

POSTED
7-19-72

CU-141 - Rev. Vincent J. Eck,
et al. request CU for addition
of hangars at private airport.
Generally located on NS of Cen-
tral between 167th & 183rd St. W

ACTION

DATE

COMMITTEE

S.C.P.C. Approved subject to conditions 7-28-72
M.A.P.C. Approved subject to conditions 8-10-72
~~S.C.P.C.~~ B. CO. C. Approved on 8-23-72
Closed 9-8-72

Map No. ELW-B
Sec. 16
Twp. 27S
Range 2W

DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 141
Filed 7-12-72

- APPLICATION DATA: From _____ to _____
1. Applicant: Rev. Vincent J. Eck, et al.
Address 4501 Maple 67209 Phone 943-4353
 2. Agent: N/A
Address _____ Phone _____
 3. General Location: NS of Central in an area between 167th and 183rd St. West Address _____
 4. Proposed Use: Additional hangars at airport

- AREA DATA:
1. Acres: 18.18 (300 ft. by 2640 ft.)
 2. Adjoining Zoning: E "R" S "R" W "R" N "R"
 3. Land Use: East _____ South _____
West _____ North _____
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: _____
 6. Area (is) (is not) platted. _____

- PROCEDURE DATA:
1. Zoning Committee _____ by _____
 2. MAPC Meeting: _____

Date	Action
<u>8-10-72</u>	_____
_____	_____
_____	_____

3. Governing Body (Bd. City Commissioners - Bd. County Commissioners)

Date	Action	Resolution
<u>4/33/72</u>	<u>Approved as recommended</u>	_____
_____	_____	_____
_____	_____	<u>Published 9.8.72</u>

NOTES:

G-CPC 7-28-72 Approved subject to conditions in staff report.

SEE D-0510

Request for exception to airport spacing requirement approved by the Bd of CC on 8/22/72 J.H.D.

12-72

3

ft.)

ers)

conditions

ing
g cc

FILE

HASTINGS, MN. LOS ANGELES
LOGAN, OH. MEMPHIS, TN. U.S.A.

Shepard
No. 2-153C

CU-141 - Rev. Vincent J. Eck,
at al. request CU for addition
of hangars at private airport.
Generally located on NS of Cent-
tral between 167th & 183rd St. W

Recommendation

From Riverside file CV109

It is the opinion of the Planning Department that the literal enforcement of the Airport Zoning Ordinance of the City of Wichita will result in a hardship for the applicant if he is not permitted to expand the airport. Since the airport exists and is six miles from the Municipal Airport, it is the recommendation of the Planning Department that the variance be granted. It is also recommended that the Conditional Use be approved subject to the following conditions:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Rev. Vincent J. Eck, & Rev. Reinhard C. Eck, & Rev. Ivan C. Eck

being the owners of the following described real estate in Sedgwick County, Kansas, to wit:

The south 50 feet of the west 300 feet of the Southeast quarter of Section 16, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 14th day of August 19 72.

Rev. Vincent J. Eck Rev. Reinhard C. Eck
Rev. Ivan C. Eck _____

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 14th day of August, 1972, came Rev. Vincent J. Eck, Rev. Reinhard C. Eck, and Rev. Ivan C. Eck

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

~~Submitted to the Washburn Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Washburn, Kansas, and approved by said Board of Commissioners on or about the 14th day of Washburn, Kansas,~~
this _____,

Margaret R. [Signature]
Notary Public
My Commission Expires 1/1/75
SEAL: WASHBURN COUNTY, KANSAS, JAN 1 1975

() Published in The Wichita Beacon on 9.8.72, 1972.

RESOLUTION

CASE NO. CU-141

A RESOLUTION PERMITTING
THE ADDITION OF FOUR SPACES TO THE EXISTING
HANGAR AT ECK FIELD (AIRPORT)

ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, OR THE CITY OF GODDARD, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.10 (a) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 4.10 (a) and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow the addition of four spaces to the existing hangar at Eck Field (Airport) is hereby approved on the lands legally described as follows:

The west 300 feet of the Southeast Quarter of Section 16, Township 27 South, Range 2 West of the 6th P.M. Generally located on the north side of Central between 167th and 183rd Streets West.

SUBJECT TO THE FOLLOWING:

1. The applicant shall dedicate by separate instrument the 50 feet of half-street right-of-way necessary for Central.
2. No new building shall be erected closer than 100 feet from the new street right-of-way line.
3. Uses permitted shall be only those associated with the normal operation of the airport itself.
4. Approval by the Federal Aviation Agency and compliance with any conditions attached thereto.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

() Published in The Wichita Beacon on _____, 1972.

RESOLUTION

CASE NO. CU-141

A RESOLUTION PERMITTING THE ADDITION OF FOUR SPACES TO THE EXISTING HANGAR AT ECK FIELD (AIRPORT)

ON CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, OR THE CITY OF GODDARD, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 4.10 (a) AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, ON MARCH 3, 1958, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from Wichita-Sedgwick County Metropolitan Area Planning Commission and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 4.10 (a) and Section 11.E of the Zoning Resolution, as amended, a Conditional Use Permit to allow The addition of four spaces to the existing hangar at Eck Field (Airport) is hereby approved on the lands legally described as follows:

The west 300 feet of the Southeast Quarter of Section 16, Township 27 South, Range 2 West of the 6th P.M. Generally located on the north side of Central between 167th and 183rd Streets West.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered and shown on the particular sectional zoning map contained in the official zoning atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication in the official County paper.

PASSED AND ADOPTED at Sedgwick County, Kansas, this 23rd day of August, 1972.

Earl B. Rush, Chairman
Elmer Spitzer, Commissioner
Elmer Spitzer, Commissioner

ATTEST:

Marie Warden, County Clerk



Form T9-221A

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

CASE NO. CU-141

CONSIDERED BY GCPC: 7-28-72
CONSIDERED BY MAPC: 8-10-72

REQUEST FOR: Approval of Conditional Use

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To add four spaces, attached to existing hangar
at Eck Field

GENERAL LOCATION: North side of Central approximately
1/2 mile west of 167th Street West

LEGAL DESCRIPTION:

The west 300 feet of the southeast quarter of
Section 16, Township 27 South, Range 2 West of
6th P.M., Sedgwick County, Kansas.

APPLICANT: Rev. Vincent J. Eck, et al.

COUNSEL FOR APPLICANT: None

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, east,
south and west is "R"

LAND USE: Subject property is the location of Eck Field (Airport);
north, east, south, and west is undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That the Planning Commission recommend to the County Commission approval
of the request subject to:

1. The applicant shall dedicate by separate instrument the 50 feet
of half-street right-of-way necessary for Central.
2. No new building shall be erected closer than 100 feet from the new
street right-of-way line.
3. Uses permitted shall be only those associated with the normal
operation of the airport itself.
4. Approval by the Federal Aviation Agency and compliance with any
conditions attached thereto,
and further, that the Planning Commission recommend to the City Commis-
sion that variance of the spacing requirements set forth in Section
28.08.100 of the Airport Zoning Ordinance of the City Code be approved.

(Taylor moved, Harrison seconded and it carried unanimously.)

ACTION: 1. Accept the dedication of street right-of-way; approve the
recommendation of the Metropolitan Area Planning Commission and adopt
a resolution effectuating the conditional use; or
2. Deny the application.

sent 8-18-72

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 10, 1972:

11. Case No. CU-141 - Rev. Vincent J. Eck, et al. request approval of a Conditional Use to add to existing hangars by adding four spaces to present building at airport on the west 300 feet of the southeast quarter of Section 16, Township 27 South, Range 2 West of the 6th P.M. Generally located on the north side of Central between 167th and 183rd Streets West.

LAKIN pointed out the area on the map and reviewed the following staff report:

Comments

1. In accordance with Section 3 of the County Zoning Resolution, "R" Rural Residential District A.8 under "Uses Permitted", the applicant has requested a Conditional Use permit to expand the hangar facilities of Eck Field (airport) located on the north side of Central approximately 1/2 mile west of 167th Street West.
2. A plot plan submitted with the application indicates existing hangar facilities for 8 aircraft and also indicates the area of proposed expansion to provide space for 4 additional aircraft.
3. Upon receiving this application, the Planning Department contacted the Federal Aviation Agency requesting their evaluation and comments as to the location of this airport and conflicts, if any, which will arise from the expansion of this airport within 5 1/2 miles of the Municipal Airport and other smaller airports.
4. It should be pointed out that before the nonconforming airport can expand, it is necessary that this conditional use request be approved by the Board of County Commissioners. In addition to this requirement and in accordance with Section 28.08.100 of the Airport Zoning Ordinance of the City Code, the applicant must request an exception to the spacing requirements from the City Commission since this airport already lies within eight miles of the Municipal Airport. The City commission must find that a literal enforcement of these provisions would result in unnecessary hardship and that such a variance would not be contrary to the public interest.
5. Should the Planning Commission determine that the expansion of this airport is appropriate, the Conditional Use should be approved subject to the following conditions:
 1. The applicant shall dedicate by separate instrument the 50 feet of half-street right-of-way necessary for Central.
 2. No new building shall be erected closer than 100 feet from the new street right-of-way line.
 3. Uses permitted shall be only those associated with the normal operation of the airport itself.
 4. Approval by the Federal Aviation Agency and compliance with any conditions attached thereto.

LAKIN pointed out the area on the map and reported that the City of Goddard has recommended approval, and that the Federal Aviation Agency has reported they have no adverse comments as to the expansion as a private air facility. He pointed out also that under the Airport Zoning Ordinance which the City of Wichita administers, it is necessary to have approval of the expansion by the City Commission inasmuch as the air field is within 8 miles of the Municipal Airport. LAKIN suggested that any motion for approval also include a recommendation for waiving of the requirements of the Airport Zoning Ordinance by the City Commission.

The applicants were present in support of the request. No one spoke in opposition.

MOTION: That the Planning commission recommend to the county Commission approval of this request subject to:

1. The applicant shall dedicate by separate instrument the 50 feet of half-street right-of-way necessary for Central.
2. No new building shall be erected closer than 100 feet from the new street right-of-way line.
3. Uses permitted shall be only those associated with the normal operation of the airport itself.
4. Approval by the Federal Aviation Agency and compliance with any conditions attached thereto;

and further, that the Planning Commission recommend to the City Commission that variance of the spacing requirements set forth in Section 28.08.100 of the Airport Zoning Ordinance of the City Code be approved. (TAYLOR moved, HARRISON seconded and it carried unanimously.)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Rev. Vincent J. Eck, & Rev. Reinhard C. Eck, & Rev. Ivan C. Eck

being the owners of the following described real estate in Sedgwick County, Kansas, to wit:

The south 50 feet of the west 300 feet of the Southeast quarter of Section 16, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 14th day of August 19 72.

Rev. Vincent J. Eck Rev. Reinhard C. Eck
Rev. Ivan C. Eck

STATE OF KANSAS)
SEDGWICK COUNTY)^{ss}

BE IT REMEMBERED, that on this 14th day of August, 1972,
came Rev. Vincent J. Eck, Rev. Reinhard C. Eck, and Rev. Ivan C. Eck

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

~~Submitted to the Wichita Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,~~
this _____,

City Clerk

Margaret R.
Notary Public
My Commission Expires 1975
KANSAS
SEDGWICK COUNTY

August 11, 1972

Ralph Wulz, City Manager

John D. Gist, Principal Planner

Exception to the spacing requirements in Section 28.08.100 of the airport zoning ordinance of the City Code (Eck Field - North side of Central approximately 1/2 mile west of 167th Street West)

At its regular meeting on August 10, 1972, the Metropolitan Area Planning Commission considered a Conditional Use request (CU-141) involving the addition of four spaces to an existing hangar at the Eck Field, which presently has facilities to accommodate eight aircraft. It was the action of the Commission to recommend to the Board of County Commissioners the approval of the request, subject to certain conditions.

Further, inasmuch as the private airfield lies within eight miles of the Municipal Airport, it was also the action of the Commission to recommend to the Board of City Commissioners that an exception be made to the spacing requirements as set forth in Section 28.08.100 of the airport zoning ordinance of the City Code.

JDG:ber

cc: H. Jay Setter, Director
Park Board

August 11, 1972

Reverend Vincent J. Eck
4501 Maple
Wichita, Kansas 67209

Re: CU-141 - Request for Con-
ditional Use to expand
hangar space - NS of Cen-
tral approximately 1/4
mile west of 167th Street
West

Dear Reverend Eck:

At the regular meeting of the Metropolitan Area Planning Commission on August 10, 1972, the above-captioned case was considered. It was the action of the Commission to recommend to the Board of County Commissioners that the request be approved, subject to the following:

1. The applicant shall dedicate by separate instrument the 50 feet of half-street right-of-way necessary for Central.
2. No new building shall be erected closer than 100 feet from the new street right-of-way line.
3. Uses permitted shall be only those associated with the normal operation of the airport itself.
4. Approval by the Federal Aviation Agency and compliance with any conditions attached thereto.

Further, it was the action of the Commission to recommend to the Board of Commissioners of the City of Wichita that the variance of the spacing requirements set forth in Section 28.08.100 of the airport zoning ordinance of the City Code be approved.

Page 2 - Reverend Vincent J. Eck
August 11, 1972

Enclosed is a separate instrument for dedication of 50 feet of half-street right-of-way for Central which should be properly executed and returned to our office by Thursday, August 17, 1972, to permit the conditional use request to be scheduled before the Board of County Commissioners at their regular meeting at 9:00 a.m. on Wednesday, August 23, 1972, in Room 320 Sedgwick County Courthouse.

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

Sincerely,

John D. Gist
Principal Planner

JDG:ber

Enclosure

cc: Rev. Reinhard C. Eck, 3130 Amidon 67204
Rev. Ivan C. Eck, 1201 Denker 67211

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, _____

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The south 50 feet of the west 300 feet of the Southeast quarter of Section 16, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

do _____ hereby dedicate the above described real estate to the public for _____ street _____ purposes.

Executed this _____ day of _____ 19 ____.

STATE OF KANSAS)
SEDGWICK COUNTY)^{SS}

BE IT REMEMBERED, that on this _____ day of _____, came _____

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____, _____

City Clerk

Notary Public

My Commission Expires: _____

THE CITY OF WICHITA

Git



OFFICE OF THE CITY MANAGER
262-0611 — AREA CODE 316
CITY BUILDING — 204 S. MAIN ST.
WICHITA, KANSAS 67202

August 7, 1972

file 311-141

The Reverend Vincent J. Eck
Christ the King Church
4501 Maple
Wichita, Kansas 67209

Dear Reverend Eck:

This is to acknowledge your letter requesting a conditional use permit for Eck Field private airport facility, under provisions of Section 28.08.100 of the City Code.

By copy of this letter I am referring your letter to the Metropolitan Area Planning Department for their recommendation. The public hearing on this matter will be scheduled upon receipt of this recommendation.

Sincerely,

Ralph Wulz
Ralph Wulz
City Manager

RW:kmp

cc: Robert A. Lakin, Director of Planning
H. Jay Setter, Director of Parks
James C. DeLong, Airport Manager



August 3, 1972

Wichita Board of City Commissioners
City Building Annex
104 S. Main St.
Wichita, Kansas 67202

ROUTING:	
<input type="checkbox"/>	RW _____
<input type="checkbox"/>	RGF _____
AUG 7 1972	
<input type="checkbox"/>	EK _____
<input type="checkbox"/>	FILE <input type="checkbox"/> _____

Dear Sirs:

In applying for a Conditional Use Permit to add hangar and storage space at Eck Field, our private facility, not open to the public, located 5½ miles west and 2 miles north of the corner of Harry and Tyler Rd. (Northwest corner of Municipal Airport), we are informed that the Airport Zoning Ordinance of the city of Wichita, Section 28.08.100 A & B must be complied with.

We hereby respectfully request you consider granting an exception as cited in Section 28.08.100 B to the spacing requirements set forth in Section 28.08.100 A, after a public hearing.

Thanking you for your time and consideration, we are,

Sincerely,

Rev. Vincent J. Eck

Rev. Vincent J. Eck

Rev. Reinhard C. Eck

Rev. Reinhard C. Eck

Rev. Ivan C. Eck

Rev. Ivan C. Eck

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

GCPC HEARING DATE: July 28, 1972
MAPC HEARING DATE: August 10, 1972

Case No. CU-141 Request: Conditional Use Permit for expansion of hangar facilities of Eck Field (airport)

Location: North side of Central approximately $\frac{1}{2}$ mile west of 167th Street West.

Reason: Add four spaces, attached to existing hangar at Eck Field

Acres: 18.18 Size: N/A

	<u>Land Use</u>	<u>Zoning</u>
Existing	Eck Field (airport)	"R"
North	Undeveloped	"P"
East	Undeveloped	"R"
South	Undeveloped	"R"
West	Undeveloped	"R"

Existing R/W Central - (half) - 30 feet

Proposed R/W Central - (half) - 50 feet History: None

Comments:

1. In accordance with Section 3 of the County Zoning Resolution, "R" Rural Residential District A.8 under "Uses Permitted" the applicant has requested a Conditional Use permit to expand the hangar facilities of Eck Field (airport) located on the north side of Central approximately $\frac{1}{2}$ mile west of 167th Street West.
2. A plot plan submitted with the application indicates existing hangar facilities for 8 aircraft and also indicates the area of proposed expansion to provide space for 4 additional aircraft.
3. Upon receiving this application, the Planning Department contacted the Federal Aviation Agency requesting their evaluation and comments as to the location of this airport and conflicts, if any, which will arise from the expansion

of this airport within 5½ miles of the Municipal Airport and other smaller airports.

4. It should be pointed out that before the nonconforming airport can expand, it is necessary that this conditional use request be approved by the Board of County Commissioners. In addition to this requirement and in accordance with Section 28.08.100 of the Airport Zoning Ordinance of the City Code, the applicant must request an exception to the spacing requirements from the City Commission since this airport already lies within eight miles of the Municipal Airport. The City Commission must find that a literal enforcement of these provisions would result in unnecessary hardship and that such a variance would not be contrary to the public interest.
5. Should the Planning Commission determine that the expansion of this airport is appropriate, the Conditional Use should be approved subject to the following conditions:
 1. The applicant shall dedicate by separate instrument the 50 feet of half-street right-of-way necessary for Central.
 2. No new building shall be erected closer than 100 feet from the new street right-of-way line.
 3. Uses permitted shall be only those associated with the normal operation of the airport itself.
 4. Approval by the Federal Aviation Agency and compliance with any conditions attached thereto.

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

CENTRAL REGION
601 EAST 12TH STREET
KANSAS CITY, MISSOURI 64108



26 JUL 1972

Mr. Jack H. Galbraith, Chief Planner
Wichita-Sedgwick County Metropolitan Area
Planning Department
City Building Annex
103 South Main Street
Wichita, Kansas 67202

Dear Mr. Galbraith:

In response to your request of 18 July 1972 for our comments on the proposed hangar at Eck Airport, we feel there would be no conflicts concerning the proposal. This is based on the fact that the airport is not a public-use airport.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Knoeffle".

WILLIAM C. KNOEFFLE
Chief, Airports Division



7 Property Owners Notices mailed 7/21/72

6 Referrals and Property Owners notices mailed to Commissioners 7/21/72

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

GCPC HEARING DATE: July 28, 1972
MAPC HEARING DATE: August 10, 1972

Case No. CU-141 Request: Conditional Use Permit for expansion of hangar facilities of Eck Field (airport)

Location: North side of Central approximately ½ mile west of 167th Street West.

Reason: Add four spaces, attached to existing hangar at Eck Field

Acres: 18.18 Size: N/A

	<u>Land Use</u>	<u>Zoning</u>
Existing	Eck Field (airport)	"R"
North	Undeveloped	"R"
East	Undeveloped	"R"
South	Undeveloped	"R"
West	Undeveloped	"R"

Existing R/W Central - (half) - 30 feet

Proposed R/W Central - (half) - 50 feet History: None

Comments:

1. In accordance with Section 3 of the County Zoning Resolution, "R" Rural Residential District A.8 under "Uses Permitted". the applicant has requested a Conditional Use permit to expand the hangar facilities of Eck Field (airport) located on the north side of Central approximately ½ mile west of 167th Street West.
2. A plot plan submitted with the application indicates existing hangar facilities for 8 aircraft and also indicates the area of proposed expansion to provide space for 4 additional aircraft.
3. Upon receiving this application, the Planning Department contacted the Federal Aviation Agency requesting their evaluation and comments as to the location of this airport and conflicts, if any, which will arise from the expansion

of this airport within 5 $\frac{1}{2}$ miles of the Municipal Airport and other smaller airports.

4. It should be pointed out that before the nonconforming airport can expand, it is necessary that this conditional use request be approved by the Board of County Commissioners. In addition to this requirement and in accordance with Section 28.08.100 of the Airport Zoning Ordinance of the City Code, the applicant must request an exception to the spacing requirements from the City Commission since this airport already lies within eight miles of the Municipal Airport. The City Commission must find that a literal enforcement of these provisions would result in unnecessary hardship and that such a variance would not be contrary to the public interest.
5. Should the Planning Commission determine that the expansion of this airport is appropriate, the Conditional Use should be approved subject to the following conditions:
 1. The applicant shall dedicate by separate instrument the 50 feet of half-street right-of-way necessary for Central.
 2. No new building shall be erected closer than 100 feet from the new street right-of-way line.
 3. Uses permitted shall be only those associated with the normal operation of the airport itself.
 4. Approval by the Federal Aviation Agency and compliance with any conditions attached thereto.

Referral From Wichita-Sedgwick County Metropolitan Area Planning Commission
To Goddard City Planning Commission.

Case No. CU-141 To Be Heard By The M.A.P.C. on August 10, 1972

Request for a special permit to expand airport hanger facilities.

Reason For Request (As Provided By Petitioner): Add four spaces to the existing hangar at Eck Field (airport).

Location of Property: North side of Central between 167th and 183rd streets west.

Legal Description Of Property:

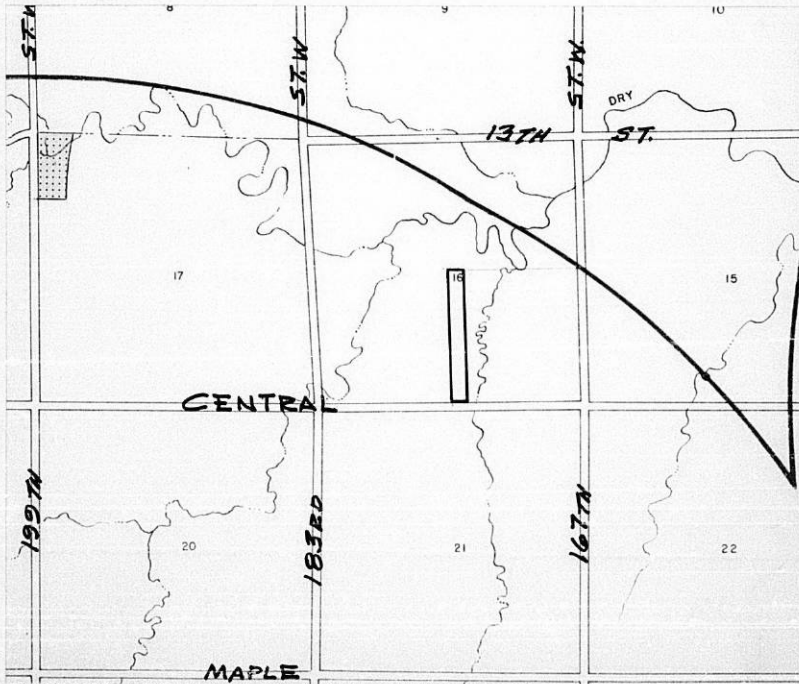
The West 300 feet of the Southeast Quarter of Section 16, Township 27
South Range 2 West of the 6th P.M. Sedgwick County, Kansas.

Petitioner: Reverand Vincent J Eck, et al
Address: 4501 Maple, Wichita, Kansas 67209

Council For Petitioner: None

Surrounding Land Use:

North - Undeveloped East - Undeveloped
South - Undeveloped West - Undeveloped



Recommendations Or Comments By G.C.P.C.:

Map No. E-Lw-B
Sec. 16
Twp. 27S
Range 2W

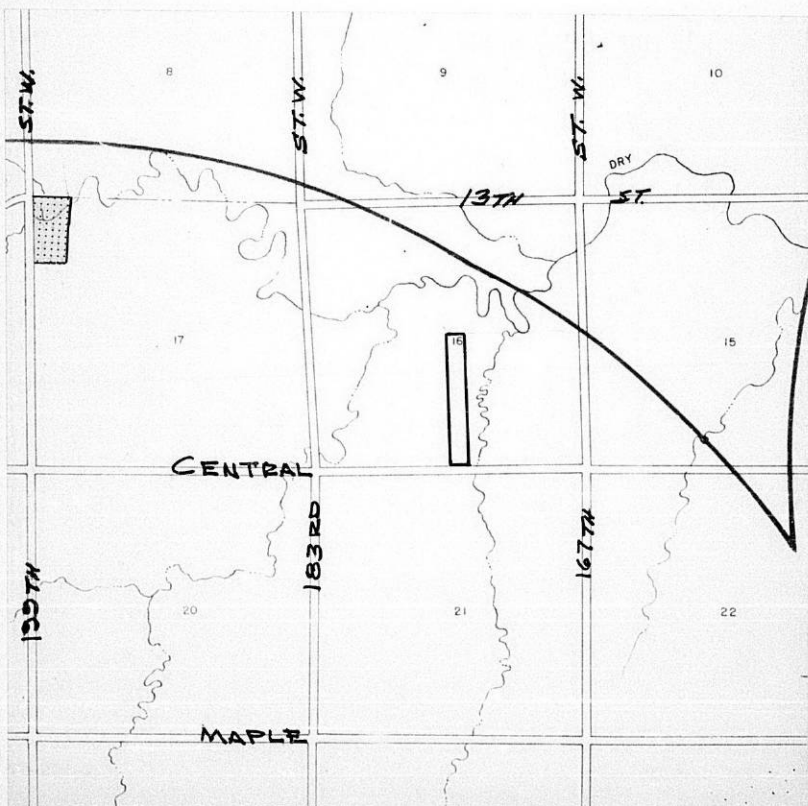
DATA SHEET
(ZONING & CONDITIONAL USE)

Z- _____
SCZ- _____
CU- 141
Filed 7-12-72

- APPLICATION DATA: From _____ to _____
1. Applicant: Rev. Vincent J. Eck, et al.
Address 4501 Maple 67209 Phone 943-4353
 2. Agent: N/A
Address _____ Phone _____
 3. General Location: NS of Central in an area between 167th and 183rd Streets West Address _____
 4. Proposed Use: Additional hangars at airport

- AREA DATA:
1. Acres: 18.18 (300 ft. by 2640 ft.)
 2. Adjoining Zoning: E "R" S "R" W "R" N "R"
 3. Land Use: East AGRICULTURE South AGRICULTURE
West AGRICULTURE North AGRICULTURE
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: Private Airport
 6. Area ~~XXXX~~ (is not) platted.

PHOTO DATA:
Taken by _____ Date _____ Time _____



7 notices sent to property owners 7/21/72

July 18, 1972

Mr. Robert Brown, Chief
Airport District
Airport Division, FAA
612 East 12th Street
Kansas City, Missouri 64106

Dear Mr. Brown:

Our office has received an application for a Conditional Use permit under the "R" Rural Residential Zoning District under the County Zoning Regulations. The applicant, Reverend Vincent J. Eck, desires to expand the existing Eck Airport hangar facilities on the following described property:

The west 300 feet of the Southeast quarter of Section 16, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

This property lies on the north side of Central between 167th Street West and 183rd Street West and is approximately 5 1/2 miles northwest of the Wichita Municipal Airport and is outlined in red on the enclosed 150 scale quarter section map.

Before the airport can expand, it is necessary that this Conditional use request be approved by the Board of County Commissioners. It is also necessary that the Board of City Commissioners of the City of Wichita approve the exception for the spacing of this airport under Section 28.08.100 of the City Code.

Consideration of this request is scheduled for the Planning Commission meeting of August 10, 1972. We would appreciate your evaluation and comments as to the location and conflicts, if any, which will arise from the expansion of this airport within 5 1/2 miles of the Municipal Airport and other smaller airports.

We would appreciate your comments by August 3, 1972, so that we can forward a recommendation to the Planning Commission for their meeting of August 10, 1972.

Page 2 - Mr. Robert Brown
July 18, 1972

Your assistance in this matter is greatly appreciated.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:GLS:ber

cc: James C. DeLong, Airport Manager, Wichita Municipal Airport
H. Jay Setter, Director, Wichita Park Department
Reverend Vincent J. Eck, 4501 Maple 67209

July 18, 1972

Reverend Vincent J. Eck
4501 Maple
Wichita, Kansas 67209

Dear Reverend Eck:

As a result of your filing a request for a Conditional Use to expand hangar facilities of the Eck Airport, we have requested comments from the Federal Aviation Agency as has been the policy of the Planning Commission and as is required in the Airport Zoning Ordinance of the City of Wichita.

In addition to this County application, it is necessary, as required in Section 28.08.100 of the Airport Zoning Ordinance, that you request an exception to the spacing requirements from the City Commission since your airport lies within eight miles of the Municipal Airport. The City Commission must find that a literal enforcement of these provisions would result in unnecessary hardship and that such a variance would not be contrary to the public interest.

I suggest that you make a formal request, by letter, to the Board of City Commissioners citing Section 28.08.100 and request that they consider your airport at a public hearing after the Planning Commission meeting.

Attached for your information is an excerpt from the Airport Zoning Ordinance applying to the spacing of adjacent airports.

In our request for comments from the Federal Aviation Agency we have advised them that this case has been scheduled for public hearing by the Planning Commission at their regular meeting of August 10, 1972.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

Attachment

cc: Robert Finch, Executive Secretary, City Manager's Office
H. Jay Setter, Director, Wichita Park Department

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

10 July 1972

General Aviation District Office
Flight Standards Building
Municipal Airport
Wichita, Kansas 67209



Reverend Vincent J. Eck
4501 Maple
Wichita, Kansas 67209

Dear Father Eck:

This letter is in response to your request to Chief of Operations,
Mr. Argil L. Axford, this office.

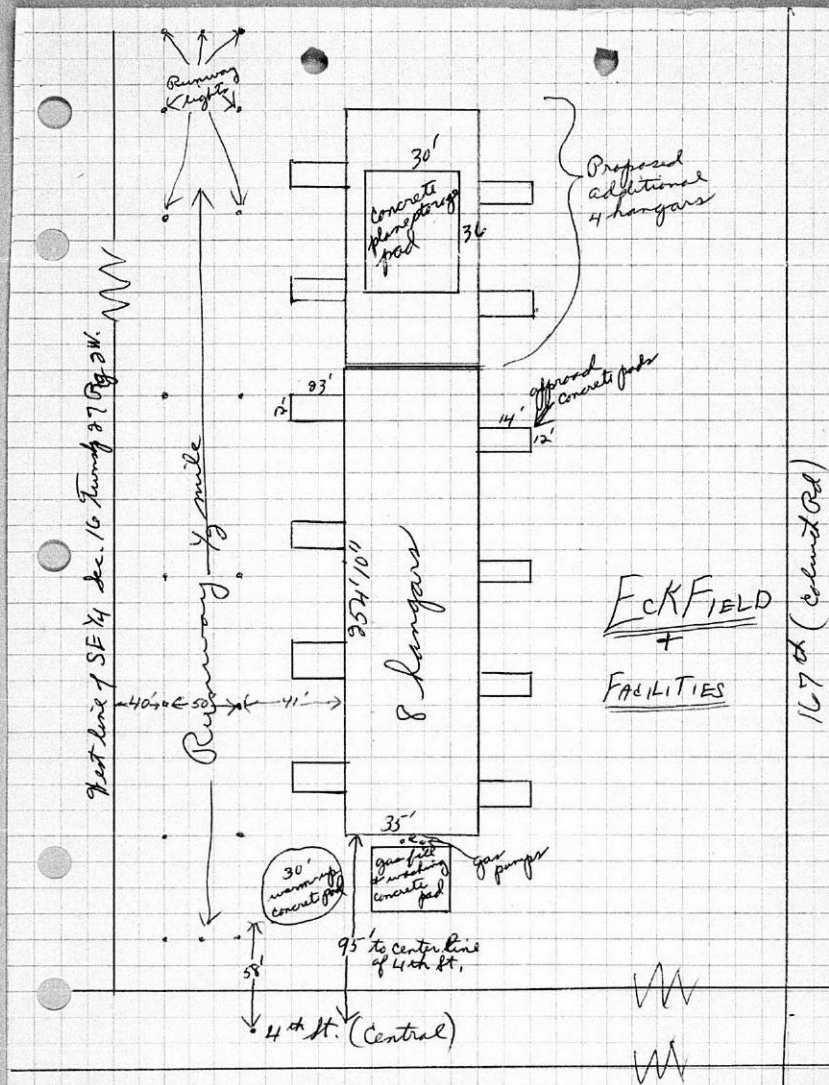
So long as your private airport is not open to the public, then any
hangars you may construct there would not be in violation of Part 77
of the FAA Regulations or any other FAR's.

This has been confirmed with our Airspace and Procedures Section in
Kansas City.

Sincerely,

A handwritten signature in cursive script that reads "B. L. Abram".

B. L. ABRAM
Chief



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

THIS IS AN APPLICATION FOR A CONDITIONAL USE PERMIT. THE FORM MUST BE COMPLETED AND FILED AT THE PLANNING DEPARTMENT, ROOM 402, CITY BUILDING ANNEX, 104 SOUTH MAIN, 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 Rev. Vincent J. Eck
ADDRESS 4501 Maple, Wichita, Kansas 67209 PHONE 943-4353
AGENT N/A
ADDRESS N/A PHONE _____
- B. APPLICANT Rev. Reinhard C. Eck
ADDRESS 3130 Amidon, Wichita, Kansas 67204 PHONE 838-1963
AGENT N/A
ADDRESS N/A PHONE _____
- C. APPLICANT Rev. Ivan C. Eck
ADDRESS 1201 Denker, Wichita, Kansas 67211 PHONE 262-1821
AGENT N/A
ADDRESS N/A PHONE _____

(USE SEPARATE SHEET IF NECESSARY FOR NAMES OF ADDITIONAL APPLICANTS).

II. THE APPLICANT PROPOSES TO ~~BEYOND EXISTING~~ add to existing hangars _____
by adding four spaces---attached to present building _____ (USE

ON PROPERTY LEGALLY DESCRIBED AS LOT(S) West 300 feet of the
Sec. 16, Tp. 27 S., Rg. 2 W. SE 1/4 of SW 1/4 of
BLOCK(S) N/A OF THE
_____ N/A ADDITION.

(IF APPROPRIATE, METES AND BOUNDS DESCRIPTION MAY BE PROVIDED IN THE SPACE BELOW OR ON AN ATTACHED SHEET).

III. THIS PROPERTY IS LOCATED AT (ADDRESS) R.R. 1, Goddard, Kansas

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT ~~THE~~ 1/2 mile west of CORNER OF ~~167th~~ AND ~~4th St.~~, OR

B. ON THE North SIDE OF Central (4th St. North) (AVENUE) STREET BETWEEN 167th St. West (AVENUE) STREET AND 199th St. West (AVENUE) STREET.

IV. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED R (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL Use PERMIT FOR THE FOLLOWING REASONS:
Add four spaces, attached, to the existing hangar at ECK FIELD (airport).

VI. 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 ABSTRACTOR'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.

Rev. Vincent J. Eck
By NA AUTHORIZED AGENT (IF ANY) By _____ AUTHORIZED AGENT (IF ANY)

By _____ AUTHORIZED AGENT (IF ANY) By _____ AUTHORIZED AGENT (IF ANY)

By _____ AUTHORIZED AGENT (IF ANY) By _____ AUTHORIZED AGENT (IF ANY)

OWNERSHIP LIST

Description

Property Owner

S $\frac{1}{2}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 126, Tp. 27 S., Rg. 2 W.

✓ Rev. Vincent Eck, 4501 W. Maple
Wichita, Kansas, 67209, Rev.
Ivan Eck, 1201 Denker, Wichita,
Kansas, 67211 and Rev. Reinhard
Eck, 3130 Amidon, Wichita,
Kansas, 67204

Beginning at the SE corner of the SW $\frac{1}{4}$ of Sec. 16-27-2W, thence N. 290.4', thence W. 150', thence S. 290.4', thence E. 150' to beginning

✓ Mathia F. Eck and Patricia S. Eck
5534 W. Central, Wichita, Kansas
67212

E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 16, Tp. 27 S., Rg. 2 W, except Beginning at the SE corner of the SW $\frac{1}{4}$ of Sec. 16, thence N. 290.4', thence W. 150', thence S. 290.4', thence E. 150' to beginning

✓ Ferdinand C. Eck
Goddard, Kansas, 67052

S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 16, Tp. 27 S., Rg. 2W

✓ Urban Eck and Dorothy Eck
Colwich, Kansas, 67030

The NW $\frac{1}{4}$ of Sec. 16, Tp. 27 S., Rg. 2 W

✓ Albert M. Mies & Gertrude Mies
Colwich, Kansas, 67030

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 21, Tp. 27 S., Rg. 2 W.

no address found
✓ Ben K. Meyer & Marguerite Meyer
Address unknown

The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 21, Tp. 27 S., Rg. 2 W.

no address found
✓ Arthur N. Siewert & Loretta C.
Siewert, Address unknown

check for legal
The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners within a 1000 foot radius of The West 300 feet of the Southeast Quarter of Section 16, Township 27 South Range 2 West of the 6th P. M., Sedgwick County, Kansas, as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 10th day of July, 1972 at 7:00 o'clock A. M.

The Security Abstract and Title Company, Inc.

By

Curtis Simmons
Vice-President

Order No. 192170

*EW Book 6
E6WB*

Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
<i>additional fee</i>	<i>\$70.00</i>

Name *John Howard Cook*

Address *101 S Maple*

Type *As 4-10-73* Due Date

Comments:

Date *1-11-72* By *mic*