

CU-234 - Sedgwick County Board of Fire Commissioners request Conditional Use to permit establishment of a Governmental Building (Fire Station) on property zoned

*Robert G. N. 11-19-80*

**ACTION**

	DATE
<i>Haysville</i> COMMITTEE <i>Approved and to</i>	<i>4-24-80</i>
	<i>Recording amended plat.</i>
M.A.P.C. <i>Approved and to</i>	<i>5-8-80</i>
	<i>Platting</i>
B.F.C./B. CO. C. <i>Approved to</i>	<i>5-21-80</i>
	<i>Remedy</i>

Closed

Map No. 5239  
Sec. 36  
Twp. 28  
Range 1W

DATA SHEET  
(ZONING & CONDITIONAL USE)

Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CU- 234  
Filed 4-18-80

APPLICATION DATA: From \_\_\_\_\_ to \_\_\_\_\_

1. Applicant: Sedgwick County Board of Fire Commissioners  
Address 525 North Main, Wichita, Ks. 67203 Phone 268-7411
2. Agent: Everett Patrick, Chairman  
Address 525 North Main, Wichita, Ks. 67203 Phone 268-7411
3. General Location: Northeast corner of West St. & 71st St. South.  
Address \_\_\_\_\_
4. Proposed Use: To permit establishment of a Governmental Building -  
(Fire Station) on property zoned "R" Rural Residential District.

AREA DATA:

1. Acres: 2.65 ( 275 ft. by 420 ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East UNDEVELOPED South UNDEVELOPED  
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted.

PROCEDURE DATA:

1. Zoning Committee \_\_\_\_\_ by \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_
2. MAPC Meeting:

	<u>Date</u>	<u>Action</u>
HAYSVL:	<u>4-24-70</u>	<u>Approved sub to recording associated plat</u>
MAPC:	<u>5-8-80</u>	<u>Approved " " " " " "</u>

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

<u>Date</u>	<u>Action</u>	<u>Resolution</u>
<u>5-21-80</u>	<u>Approved as recommended</u>	<u>May 27, 1980</u>

NOTES:

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS  
MEMORANDUM, TULACUET GROVE, CA  
U.S.A.

No. 2133C  
**Stm.**

Map No. 5239  
 Sec. 36  
 Twp. 28  
 Range 1W

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 (ZONING & CONDITIONAL USE)

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 West UNDEVELOPED North UNDEVELOPED  
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 5. Present Land Use is for: UNDEVELOPED  
 6. Area (is) (is not) platted: \_\_\_\_\_

PHOTO TEXTA:  
 Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



Picture Sheet for CU-234

Map No. 5239  
Sec. 36  
Twp. 28  
Range 1W

DATA SHEET  
(ZONING & CONDITIONAL USE)

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SCZ-  
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5. Present Land Use is for: UNDEVELOPED  
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PHOTO DATA:  
Taken by Ⓟ Date 3-30-80 Time 11:30 PM



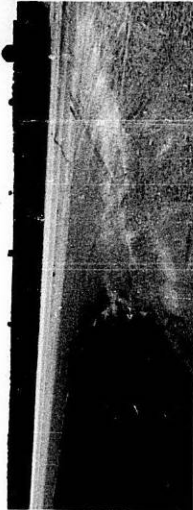
2

1

Z- \_\_\_\_\_  
SCZ- \_\_\_\_\_  
CU- 234  
Filed 4-18-80

Phone 268-7411  
Phone 268-7411  
1st St. South.  
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mental Building  
al District.  
420 ft.)  
N  
DEVELOPED  
DEVELOPED  
LED

Time 1:30 PM



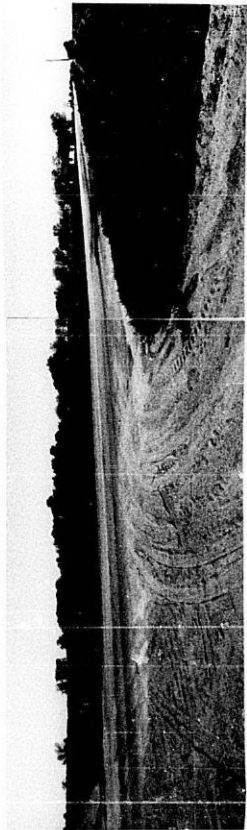
2



1



J



3



6



4

R# 108-1980

(none given) Published in The Wichita Beacon on May 27, 1980

RESOLUTION

CASE NO. CU-234

A RESOLUTION PERMITTING ESTABLISHMENT OF A GOVERNMENTAL BUILDING (COUNTY FIRE STATION) IN THE "R" RURAL RESIDENTIAL DISTRICT 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, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 3.A.8.h AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF 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 3.A.8.h and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of a Governmental Building (County Fire Station) in the "R" Rural Residential District is hereby approved on the lands legally described as follows:

Beginning at the southwest corner of the southwest quarter of Section 36, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence north along the west line of said southwest quarter a distance of 450 feet; thence east and parallel with the south line of said southwest quarter a distance of 300 feet; thence south and parallel with the west line of said southwest quarter a distance of 450 feet to the south line of said southwest quarter; thence west along the south line of said southwest quarter to the point of beginning. Generally located at the northeast corner of West Street and 71st Street South.

SUBJECT TO THE FOLLOWING:


1. The platting of the subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.


SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered 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.

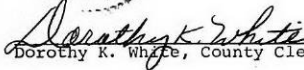
PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 21 day of May, 1920.

  
Everett Patrick, Chairman

  
Tom Scott, Commissioner

  
Donald E. Gragg, Commissioner



  
Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

  
Theodore H. Hill, County Counselor

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR CONDITIONAL USE PERMIT

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CASE NO. CU-234 CONSIDERED BY MAPC: 5-8-80

REQUEST FOR: Conditional Use Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Construction of County Fire Station."

GENERAL LOCATION: Northeast corner of West Street and 71st  
Street South.

LEGAL DESCRIPTION:

(see excerpt from Planning Commission minutes of  
May 8, 1980)

APPLICANT: Sedgwick County Board of Fire Commissioners, 525 N. Main.

AGENT FOR APPLICANT: Fire Chief Gary L. Nichols, 4343 N. Woodlawn.

PROTESTORS ( LIST AGENT ) IF ANY: None

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

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

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to recording of the associated plat within one year after approval of the conditional use by the Board of County Commissioners, or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds. Jones moved, Gardner seconded and it carried unanimously. Hennessy and Lofton were absent. One vacancy.

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ACTION: 1. Concur with the findings of fact of the Metropolitan Area Planning Commission, approve the application subject to the condition of platting, adopt a resolution establishing the conditional use and instruct the Planning Department to withhold publication of the resolution until the plat has been recorded with the Register of Deeds; or  
2. Deny the application.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 8, 1980

9. Case No. CU-234 - Sedgwick County Board of Fire Commissioners Request a Conditional Use beginning at the southwest corner of the southwest quarter of Section 36, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence north along the west line of said southwest quarter a distance of 450 feet; thence east and parallel with the south line of said southwest quarter a distance of 300 feet; thence south and parallel with the west line of said southwest quarter a distance of 450 feet to the south line of said southwest quarter; thence west along the south line of said southwest quarter to the point of beginning. Generally located at the northeast corner of West Street and 71st Street South.

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

COMMENTS:

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

Subject property is located at the intersection of two major streets (West Street and 71st Street South) and is being platted as Alpha-One Addition.

This case has been filed to permit the construction of a new County Fire Station to replace the one located on the west side of Broadway in an area 1/4 mile north of 63rd Street South.

2. A recommendation of approval by the Planning Commission should be subject to recording of the associated plat within one year after approval of the conditional use by the Board of County Commissioners, or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with Register of Deeds.

GALBRAITH stated that the Haysville Planning Commission had reviewed this case and recommended unanimously that the application be approved. He said that staff recommended approval of the request subject to recording of the associated plat.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; the undeveloped character of the area, and the use for which the special permit is intended; I move that we recommend to the Board of County Commissioners that this application be approved subject to recording of the associated plat within one year after approval of the conditional use by the Board of County Commissioners, or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with the Register of Deeds. Jones moved, Gardner seconded and it carried unanimously. Hennessy and Lofton were absent. One vacancy.

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( \_\_\_\_\_ ) Published in The Wichita Beacon on \_\_\_\_\_, 1980

R E S O L U T I O N

CASE NO. CU-234

A RESOLUTION PERMITTING ESTABLISHMENT OF A GOVERNMENTAL BUILDING (COUNTY FIRE STATION) IN THE "R" RURAL RESIDENTIAL DISTRICT 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, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 3.A.8.h AND SECTION 11.E OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF 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 3.A.8.h and Section 11.E of the Zoning Resolution as amended, a Conditional Use Permit to allow establishment of a Governmental Building (County Fire Station) in the "R" Rural Residential District is hereby approved on the lands legally described as follows:

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SUBJECT TO THE FOLLOWING

1. The platting of the subject property within one year from the date of approval by the Board of County Commissioners; or the application be considered denied and closed.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use approval shall be entered 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 by the Board of County Commissioners at Wichita, Kansas, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_, Chairman  
Everett Patrick

\_\_\_\_\_, Commissioner  
Tom Scott

\_\_\_\_\_, Commissioner  
Donald E. Gragg

ATTEST:

\_\_\_\_\_  
Dorothy K. White, County Clerk

(SEAL)

Approved as to form by County Counselor

\_\_\_\_\_  
Theodore H. Hill, County Counselor

May 9, 1980

Fire Chief Gary L. Nichols  
4343 North Woodlawn  
Wichita, Kansas 60220

Re: CU-234 Special permit to  
construct a governmental  
building (county fire station)

Dear Mr. Nichols:

At its regular meeting on May 8, 1980, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved subject to recording of the associated plat within one year after approval of the conditional use by the Board of County Commissioners, or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with Register of Deeds.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, May 21, 1980, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Sedgwick County Board of Fire Commissioners, 525 North Main,  
Wichita, Kansas 67203  
Everett Patrick, Chairman, 525 North Main, Wichita, 67203  
Syd Werbin, County Zoning Officer

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

HOPC HEARING DATE: 4-24-80  
MRPC HEARING DATE: 5-08-80

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Case No. CU-234 Request: Special permit to construct  
a governmental building  
(County Fire Station)

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Location: Northeast corner of West Street and 71st Street South.

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Reason: Construction of County Fire Station

---

Acres: 3.1 Size: 300' x 450'

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	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R"
North	Undeveloped	"R"
East	Undeveloped	"R"
South	Undeveloped	"R"
West	Undeveloped	"R"

---

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

Platted: Being platted as Alpha-One Addition History: None

---

COMMENTS:

1. The following items should be considered by the Planning Commission in making findings of fact:  
  
Subject property is located at the intersection of two major streets (West Street and 71st Street South) and is being platted as Alpha-One Addition.  
  
This case has been filed to permit the construction of a new County Fire Station to replace the one located on the west side of Broadway in an area 1/4 mile north of 63rd Street South.
2. A recommendation of approval by the Planning Commission should be subject to recording of the associated plat within one year after approval of the conditional use by the Board of County Commissioners, or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with Register of Deeds.

CU-234 - 5 "Notice to adjoining Property Owners" mailed 4-21-80 for  
the Haysville City Planning Commission meeting on 4-24-80,  
and the MAPC meeting on May 8, 1980.

THE FOLLOWING RECEIVED A NOTICE AND STAFF REPORT:

3 Applicants: Everett Patrick, Chairman County Bd. of Commis.  
Tom Scott  
Don Gragg

11 Haysville City Planning Commissioners  
1 Pauline Ozbun, Secretary - H.C.P.C.

1 Fire Chief Gary L. Nichols, 4343 N. Woodlawn, 60220 (Belaire)  
1 Joe Freeman, Acting Director County Dept. of Public Works.

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22 TOTAL

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

April 21, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, April 24, 1980, at 8:00 p.m., the HAYSVILLE CITY PLANNING COMMISSION, City Hall, Haysville, Kansas, will consider the following item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners:

CASE NO. CU-234

Conditional Use Request to Permit Establishment of  
A Governmental Building (Fire Station)  
on Property Zoned the "R" Rural Residential District

Beginning at the southwest corner of the southwest quarter of Section 36, Township 28 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence north along the west line of said southwest quarter a distance of 450 feet; thence east and parallel with the south line of said southwest quarter a distance of 300 feet; thence south and parallel with the west line of said southwest quarter a distance of 450 feet to the south line of said southwest quarter; thence west along the south line of said southwest quarter to the point of beginning. Generally located at the northeast corner of West Street and 71st Street South.

If this matter is not deferred for further hearing before the Haysville City Planning Commission, then as provided in the County Zoning Resolution, Section 14 - Administration sub-paragraph C, this item will be discussed and considered by the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION at their regular meeting beginning at 1:30 p.m., Thursday, May 8, 1980, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas. All persons interested in said matter will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed change to the Zoning Resolution will be considered as by law provided.

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

Robert A. Lakin  
Secretary

5239  
36  
28  
1W

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

CU-234

This is an application for a Conditional Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

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

A. APPLICANT Sedgwick County Board of Fire Commissioners  
ADDRESS 525 N. Main; Wichita, Kansas 67203 PHONE 268-7411  
AGENT Everett Patrick, Chairman

ADDRESS 525 N. Main 67203 PHONE 268-7411

B. APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

C. APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

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

II. The applicant proposes to establish a Firestation \_\_\_\_\_ (use)

on property legally described as Lot(s) One \_\_\_\_\_

\_\_\_\_\_, Block(s) One \_\_\_\_\_ of the \_\_\_\_\_  
Alpha One \_\_\_\_\_ Addition.

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

*See attached sheet for legal*

THIS PROPERTY IS LOCATED AT (ADDRESS) 3419 W. 71st St. S.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

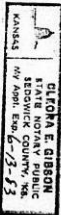
A. AT THE Northeast CORNER OF 71st St. South AND  
West St., OR Southwest Quarter Section 36-285-14

B. ON THE \_\_\_\_\_ SIDE OF \_\_\_\_\_ (AVENUE)  
STREET BETWEEN \_\_\_\_\_ (AVENUE) STREET AND  
\_\_\_\_\_ (AVENUE) STREET.

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED \_\_\_\_\_  
(ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS CONDITIONAL USE PERMIT FOR THE FOLLOWING REASONS:  
Construction of governmental building (fire station).

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRU-  
CTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION.  
I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS  
IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABTRACTOR'S  
CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED  
BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND  
FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR)  
KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS  
SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY  
IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.



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

BY [Signature] AUTHORIZED AGENT (IF ANY)  
EVERETT PATRICK, Chairman  
Board of County Commissioners  
Sedgwick County, Kansas

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)

V I I. OFFICE USE ONLY

This application was received at the Planning Department at 3:15  
(AM, PM) on April 18, 1980 (day, month, year). It has been checked  
and found to be complete and accompanied by required documents and  
the appropriate fee of \$ None required

E. Lynn Shirley Name  
Jr Planner Title

# OWNERSHIP LIST

DH - -00005- - 04/17/80 1 OF 1

✓  
HYER, A. B.  
ROUTE 6  
WICHITA KS 67214 1701  
NE 1/4 SEC 2-29-1W

WA - -00223- - 04/17/80 1 OF 1

✓  
CUNNINGHAM, JAMES S. ETUX  
2842 S HOOVER  
WICHITA KS 67231 2704  
SE 1/4 SEC 35-28-1W

WA - -00229-0001- 04/17/80 1 OF 1

✓  
HAY, JOHN J.  
2705 W 43RD. ST.  
WICHITA KS 67217 2704  
NW 1/4 SW 1/4 EXC W 871.2 FT N 250 FT  
SEC 36-28-1W

WF - -00230- - 04/17/80 1 OF 1

✓  
BABA, MIKE J.  
1302 ARROWHEAD DR  
WICHITA KS 67203 2704  
S 1/2 SW 1/4 SEC 36-28-1W

✓  
OH-2-1  
CORENE LU LOVE  
334 STEARNS  
HAYSVILLE KANSAS 67060

187 \* RH-191  
LOTS 3-4  
SEC 1-29-1W

notices also to: Commissioners

✓ Tom Scott  
✓ Don Bragg

✓ Fire Chief Gary L. Nichols  
4343 North Woodlawn  
Wichita 60220  
(Belair)

RE: AGENDA ITEM NO. 9

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

LCPC HEARING DATE: 4-24-80  
SAPC HEARING DATE: 5-08-80

Case No. CU-234 Request: Special permit to construct  
a governmental building  
(County Fire Station)

Location: Northeast corner of West Street and 71st Street South.

Reason: Construction of County Fire Station

Acres: 3.1 Size: 300' x 450'

	Land Use	Zoning
Existing	Undeveloped	"R"
North	Undeveloped	"R"
East	Undeveloped	"R"
South	Undeveloped	"R"
West	Undeveloped	"R"

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

Platted: Being platted as Alpha-One Addition History: None

COMMENTS:

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

Subject property is located at the intersection of two major streets (West Street and 71st Street South) and is being platted as Alpha-One Addition.

This case has been filed to permit the construction of a new County Fire Station to replace the one located on the west side of Broadway in an area 1/4 mile north of 63rd Street South.

2. *Approved* A recommendation of approval by the Planning Commission should be subject to recording of the associated plat within one year after approval of the conditional use by the Board of County Commissioners, or the case be considered denied and closed; and that the resolution establishing the conditional use not be published until the plat has been recorded with Register of Deeds. *Bdq Co Com May 21*

# ALPHA-ONE ADDITION

TO SEDGWICK COUNTY, KANSAS

STATE OF KANSAS }  
                          } SS:  
COUNTY OF SEDGWICK }

I, JOE D. FREEMAN, A LICENSED PROFESSIONAL ENGINEER IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, I HAVE CAUSED TO BE SURVEYED AND PLATTED "ALPHA-ONE ADDITION" TO SEDGWICK COUNTY, KANSAS, INTO A BLOCK, A LOT AND STREETS, THE SAME BEING ACCURATELY SET FORTH ON THE ACCOMPANYING PLAT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 450 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 300 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 450 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

\_\_\_\_\_  
JOE D. FREEMAN, P. E.  
LICENSE NO. 7045

KNOW ALL MEN BY THESE PRESENT, THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE SURVEYED AND PLATTED INTO A BLOCK, A LOT AND STREETS, THE SAME TO BE KNOWN AS "ALPHA-ONE ADDITION" TO SEDGWICK COUNTY, KANSAS. THE STREETS ARE HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, IS HEREBY GRANTED. ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM WEST STREET OVER AND ACROSS THE WEST LINE OF BLOCK 1 AND ACCESS TO AND FROM 71st STREET SOUTH OVER AND ACROSS THE SOUTH LINE OF BLOCK 1 IS HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED, HOWEVER, THAT BLOCK 1 SHALL HAVE ACCESS TO WEST STREET AT TWO LOCATIONS AND ACCESS TO 71st STREET SOUTH AT ONE LOCATION, SAID LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE GOVERNING BODY.

GOVERNING BOARD OF SEDGWICK COUNTY  
FIRE DISTRICT NO. 1

\_\_\_\_\_  
CHAIRMAN

STATE OF KANSAS }  
                          } SS  
SEDGWICK COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, BY \_\_\_\_\_, CHAIRMAN OF THE BOARD OF FIRE COMMISSIONERS, SEDGWICK COUNTY, KANSAS, IN TESTIMONY WHERE-OF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_  
ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_,  
\_\_\_\_\_  
COUNTY CLERK  
DOROTHY K. WHITE

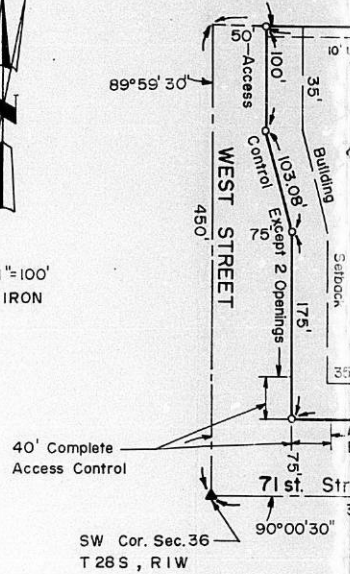
STATE OF KANSAS }  
                          } SS  
SEDGWICK COUNTY }

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M: AND IS DULY RECORDED

\_\_\_\_\_  
REGISTER OF DEEDS  
BETTE F. MCCART  
\_\_\_\_\_  
DEPUTY  
PAT KETTLER



SCALE: 1" = 100'  
O = IRON



THIS PLAT OF "ALPHA-ONE ADDITION" TO SUBMITTED TO AND APPROVED BY THE HAYS HAYSVILLE, KANSAS, AND IS HEREBY TRAN CITY OF HAYSVILLE, KANSAS WITH THE RE APPROVED AS PROPOSED

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
HAYSVILLE PLANNING COMMISSION

ATTEST: \_\_\_\_\_

THIS PLAT APPROVED AND ALL DEDICATION ACCEPTED BY THE CITY COUNCIL OF HAYSV OF \_\_\_\_\_, 1979

THIS PLAT APPROVED AND ALL DEDICATION BOARD OF COMMISSIONERS OF SEDGWICK CO \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
DOROTHY K. WHITE

