road.

DISCUSSION:

GALBRAITH said that this request was across the street east of unplatted, light-commercially zoned property in a community unit plan. There is an existing maintenance yard and facility for Sedgwick County on the

property in question, which never had a special use permit on it. A recent fire destroyed a building and the County thought it was best to now apply for a special use permit.

MILES and GARDNER returned to the meeting.

GALBRAITH stated that Richard Euson, Assistant County Counselor, and Jim Weber of the County Bureau of Public Services were present to answer any questions. Staff recommended that the application be approved subject to the two conditions listed on the staff report, including platting and screening.

BANZER asked why the County had to apply for this Special Use Permit.

GALBRAITH replied that, even though they have some rights to rebuild the burned buildings, they wanted to go through this Special Use Permit process so that everything would be in accordance with the zoning regulations.

CLIFFORD NIES, 9415 East Harry, stated that the southeast area was a real inactive area until the recent provisions were made for municipal sewer. He felt that there was a need for development in the southeast part of town with an increase of Boeing employment, and Air Force Base employment on the increase. NIES said that he would like to go on record in opposition to this request. He felt that this request needed to be moved to an area where there is not so much residential development. He also felt that screening would help.

KENTON COLLINSON, 116 East 9th, Winfield, Kansas, owner of land south of the application area, asked if this operation was to be doubled in size.

RICHARD EUSON, Assistant County Counselor, stated that the land area is not proposed to be increased in size, nor will the intensity of the use change. He said that a fire that occurred on this property destroyed a building which served both as an office and as a vehicle storage unit, and due to the dangerous nature of the storage unit, the replacements are proposed as two separate buildings in order to segregate the office use from the vehicle storage use. He said that there may be some increase in the total square footage.

JIM WEBER, County Bureau of Public Services, stated that the fire destroyed the metal building and it is going to be replaced in exactly the same spot with exactly the same size building. It was a joint office and shop building. The office building is 25' x 25'. It is actually replacing an older shed that existed on the site and has already been removed. There is no expansion involved in this case, just simply to get the yard back in operation before the snow flies again. He said that they were sympathetic to the concerns of the neighborhood and they are not opposed to relocating the building sometime in the future, but they have a need to get on with the project and be ready to go before winter.

PETERS asked Weber if no change was granted, would the County rebuild?

WEBER said the metal buildings could be rebuilt.

GARDNER asked Nies if an agreement ever existed between the adjacent owners and the County Engineer as to relocation, purchase, or anything else.

NIES said no, there was no agreement. But early on the County Engineer recommended that if they could find a site that would be acceptable to him, it was possible that they could trade. He assured them that he did not want to stop development.

GARDNER asked if there was going to be a serious deferral of the County's ability to put back their shed and have an operating yard there at this point, he felt that if there was not an agreement of record, then at this point there would have to be a serious offer on the adjacent property owner's behalf to pursue that gave them the option then to relocate "before the snow flies", or the Commission is in kind of a position of looking at a reasonable

continuation of an existing use. Expansion is very modest, if much at all, and Nies still has the option of discussing with them at a point in the future when it is timely to swap or relocate.

NIES said that he understood that, he just wanted the Commission to be aware that this yard is a sore eye and a detriment to this part of the County or City. Development needs to happen in the southeast which is a good area for future development and soon they should be looking at moving the yard.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

1. The property shall be platted within one year of County Commission approval of this special use permit or the application shall be considered denied and closed. The resolution authorizing this special use permit shall not be released until the plat has been recorded.
2. The entire site (excluding the Southwestern Bell Telephone facility in the southwest corner) shall be enclosed by a security type fence or hedgerow maintained in good condition at all times. In addition, a landscape screen or solid fence shall be provided along the west side of any outdoor material and equipment storage areas which are located within 150 feet of the centerline of Webb Road.

Wilson moved, Crockett seconded and it carried unanimously.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 13.F. OF THE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held and under authority of and subject to the provisions of Section 13.F of the Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas, a Special Use Permit for a maintenance yard and facility for Sedgwick County on property zoned "R-1" Suburban Residential and "LC" Light Commercial district is hereby approved on lands legally described as follows:

CASE NO. DR 87-11

A tract beginning 437 feet north of the southwest corner of the SW $\frac{1}{4}$ of Section 33, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east 979.15 feet; thence north 889.75 feet; thence west 979.15 feet; thence south to beginning, EXCEPT the west 50 feet for road. Generally located on the east side of Webb Road in an area north of Pawnee.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The property shall be platted within one year of County Commission approval of this special use permit or the application shall be considered denied and closed. The resolution authorizing this special use permit shall not be released until the plat has been recorded.
2. The entire site (excluding the Southwestern Bell Telephone facility in the southwest corner) shall be enclosed by a security type fence or hedgerow maintained in good condition at all times. In addition, a landscape screen or solid fence shall be provided along the west side of any outdoor material and equipment storage areas which are located within 150 feet of the centerline of Webb Road.

SECTION II. That this Resolution shall take effect and be in force from and after the recording of a plat of this property.

ADOPTED AT WICHITA, KANSAS, this _____ day of _____, 19__.

_____, Chairman
Tom Scott

_____, Chairman pro tem
Mark F. Schroeder

_____, Commissioner
David Bayouth

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy O. McCray

ATTEST:

Don Wright, County Clerk

(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor

May 29, 1987

Richard Euson
Assistant County Counselor
Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: DR 87-11 Special Use Permit to operate a public works maintenance yard and facility.

Dear Mr. Euson:

At its regular meeting on May 28, 1987, the Metropolitan Area Planning Commission considered the above-captioned request for a Special Use Permit to operate a public works maintenance yard and facility. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

1. The property shall be platted within one year of County Commission approval of this special use permit or the application shall be considered denied and closed. The resolution authorizing this special use permit shall not be released until the plat has been recorded.
2. The entire site (excluding the Southwestern Bell Telephone facility in the southwest corner) shall be enclosed by a security type fence or hedgerow maintained in good condition at all times. In addition, a landscape screen or solid fence shall be provided along the west side of any outdoor material and equipment storage areas which are located within 150 feet of the centerline of Webb Road.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on Wednesday, June 24, 1987. This meeting will be held in Room 320, Sedgwick County Courthouse, 525 North Main, Wichita, Kansas, beginning at 9:00 a.m.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

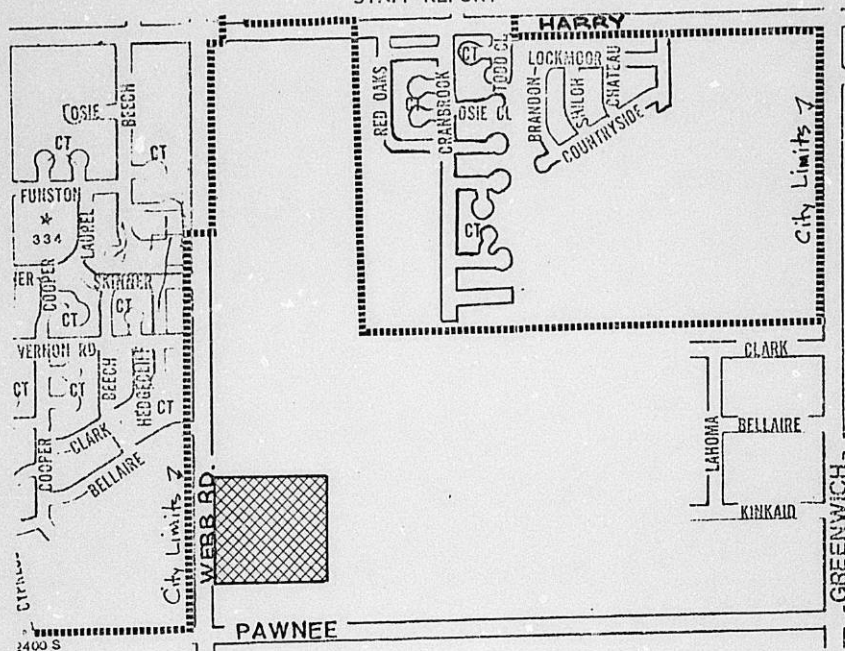
JHG/lw

cc: Jim Weber, Director of Sewer Operations and Maintenance
Ron Worley, County Zoning Administrator
Clifford Knees, 9415 E. Harry, Wichita, KS 67215
Kenton Collinson, 116 E. 9th, Winfield, KS 67156

PL/0177/1

MAY 28, 1987

STAFF REPORT



DR 87-11 - REQUEST FOR SPECIAL USE PERMIT FOR A MAINTENANCE YARD AND FACILITY FOR SEDGWICK COUNTY ON PROPERTY ZONED "R-1" SUBURBAN RESIDENTIAL AND "LC" LIGHT COMMERCIAL, LOCATED ON THE EAST SIDE OF WEBB ROAD IN AN AREA NORTH OF PAWNEE.

Applicant: Board of County Commissioners of Sedgwick County, Kansas, 525 N. Main, Wichita, KS 67203

	Land Use	Zoning	Size
Application Area	Maintenance yard	"R-1" & "LC"	19 acres
North	Agriculture	"R-1"	
South	Agriculture	"LC" & "R-1"	
East	Agriculture	"R-1"	
West	Agriculture	"LC" & "AA" w/CUP	

History: None.

Background: The applicants are requesting a special use permit for a maintenance yard and facility for Sedgwick County on 19 acres of unplatted land located on the east side of Webb Road in an area north of Pawnee. One of the County's maintenance yards has been at this location for more than 25 years. Several months ago a fire destroyed two of the buildings which the County is now desirous of replacing. A special permit for a governmental land use is being requested in accordance with Section 13.F of the County Zoning Regulations.

Analysis: To the north and east are agricultural lands in the County's "R-1" district; to the south is agricultural land in the County's "R-1" and "LC" districts; to the west is agricultural land in the City's "LC" and "AA" districts with an approved C.U.P. and zone change permitting apartments and light commercial uses.

A site plan submitted with the application identifies most of the material storage areas as being on the rear two-thirds of the site. On the front third are the buildings which include a large 15-stall vehicle storage building as well as the former site of the garage and office which were damaged by fire. An outdoor equipment parking area is situated to the east and south of the storage building. The sewage lagoon which serves the facility is located in the northwest corner of the site. The entire site is either fenced with a wire mesh or barbed wire fence or is bounded by a hedgerow. Access to Webb Road is limited to one driveway. A Southwestern Bell Telephone equipment building is on leased land in the southwest corner of the site outside of the fence. It is within the area zoned "LC".

The boundaries of the maintenance yard and the activities on site will remain as they currently exist. There are plans, however, to build a new office building and garage at the locations of the previous ones. It is for this reason that this special use permit is being requested. Since future development on the west side of Webb Road across from the County yards is proposed in part for apartments (across from approximately the north half of the application area), some type of solid fencing or landscape screening should be provided along the west side of outdoor material and equipment storage areas which are located within 150 feet of the center line of Webb Road.

A recommendation of approval should be subject to the following conditions:

1. The property shall be platted within one year of County Commission approval of this special use permit or the application shall be considered denied and closed. The resolution authorizing this special use permit shall not be released until the plat has been recorded.
2. The entire site (excluding the Southwestern Bell Telephone facility in the southwest corner) shall be enclosed by a security type fence or hedgerow maintained in good condition at all times. In addition, a landscape screen or solid fence shall be provided along the west side of any outdoor material and equipment storage areas which are located within 150 feet of the centerline of Webb Road.

CASE NO. DR 87-11

- | | |
|---|---|
| 7 | Notices to adjoining property owners mailed on 5-14-87 for MAPC meeting on 5-28-87. |
| 2 | One each to Applicants and Agents. |
| 3 | One each to Ron Worley, David Spears and Karen Crook. |
| 3 | One each to Louise, Barbara and Glen. |

15	TOTAL
----	-------

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

May 14, 1987

NOTICE OF PUBLIC HEARING

Case No.: DR 87-11.

Location: On the east side of Webb Road in an area north of Pawnee.

Address: 2200 South Webb Road.

Request: SPECIAL USE Permit for Operation and Expansion of a Maintenance Yard and Facility for Sedgwick County on Property Zoned the "R-1" Suburban Residential District and the "LC" Light Commercial District.

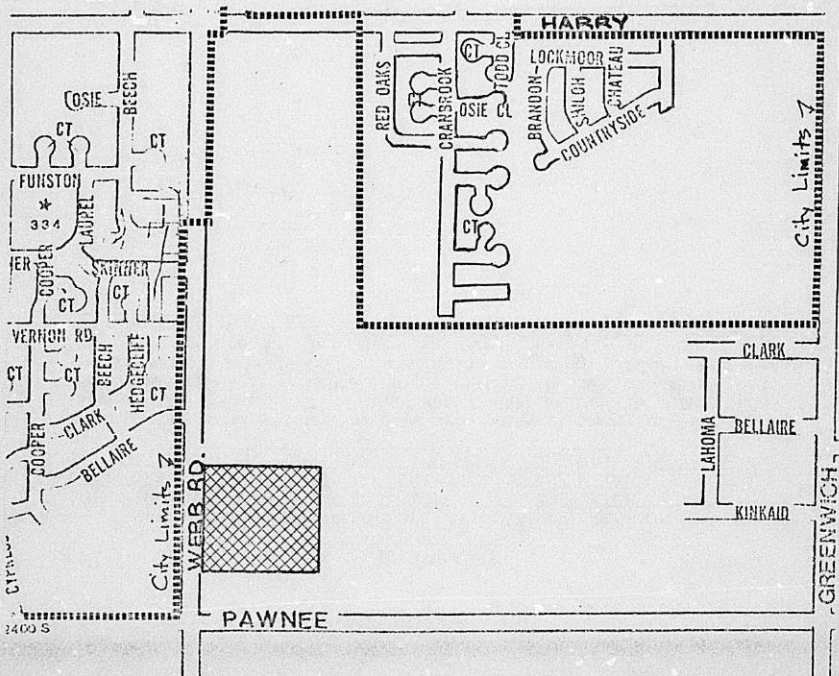
A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on Thursday,

MAY 28, 1987

The meeting will begin at 1:30 p.m. in the City Council Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

If you have any questions or wish additional information, please call 268-4421.



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 87-11

SPECIAL USE PERMIT FOR OPERATION AND EXPANSION
OF A MAINTENANCE YARD AND FACILITY FOR SEDGWICK COUNTY
ON PROPERTY ZONED THE "R-1" SUBURBAN RESIDENTIAL DISTRICT
AND THE "LC" LIGHT COMMERCIAL DISTRICT

A tract beginning 437 feet north of the southwest corner of the SW $\frac{1}{4}$ of Section 33, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east 979.15 feet; thence north 889.75 feet; thence west 979.15 feet; thence south to beginning, EXCEPT the west 50 feet for road. Generally located on the east side of Webb Road in an area north of Pawnee.

Most Restrictive



Least Restrictive

DISTRICT	NAME OF DISTRICT AND USES PERMITTED
R	RURAL RESIDENTIAL Agriculture and One Family Dwellings
R-1	SUBURBAN RESIDENTIAL Agriculture, One Family Dwellings, Schools and Churches
AA	ONE FAMILY DWELLING Agriculture, One Family Dwellings, Schools and Churches
BB	OFFICE All Uses Permitted in More Restrictive Zones and Business and Professional Offices
OC	OFFICE COMMERCIAL Offices, Limited Retail and Service Uses Operated Within a Building.
LC	LIGHT COMMERCIAL All Uses Permitted in More Restrictive Zones and Purely Retail Businesses Operated Within a Building
C	GENERAL COMMERCIAL All Uses Permitted in More Restrictive Zones Plus All Commercial Uses
E	LIGHT INDUSTRIAL All Uses Permitted in More Restrictive Zones Plus Industrial Uses Which Do Not Create Hazards or Nuisance From Fire, Dust, Odor or Smoke***
F	HEAVY INDUSTRIAL Any Use, Some as Conditional Uses***

***Mobile home parks and trailer camps are not permitted.

CASE NO. DR 87-11

SPECIAL USE PERMIT FOR OPERATION AND EXPANSION
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PL/0265/4



SEDGWICK COUNTY, KANSAS

LEGAL DEPARTMENT

Richard A. Euson
Assistant County Counselor

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67202 • TELEPHONE (316) 265-7111

TO: David C. Spears, Director, Bureau of Public Services
FROM: Richard A. Euson, Assistant County Counselor *RAE*
RE: Special Permit - East Yard
DATE: April 22, 1987

At Ron Worley's request, we have filed an application for a special use permit at the east yard. Jack Galbraith requested that we prepare a rough site plan based on an aerial photo, showing fencing, building locations, storage areas and other improvements. MAPD would like to have this by Friday, May 1. Thank you for your assistance.

RAE/jmh

cc: Robert R. Arnold, County Counselor
Ron Worley, Director, Planning and Code Enforcement
Jack Galbraith, MAPD ✓

RECEIVED

APR 23 1987

METROPOLITAN PLANNING

ROUTE 20

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special 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.

- 1. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

A. APPLICANT Board of County Commissioners of Sedgwick County, Kansas DR 87-11
ADDRESS County Courthouse Zip Code PHONE
AGENT Richard A. Euson, Assistant County Counselor
ADDRESS 525 N. Main #315 Zip Code 67203 PHONE 268-7111
B. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE
C. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

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

- 2. A. The applicant proposes to establish a Maintenance Yard and Facility Facility R-1 and LC and 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). A tract beginning 437 feet North of the Southwest corner of the Southwest Quarter of Section 33, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence East 979.15 feet; thence North 889.75 feet; thence West 979.15 feet; thence South to beginning, EXCEPT the West 50 feet for road.

- B. There are 19 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 6145C Zoning (N)R-1 (S)LC(R)E R-1 (W)LC:AA MAPC 5-28-87 w/CUP

3. This property is located at (address) 2200 S. Webb Road.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the _____ corner of _____ and _____, OR

B. On the East side of Webb Road ~~XXXXXX Street~~ ^{in an area} ~~between~~ Pawnee (Ave.) Street and Harry (Ave.) Street.

The property included in this application is zoned "R-1" and "LC" (ZONING DISTRICT CLASSIFICATION).

4. We request this special permit for the following reasons:
To equip, maintain and operate a public-works maintenance facility for Sedgwick County, including replacement of a 7,200 square feet maintenance building and 625 square feet office destroyed by fire.

5. WE ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. 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. WE FURTHER CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE. WE ACKNOWLEDGE THAT THE BOARD OF CITY OR COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

APPLICANT'S SIGNATURE _____ BY Richard Eaton AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE _____ BY _____ AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE _____ BY _____ AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 11-15 (AM, ~~PM~~) on April 22, 1987 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ none required.

Janet Allworth Name
Chief Planner Title

OWNERSHIP LIST

Tract Description	Property Owner
<p>The SW$\frac{1}{4}$ of Section 33, Township 27 South, Range 2 East, except the East 900 feet and except beginning 437 feet North of the SW/c; th. East on an angle to the right, 89°58' a distance of 979.15 feet; th. North on an angle to the left, 89°58' a distance of 889.75 feet; th. on an angle to the left of 90°02' a distance of 979.15 feet to a point on the West Section line of Section 33; th. South on angle to left of 89°58' along said Section line 889.75 feet to the point of beginning.</p>	<p>X Cherry Creek Development Inc. 698 Wetmore Drive Wichita, KS 67209</p>
<p>The East 900 feet of the SW$\frac{1}{4}$ of Section 33, Township 27 South, Range 2 East.</p>	<p>Same As Above</p>
<p><i>2 Replications also</i> Tract in the SW$\frac{1}{4}$ of Section 33, Township 27 South, Range 2 East described as beginning 437 feet North of the SW/c of Section 33, Township 27 South, Range 2 East; th. East on an angle to the right 89°58' for a distance of 979.15 feet; th. North on an angle to the left 89°58' for a distance of 889.75 feet; th. on an angle to the left 90°02' for a distance of 979.15 feet to a point on the West section line of Section 33; th. South on an angle to left 89°58' along said Section line for a distance of 889.75 feet to p.o.b.</p>	<p><i>dup</i> Board of County Commissioners 525 N. Main Wichita, KS 67202</p>
<p>The SE$\frac{1}{4}$ of Section 32, Township 27 South, Range 2 East except those parts platted as Hedgecliff Addition; Hedgecliff 2nd Addition and Hedgecliff 3rd Addition.</p>	<p>X First National Bank in Wichita, as Executor of the Estate of Frank M. Kessler 105 N. Main Wichita, KS 67202 AND Fidelity Investment Co. <i>100 E. English</i> 229 S. Market Wichita, KS 67202</p>
<p>Government Lot 4 in the NW$\frac{1}{4}$ of Section 4, Township 28 South, Range 2 East.</p>	<p>X Albright Collinson Kenton Collinson 116 E. 9th Winfield, KS 67156</p>
<p>The NE$\frac{1}{4}$ of the NE$\frac{1}{4}$ of Section 4, Township 28 South, Range 2 East.</p>	<p>X James N. Lew 1207 Charlotte Wichita, KS 67208 AND James W. Lew Wayne S. Lew Janet C. Lew Yloanda Black</p>
<p>Beginning 334.78 feet South of the NE/c of the NE$\frac{1}{4}$ of Section 5, Township 28 South, Range 2 East; th. West 1322.34 feet; th. South 332 feet; th. East 1321.64 feet; th. North 332 feet to beginning.</p>	<p>X Walter O. Johnson Avis M. Johnson 3425 E. English Wichita, KS 67218</p>

Property Description

Property Owner

Beginning at the NE/c of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 28 South, Range 2 East; th. West 1325.15 feet; th. South 332 feet; th. East 1322.34 feet; th. North 334.78 feet to beginning.

X Johnson Properties
2501 S. Webb
Wichita, KS 67210

Lots 3, 4, 5, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23, Block 1, Hedgecliff 3rd Addition.

dup } First National Bank in
Wichita, as Executor
of the Estate of Frank M.
Kessler
105 N. Main
Wichita, KS 67202
AND
Fidelity Investment Co.
229 S. Market
Wichita, KS 67202

Lots 5, 6, 7, 8, 9, 10 & 11,
Block 4, Hedgecliff 3rd Addition.

Same As Above

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 1000 foot radius of:

A tract beginning 437 feet North of the Southwest corner of the Southwest Quarter of Section 33, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence East 979.15 feet; thence North 889.75 feet; thence West 979.15 feet; thence South to beginning, EXCEPT the West 50 feet for road.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 20th day of March, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Gable

Sr. Vice-President

EXAMINATION NO. 4 ORDINANCE NO. 38-859 PUBLISHED 8-31-84

05333 Published in The Daily Record on Friday, August 31, 1984

ORDINANCE NO. 38-859
 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS, AND RELATING THERE TO. (ANNEX CASE A24-3) TO BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That, after having received a request from the owners of said property for annexation by the City, the following blocks, parcels, pieces and tracts of land be and they are hereby included and brought within the corporate limits of the City of Wichita, Kansas:

A tract of land in Sections 25, 29, 32 and 33, Township 27 South, Range 2 East of the 6th P.M., Sedgewick County, Kansas, more fully described as follows:

Beginning at the intersection of the north line of Bluestem and 24th west line of Webb Road; thence east along said north line extended to the east line of Webb Road; thence north along said east line to the south line of Harry; thence east along said south line to a point four hundred (400) feet west of the west line of Section 33, Township 27 South, Range 2 East of the 6th P.M.; thence north parallel to said west line and the west line of Section 29, Township 27 South, Range 2 East of the 6th P.M. in the north line of Harry; thence west along the north line of Harry to the west line of Webb Road; thence south along said west line to the point of beginning.

SECTION 2. That the lands specified and included within Section 1 of this ordinance, together with the lands specified and included within Section 1 of Ordinance No. 35-807, 35-843, 35-765 & 35-819 be and the same are hereby declared to constitute the lands within the corporate limits and boundaries of the City of Wichita, Kansas.

SECTION 3. That if any part or portion of this ordinance shall be held or determined to be illegal, ultra vires or void the same shall not be held or construed to alter, change or annul any terms or provisions hereof which may be legal or lawful. And in the event this ordinance in its entirety shall be held to be ultra vires, illegal or void, then in such event the boundaries and limits of said City shall be held to be those heretofore established by law.

SECTION 4. That the City Attorney be and he is hereby instructed at the proper time to draw an Ordinance redefining the boundaries and limits of the City of Wichita, Kansas, under and pursuant to K.S.A. 12-2-20, et seq.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication once in the official city paper.

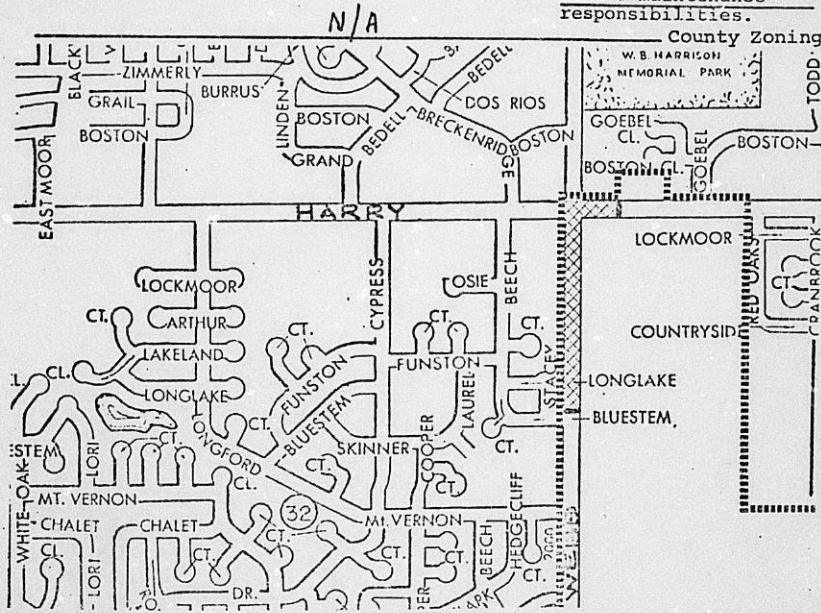
ADOPTED at Wichita, Kansas, this 29th day of August, 1984.

ROBERT C. KNIGHT, Mayor

ATTEST: (SEAL) Donald G. Giesick, City Clerk

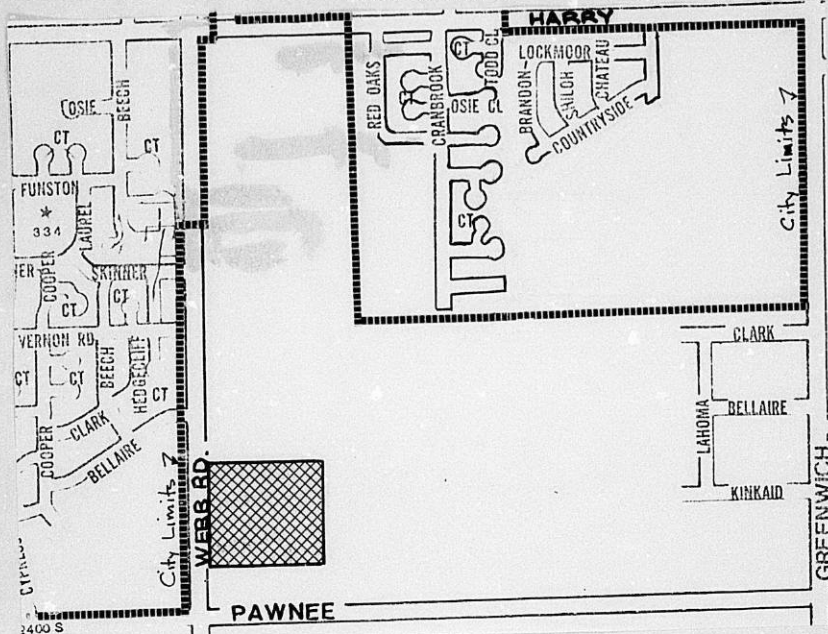
General Location: Harry and Webb Road

<u>5.15</u>	Area in Acres	Reason(s) for Annexation
<u>0</u>	Population (Est.)	<u> </u> Petition <u> </u> %
<u>0</u>	Dwelling Units	<u> </u> Needed for benefit district
<u>0</u>	Business Units	<u> X </u> Other Clarification of improvement & maintenance responsibilities.



MAY 28, 1987

STAFF REPORT



DR 87-11 - REQUEST FOR SPECIAL USE PERMIT FOR A MAINTENANCE YARD AND FACILITY FOR SEDGWICK COUNTY ON PROPERTY ZONED "R-1" SUBURBAN RESIDENTIAL AND "LC" LIGHT COMMERCIAL, LOCATED ON THE EAST SIDE OF WEBB ROAD IN AN AREA NORTH OF PAWNEE.

Applicant: Board of County Commissioners of Sedgwick County, Kansas, 525 N. Main, Wichita, KS 67203

	Land Use	Zoning	Size
Application Area	Maintenance yard	"R-1" & "LC"	19 acres
North	Agriculture	"R-1"	
South	Agriculture	"LC" & "R-1"	
East	Agriculture	"R-1"	
West	Agriculture	"LC" & "AA" w/CUP	

History: None.

Background: The applicants are requesting a special use permit for a maintenance yard and facility for Sedgwick County on 19 acres of unplatted land located on the east side of Webb Road in an area north of Pawnee. One of the County's maintenance yards has been at this location for more than 25 years. Several months ago a fire destroyed two of the buildings which the County is now desirous of replacing. A special permit for a governmental land use is being requested in accordance with Section 13.F of the County Zoning Regulations.

Analysis: To the north and east are agricultural lands in the County's "R-1" district; to the south is agricultural land in the County's "R-1" and "LC" districts; to the west is agricultural land in the City's "LC" and "AA" districts with an approved C.U.P. and zone change permitting apartments and light commercial uses.

A site plan submitted with the application identifies most of the material storage areas as being on the rear two-thirds of the site. On the front third are the buildings which include a large 15-stall vehicle storage building as well as the former site of the garage and office which were damaged by fire. An outdoor equipment parking area is situated to the east and south of the storage building. The sewage lagoon which serves the facility is located in the northwest corner of the site. The entire site is either fenced with a wire mesh or barbed wire fence or is bounded by a hedgerow. Access to Webb Road is limited to one driveway. A Southwestern Bell Telephone equipment building is on leased land in the southwest corner of the site outside of the fence. It is within the area zoned "LC".

The boundaries of the maintenance yard and the activities on site will remain as they currently exist. There are plans, however, to build a new office building and garage at the locations of the previous ones. It is for this reason that this special use permit is being requested. Since future development on the west side of Webb Road across from the County yards is proposed in part for apartments (across from approximately the north half of the application area), some type of solid fencing or landscape screening should be provided along the west side of outdoor material and equipment storage areas which are located within 150 feet of the center line of Webb Road.

A recommendation of approval should be subject to the following conditions:

1. The property shall be platted within one year of County Commission approval of this special use permit or the application shall be considered denied and closed. The resolution authorizing this special use permit shall not be released until the plat has been recorded.
2. The entire site (excluding the Southwestern Bell Telephone facility in the southwest corner) shall be enclosed by a security type fence or hedgerow maintained in good condition at all times. In addition, a landscape screen or solid fence shall be provided along the west side of any outdoor material and equipment storage areas which are located within 150 feet of the centerline of Webb Road.



SCALE: 1" = 200 FEET



WICHITA - SEDGWICK COUNTY ME

REVISIONS:

DR 87-11

1" = 40'

fence is 50' from ϕ

5100 —

6100

SW Cor. Sec. 33,
T21S, R2E

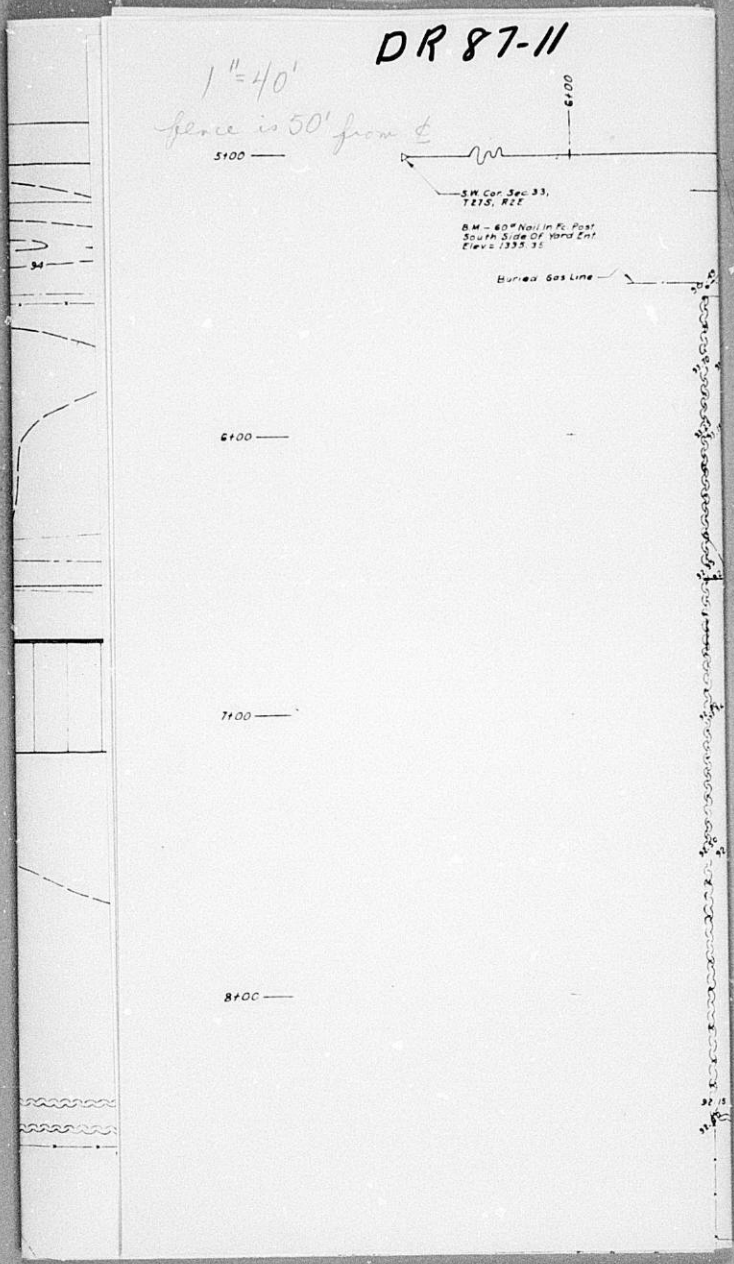
B.M. - 60" Nail in P.C. Post
South Side of Yard Ent.
Elev. 1327.35

Enbridge Gas Line

6100 —

7100 —

8100 —



WEBB ROAD

979.15'

889.75'



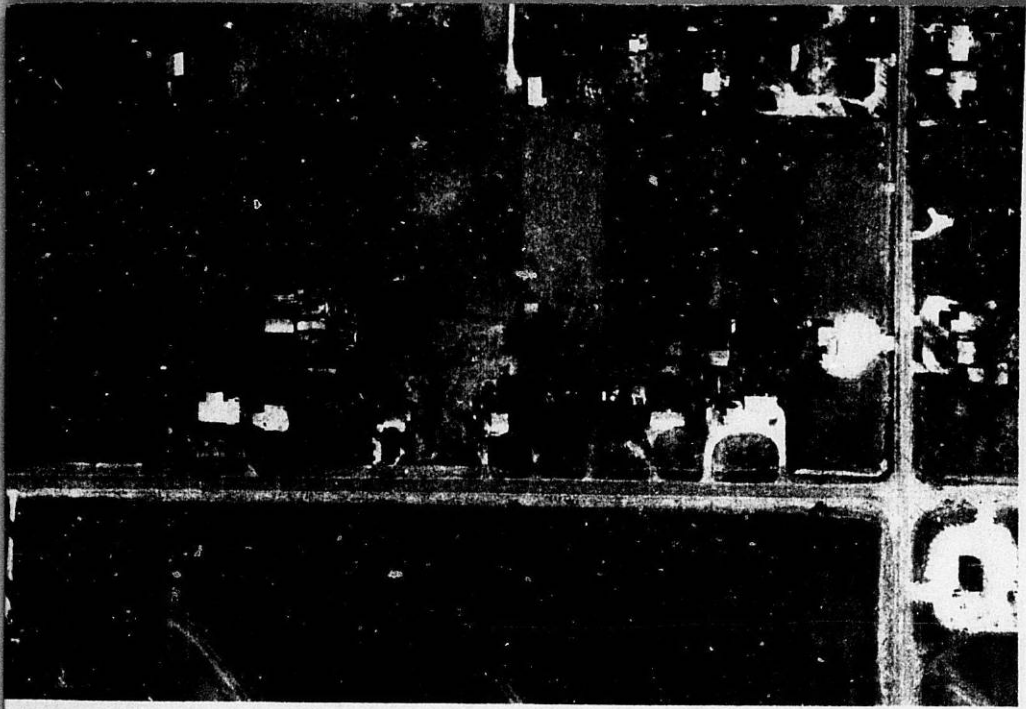
339.75'

979.15'

SCALE 1" = 200' FEET



COUNTY METRO



SURDEX
CORPORATION

520 SPIRIT OF ST. LOUIS BLVD
CHESTERFIELD, MO. 63017

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