

DR 88-12: Southwestern Bell requests a Special Use Permit to establish an underground vault for telephone switching equipment on the south side of 22nd St. N just east of the Little Arkansas River

ACTION

DATE

S/D COMMITTEE

M.A.P.C.

W.C.C.I. [REDACTED]

Approved sent to Gov. 12/22/88
Approved to proceed 1/10/89

DATA SHEET

MAP #: 5350 B

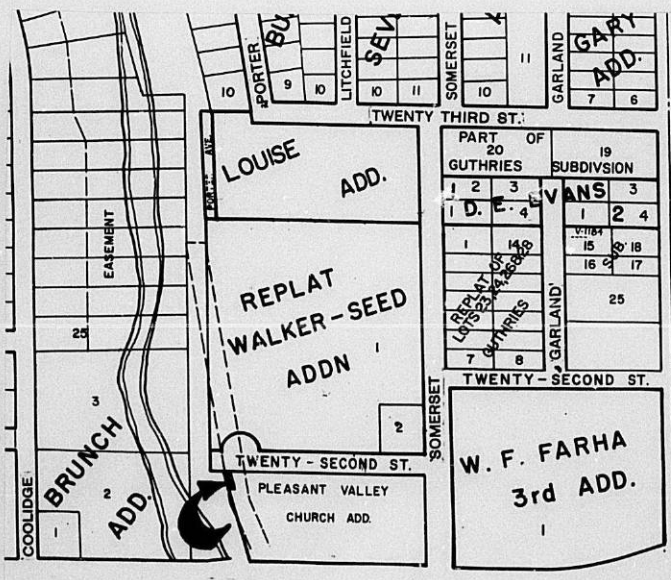
Z- _____
 SCZ- _____
 CU- _____
 DR- 88-12
 DP- _____
 Amend # _____
 Case Filed: 11/10/88
 Associated Case: _____
 CPO Council Area: IA
 CPO Meeting Date: 12/20/88
 MAPC Hearing Date: 12/21/88

APPLICATION DATA:

1. GENERAL LOCATION: On the south side of 22nd Street North in an area east of the Little Arkansas River
2. FROM _____ to _____
3. Proposed Use: Special Use Permit to establish an underground vault for telephone switching equipment
4. DP Name: _____
5. Applicant: Southwestern Bell Telephone Company, c/o Fred L. Neff
 Address: 154 North Broadway, Rm. 956, Wichita, 67202 Phone: 268-2800
6. Applicant: Evangel Assembly of God
 Address: 1620 West 21st Street, Wichita, KS. 67203 Phone: 838-0531
7. Agent: _____
 Address: _____ Phone: _____

AREA DATA:

1. Acres: 0.01 (_____ ft. by _____ ft.)
2. Adjoining Zoning: N _____ S _____ E _____ W _____
3. Land Use: North _____ South _____
 East _____ West _____



Synfield
 No. 2153C
 HASTINGS, MINN.
 LOS ANGELES, CHICAGO, LOGAN, OH.
 MOBILE, TX, LOCUST GROVE, GA.
 U.S.A.

Planning Agenda Item # _____

City of Wichita
City Council Meeting
January 10, 1989

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DR 88-12 - Special Use Permit to establish an underground vault for telephone switching equipment (District #1).

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approved, ~~subject to planning~~ (8-0).

Staff Recommendation: Approve, ~~subject to planning~~.

CPO Recommendation: CPO Council 1A recommended approval by a vote of 8-0.

Background: On December 21, 1988, the MAPC held a public hearing to consider a special use permit to construct an underground vault for telephone switching equipment on property zoned "AA" One-Family Dwelling District. The subject property is platted and is a part of Pleasant Valley Church Addition. A strip of ground approximately 250 feet in length and varying from 10 feet in width to 15 feet in width will be leased by Southwestern Bell for purposes of installing and maintaining the underground vault. This special use permit applies to a 15-foot by 30-foot portion of this strip of land.

The 15-foot by 30-foot application area is located at the end of a cul-de-sac partially within the 25-foot front yard building setback on the subject lot. However, since most of the vault facility will be underground, there should be no visual problems. The buried vault will be 24 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4-1/2 feet long, 2-1/2 feet wide and 25 inches high. Over the past few years, numerous residential sites in the City have been approved for similar installations.

Legal Consideration:

- Recommendations/Actions:
1. Concur with findings of the MAPC and approve the special use permit, subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
 2. Take appropriate action, stating reasons.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

December 21, 1988

STAFF REPORT

CASE NUMBER: DR 88-12

OWNER/APPLICANT/AGENT: Evangel Assembly of God (owner)
Fred Neff, Southwestern Bell (agent)

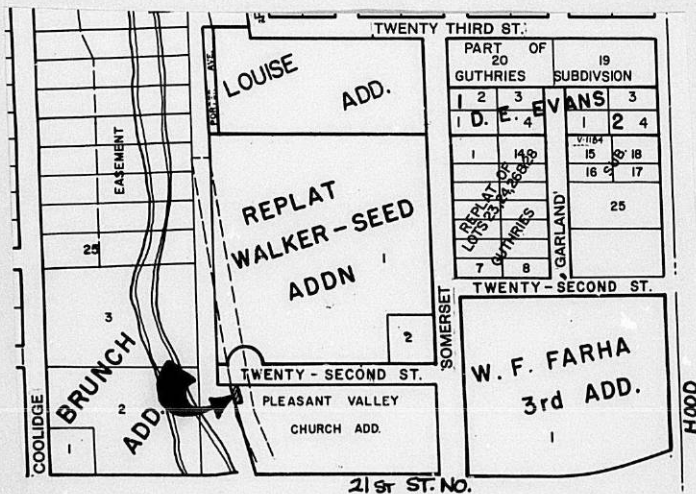
REQUEST: Special Use Permit for an underground vault for telephone switching equipment.

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 15.5 ft. x 30 ft.

LOCATION: On the south side of 22nd Street North, just east of the Little Arkansas River.

PROPOSED USE: To provide accommodations for an underground vault to house telephone communication facilities to serve the surrounding area.



BACKGROUND: As provided for in Section 28.04.180.4 of the City Zoning Ordinance, the applicant is requesting a special use permit to construct an underground vault for telephone switching equipment on property zoned "AA" One-Family Dwelling District. The subject property is platted and is a part of Pleasant Valley Church Addition. A strip of ground approximately 250 feet in length and varying from 10 feet in width to 15 feet in width will be leased by Southwestern Bell for purposes of installing and maintaining the underground vault. This special use permit applies to a 15-foot by 30-foot portion of this strip of land.

The 15-foot by 30-foot application area is located at the end of a cul-de-sac partially within the 25-foot front yard building setback on the subject lot. However, since most of the vault facility will be underground, there should be no visual problems. The buried vault will be 24 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4-1/2 feet long, 2-1/2 feet wide and 25 inches high. Over the past few years, numerous residential sites in the City have been approved for similar installations.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	"B"	Apartments and associated parking lot
SOUTH	"AA"	Undeveloped
EAST	"AA"	Church building and associated parking lot
WEST	"AA"	Little Arkansas River

PUBLIC SERVICES: Adequate right-of-way exists for the adjacent street. Municipal water and sewer will not be needed for this proposed use.

CONFORMANCE TO PLANS/POLICIES: The Land Use Element of the Comprehensive Plan depicts residential land use for this general area. The proposed vault will help provide phone service to this residential area.

RECOMMENDATION: It is recommended that this application be approved, subject to the following condition:

1. The above-ground portion of the vault shall not exceed 4-1/2 feet in length, 2-1/2 feet in width and 25 inches in height.

R E S O L U T I O N

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

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

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions of Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for an underground vault for telephone switching equipment on property legally described below, subject to the following conditions:

CASE NO. DR 88-12

The north 30 feet of the west 15-1/2 feet of Lot 1, Pleasant Valley Church Addition of Wichita, Sedgwick County, Kansas. Generally located on the south side of 22nd Street North in an area east of the Little Arkansas River.

CONDITION OF APPROVAL:

1. The above-ground portion of the vault shall not exceed 4-1/2 feet long, 2-1/2 feet wide and 25 inches high.

SECTION 2. That this Resolution shall take effect and be in force from and after its adoption by the Wichita City Council.

ADOPTED AT WICHITA, KANSAS, _____.

Mayor

ATTEST:

City Clerk

(SEAL)

Approved as to form:

City Attorney

THE CITY OF WICHITA

file copy

TO: Jack Galbraith, Chief Planner-Current Plans DATE: December 21, 1988

FROM: Stanley J. Scott, CP Coordinator *[Signature]*

SUBJECT: DR 88-12: South Side of 22nd Street
North in an area east of the Little
Arkansas River

On Tuesday, December 20, 1988, CPO North Central Neighborhood Council 1A considered the captioned case, a request by Southwestern Bell Telephone Company for a "Special Use Permit" to establish an underground vault for telephone switching equipment. Following discussion, the Council voted 8-0 to recommend approval of the request.

Fred Neff, representing Southwestern Bell Telephone Company, was present to describe the request and respond to questions from the Council. No area residents or property owners were present to address the request. Council members were provided the notice of public hearing, map of the area, and MAPD staff comments.

Please provide the Council's recommendation to the Metropolitan Area Planning Commission and City Council when DR 88-12 is considered.

SJS

RECEIVED

DEC 21 1988

METROPOLITAN PLANNING

ROUTE

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

December 22, 1988

Fred L. Neff
Southwestern Bell Telephone Co.
154 N. Broadway, Room 956
Wichita, KS 67202

Re: DR 88-12 - Special Use Permit to establish an underground vault for telephone switching equipment. Generally located on the south side of 22nd St. N. in an area east of the Little Arkansas River.

Dear Mr. Neff:

At its meeting on December 21, 1988, the Metropolitan Area Planning Commission considered the above-captioned request for a Special Use Permit, DR 88-12, to establish an underground vault for telephone switching equipment. The action of the Planning Commission was to recommend that this request be approved, subject to the following condition:

1. The above-ground portion of the vault shall not exceed 4 1/2 feet in length, 2 1/2 feet in width and 25 inches in height.

This matter will be forwarded to the City Council for consideration at their regular meeting on Tuesday, January 10, 1989. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas, at 9:00 a.m. We would remind you that zoning items are considered after all other matters of business. In recognition of the official public hearing held by the Planning Commission, the City Council does not permit additional debate by proponents or opponents of zone change requests.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

FILE COPY

JHG:jcm

cc: Evangel Assembly of God, 1620 W. 21st, Wichita, KS, 67203

PROPERTY OWNER NOTICES

CASE NO. DR 88-12

DATE OF MAILOUT: 12/9/88

1

Property Owner

2

Applicant and Agent

3

CPO, Vicky Huang, and City Council Member

5

Jack, Louise, Bob, Forrest and Karen

11

TOTAL

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

December 9, 1988

NOTICE OF PUBLIC HEARING

CASE NO: DR 88-12.

LOCATION: On the south side of 22nd Street North in an area just east of the Little Arkansas River.

REQUEST: Special Use Permit to establish an underground vault for telephone switching equipment on property zoned the "AA" One-family Dwelling District.

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

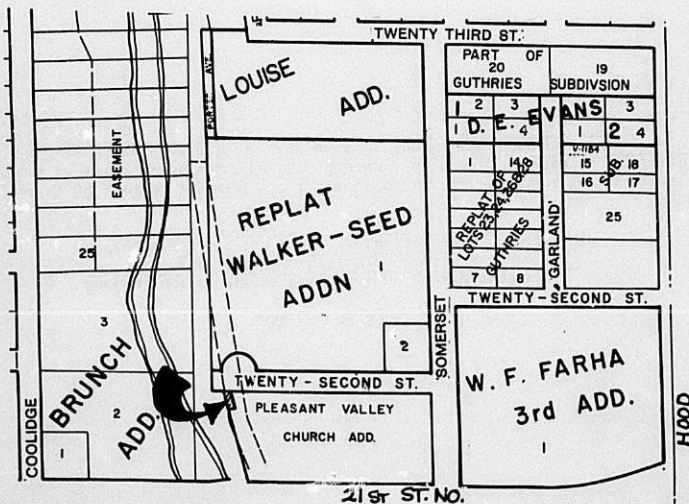
DECEMBER 21, 1988

The meeting will begin at 1:30 p.m., in the Board 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 about this case, please call the Planning Department office at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO North Central Neighborhood Council "1A" will consider this case at their meeting to be held on Tuesday, December 20, 1988, at 7:00 p.m., at the Evergreen Recreation Center, 2700 North Woodland. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.



LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 88-12

Special Use Permit to Establish an Underground Vault
for Telephone Switching Equipment
on Property Zoned the "AA" One-family Dwelling District

The north 30 feet of the west 15 1/2 feet of Lot 1, Pleasant Valley Church Addition to Wichita, Sedgwick County, Kansas. Generally located on the south side of 22nd Street North in an area east of the Little Arkansas River.

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-4	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 29 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses

D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
G	MOBILE HOME	Mobile home park when complying with Title 28 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial/residential. Permits those uses approved as part of a total development plan

Most Restrictive

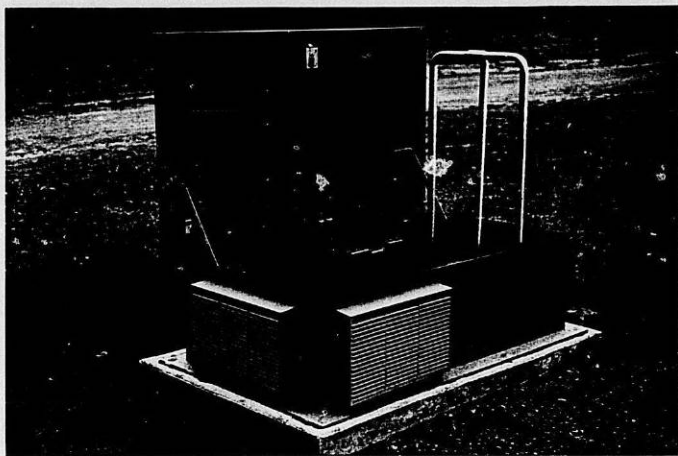
Least Restrictive

Special Districts

CASE NO. DR 88-12

Special Use Permit to Establish an Underground Vault
for Telephone Switching Equipment
on Property Zoned the "AA" One-family Dwelling District

The north 30 feet of the west 15 1/2 feet of Lot 1, Pleasant Valley Church
Addition to Wichita, Sedgwick County, Kansas. Generally located on the south
side of 22nd Street North in an area east of the Little Arkansas River.



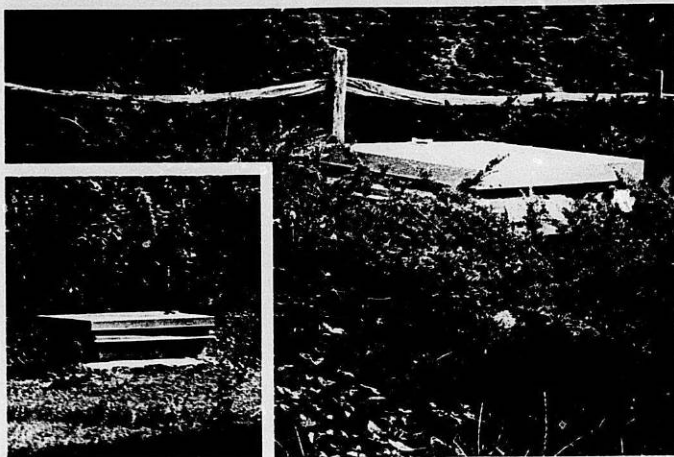
Controlled Environment Vault (CEV)

- Size:** The buried vault interior is 16 feet long, 6 feet wide, and 9 feet high; the exposed hatch is 4½ feet long, 2½ feet wide, and 25 inches high.
- Capacity:** The CEV can accommodate 20 SLC-96 systems.
- Security:** The enclosure is well secured. "Silent" alarms (alarms sound only at the central office, not at the enclosure site) provide protection against unauthorized entry, high humidity, high temperature, flooding, and the leakage of gases into the enclosure from underground sources.
- Primary Power:** The power source is commercial 117 Vac, 60 Hz.
- Back-up Power:** Each SLC-96 system has a string of 48 Vdc batteries that can provide operation for a minimum of eight hours during commercial power failure.
- Climate Control:** The CEV contains environmental control equipment to maintain temperature and humidity limits inside.



Western Electric

Controlled Environment Vault (CEV)



The CEV is a completely underground enclosure — only the access hatch is above ground. Placement of the vault and equipment can be completed in one day.

- Enclosure has little visual impact on the site, since only the access hatch is above ground.
- Construction is reinforced precast concrete.
- Construction is waterproof and fire resistant.
- The enclosure does not require on-site personnel, and maintenance activity is minimal.
- Enclosure is protected by "silent" security systems — alarms do not sound at the enclosure site, but at the local central office.

... a SLC™-96 System Remote Terminal Enclosure

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.

DR 88-154

A. APPLICANT Evangel Assembly of God (owner)

ADDRESS 1620 W. 21st Street Zip Code 67203 PHONE 838-0531

MAIN

APPLICANT

~~AGENT~~ Southwestern Bell Tel. Co. c/o Fred L. Neff (lessee)

ADDRESS 154 N. Ewy. rm 956 Zip Code 67202 PHONE 268-2800

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 underground vault for

telephone switching equipment (use)

on property zoned AA and legally described as Lot(s) 1

, Block(s) _____

of the Pleasant Valley Church Addition Addition.

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

The North 30 feet of the West 1/2 of Lot 1 Pleasant Valley Church Addition

15'x30' (see attached survey)

- B. There are 0.01 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5350B Zoning (N) _____ (S) _____ (E) _____ (W) _____ MAPC 12-22 ?

T9-212-2

DR does not need to be published in paper.
CPO-1A 12/22 Revised 9/86

3. This property is located at (address) 1620 W. 27th.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

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

B. On the South side of 22nd (Ave.) Street ^{North just} ~~between~~ east of the Little Arkansas River ~~(Ave.) Street and Little Arkansas River (Ave.) Street;~~ _(East side of river)

The property included in this application is zoned AA (ZONING DISTRICT CLASSIFICATION).

4. We request this special permit for the following reasons:

To provide accommodations for an underground vault to house telephone communication facilities to serve the surrounding service.

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 Lud L. Mill
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 10:50
(AM, PM) on 11-10-88 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

Louise Oliver Name
_____ Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) §
 SEDGWICK COUNTY)

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

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

Record owners within a 200 foot radius of the North 30 feet of the following described property, to-wit:

Beginning at the SW corner of the PLEASANT VALLEY CHURCH ADDITION to the City of Wichita, Sedgwick County, Kansas; thence on an assumed bearing of N 14° 57' 40" W along the West line of the said Pleasant Valley Church Addition for a distance of 258.60 feet to an iron pin marking the NW corner of the said Pleasant Valley Church Addition; thence on a bearing of N 90° 00' E along the North line of the said Pleasant Valley Church Addition for a distance of 15.52 feet to an iron pin; thence on a bearing of S 14° 57' 40" E for a distance of 30.00 feet to an iron pin; thence on a bearing of N 90° 00' W for a distance of 5.17 feet to an iron pin lying 10 feet, at right angles, from the West line of the said Pleasant Valley Church Addition; thence on a bearing of S 14° 57' 40" E along a line parallel with and 10 feet from the West line of the said Addition for a distance of 228.07 feet to a point on the South line of the said Addition; thence on a bearing of N 89° 59' 58" W for a distance of 10.35 feet to the point of beginning.



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

<u>RECORD OWNER(S)</u>	<u>DESCRIPTION</u>
<i>dup</i> Pleasant Valley Assembly of God, Inc. nka Evangel Assembly of God, Inc. 1620 W. 21st Wichita, Kansas 67203	Lot 1, PLEASANT VALLEY CHURCH ADDITION to the City of Wichita, Sedgwick County, Kansas
Pacific Properties, a California General Partnership c/o Saratoga Capital Inc. 66 E. Santa Clara St. San Jose, California 95113	Lot 1, Block 1, REPLAT OF WALKER-SEED ADDITION, Wichita, Sedgwick County, Kansas
<i>more than 200' from the 30x15' application area</i> Twin Lakes Center, a Kansas general partnership 1801 W. 21st Wichita, Kansas 67203	Lot 1, BRUNCH ADDITION, Sedgwick County, Kansas



DATED at Wichita, Kansas, this 27th day of September, 1988 @ 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

By Michael S. Olson
Assistant Vice President

Tracer No. 84147

NY 00441

METROPOLITAN AREA PLANNING DEPARTMENT

Description Special use permit
Name Southwestern Bell Telephone
Address 154 W. Broadway Rm 750
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount 8150⁰⁰
Date 11-10-88 Due Date 11-10-88 By K.C.

Form 00-000