

DR 73-2 Request from KG&E for a
Special Permit for Substation at
the NE corner of 10th St. & St.
Paul.

1000
1-19-73

ACTION

DATE

COMMITTEE _____

M.A.P.C. Approved with 2.8.73
to conditions

~~DR 73-2~~ Approved 3.6.73

Closed 3.6.73

POSTED
1-18-73

DE 73-2 Request from NGA& for a
Special Permit for Substation at
the NE corner of 10th St. & St.
PAUL.

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Approved subj to conditions</i>	<i>2.8.73</i>
D.C.C. & P.C.C. <i>Approved</i>	2.27.73 <i>3.6.73</i>
<i>Closed 3.6.73</i>	

Send Dennis Powers a copy of staff report and agenda.
DHP

May 2, 1973

Robert Feldner, Supt. of Central Inspection
Jack H. Galbraith, Chief Planner

DR 73-2 - Request from KG & E for a Special Permit for a Substation at the Northeast corner of 10th Street and St. Paul

The Board of City Commissioners at its regular meeting of March 6, 1973 considered the above captioned request for a Special Permit for a KG&E Substation. Their action was to approve the recommendation of the Planning Commission subject to the following conditions as recommended:

- A. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or combination of masonry and wood wall, being constructed around the perimeter of the substation to prevent the entrance of unauthorized persons and to provide a solid screen for adjacent property owners.
- B. Said wall as outlined in Condition A being placed not closer than 25 feet to either the new street right-of-way lines of St. Paul or Gordon, nor closer than 10 feet to the south and north property lines.
- C. The front yard areas, as well as the 10-foot side yard areas along the south and north property lines, being landscaped with deciduous and coniferous plant materials and the landscaping plan, as well as the architectural plans for the walls, shall be submitted to the Planning Department for their review and approval.
- D. Dedication by separate instrument of the west 7 1/2 feet of the application area for street right-of-way.

Regarding Condition C, attached is a copy of their submitted landscape plan. I reviewed the plan with John Firsching and we both agree that the choice of plant materials and design is acceptable. By copy of this letter to Dennis Evans, this is to advise him that our only comment was that we thought there were possibly too many plant materials. For example, where two pyra-

Robert Feldner
Page 2

cantha are indicated, one should be sufficient as they grow quite large in size. However, as long as KG&E feels that they can maintain the site as designed, we certainly have no objections to the number and type of plants on their plan.

Attached for your files is a copy of their approved landscape plan with my initials and date of approval. One approved copy is also being retained in our files.

JHG:rw
cc: Dennis Evans, KG&E
attachment



KANSAS GAS AND ELECTRIC COMPANY

May 1, 1973

DENNIS EVANS
DIVISION MANAGER

Mr. Jack Galbraith
Chief Planner, Community
Development
Metropolitan Area Planning Department
104 South Main
Wichita, Kansas 67202

Dear Jack:

Enclosed is an additional set of plans for our Vista Park Substation to be located at the northeast corner of Tenth and St. Paul. As soon as you have reviewed the landscaping plan and substation fence construction details, I would appreciate receiving your approval on one set of these plans which I would like to have for our record.

Sincerely,

Dennis Evans

DLE/jh



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR SPECIAL PERMIT

CASE NO. DR 73-2

CONSIDERED BY MAPC: 2-8-73

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

To establish a substation.

GENERAL LOCATION: Northeast corner of 10th and St. Paul

LEGAL DESCRIPTION:

Lots 5, 6 and 7, Park Vista Addition to
Wichita, Sedgwick County, Kansas.

APPLICANT: Kansas Gas & Electric, P. O. Box 208 67201

COUNSEL FOR APPLICANT: Dennis Evans, Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, east, south
and west is "AA" zoning.LAND USE: Subject property is single-family and undeveloped;
north, east, south and west is single-family.

PLANNING COMMISSION RECOMMENDATION:

That a Special Permit be approved to establish a substation as requested, subject to the following conditions:
(See attached excerpt of Planning Commission minutes of February 8, 1973 for conditions.) Harrison moved, Taylor seconded and it carried unanimously.

-
- ACTION 1. Accept the dedication, approve the recommendation of the Metropolitan Area Planning Commission, and instruct the City Clerk to file the dedication with the Register of Deeds; or
2. Take such action as the City Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 8, 1973:

11. DR 73-2 - Consideration of request from Kansas Gas & Electric Company for special permit for substation at the northeast corner of 10th and St. Paul.

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

Comments

1. Kansas Gas and Electric is requesting a special permit to establish a substation on subject property in order to improve the service to this part of the City.
2. The proposed substation site is surrounded by single-family zoning and development; however, if proper setbacks, landscaping and screening controls are provided, the substation could be compatible with the area.
3. Subject property is located on a collector street (St. Paul) and provides for only 27 1/2 feet of half-street right-of-way whereas 35 feet is required.
4. In the event the Planning Commission recommends approval of this special permit, it should be approved subject to the following:
 - A. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or combination of masonry and wood wall, being constructed around the perimeter of the substation to prevent the entrance of unauthorized persons and to provide a solid screen for adjacent property owners.
 - B. Said wall as outlined in Condition A being placed not closer than 25 feet to either the new street right-of-way lines of St. Paul or Gordon, nor closer than 10 feet to the south and north property lines.
 - C. The front yard areas, as well as the 10-foot side yard areas along the south and north property lines, being landscaped with deciduous and coniferous plant materials and the landscaping plan, as well as the architectural plans for the walls, shall be submitted to the Planning Department for their review and approval.
 - D. Dedication by separate instrument of the west 7 1/2 feet of the application area for street right-of-way.

GALBRAITH said the staff would recommend approval. He said notices were mailed to adjacent property owners, although no change of zoning is necessary for this type of utility installation.

No one appeared in opposition.

In discussing the matter, it was pointed out that the Company installs attractive installations with screening and landscaping. TAYLOR referred to one such installation on West 21st Street which she did not consider attractive or in line with the more recent installations made by the Electric Company.

DENNIS EVANS, representing the applicant, said the installation referred to was constructed before the lower profile type design was available and he passed around a picture showing the type installed now.

MOTION: That the Planning Commission recommend to the City Commission that a special permit be approved to establish a substation as requested, subject to the following conditions:

- A. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or combination of masonry and wood wall, being constructed around the perimeter of the substation to prevent the entrance of unauthorized persons and to provide a solid screen for adjacent property owners.
- B. Said wall as outlined in Condition A being placed not closer than 25 feet to either the new street right-of-way lines of St. Paul or Gordon, nor closer than 10 feet to the south and north property lines.
- C. The front yard areas, as well as the 10-foot side yard areas along the south and north property lines, being landscaped with deciduous and coniferous plant materials and the landscaping plan, as well as the architectural plans for the walls, shall be submitted to the Planning Department for their review and approval.
- D. Dedication by separate instrument of the west 7 1/2 feet of the application area for street right-of-way.

Harrison moved, Taylor 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, KANSAS GAS AND ELECTRIC COMPANY, a corporation, by and through its Senior Vice President, it

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

West 7 1/2 feet of Lots 5, 6 and 7, Park Vista Addition to Wichita, Sedgwick County, Kansas

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

Executed this 1st day of March 19 73.



W.B. Walker
Secretary and Controller

KANSAS GAS AND ELECTRIC COMPANY

By F.M. Kimball
Senior Vice President

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 1st day of March, 1973,

came F.M. KIMBALL, personally known to me to be Senior Vice President of Kansas Gas and Electric Company, and W.B. WALKER, Secretary and Controller of said Company, a corporation,

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

John R. King
Notary Public John R. King

My Commission Expires: March 13, 1973



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:

West 7 1/2 feet of Lots 5, 6 and 7, Park Vista Addition to Wichita, 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: _____

General Warranty Deed

This Indenture, Made this 26th day of February, A. D., 1975
between L.E. Reeves and E. Betty Reeves, his wife

of Adams County, in the State of Colorado of the first part, and
Kansas Gas and Electric Company, a corporation

of Sedgwick County, in the State of Kansas of the second part.

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of One Dollar
and other good and valuable considerations DOLLARS,
the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party
of the second part its SUCCESSORS and assigns all the following-described REAL ESTATE, situated in the County of
Sedgwick and State of Kansas, to-wit:

Lots 6 and 7, except the east thirty feet thereof,
in Park Vista Addition to the City of Wichita.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances here-
unto belonging or in anywise appertaining forever.

And said L.E. Reeves and E. Betty Reeves for themselves and
for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party
of the second part, that at the delivery of these presents they are lawfully seized in their own right, of an abso-
lute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above-granted and -described premises, with
the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles,
charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever: except valid
easements of record

and that they will WARRANT AND FOREVER DEFEND the same unto said party of the second part,
its successors and assigns, against said part ies of the first part their heirs, and all and every
person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their hand s the day and year
first above written.

L. E. Reeves
L. E. REEVES
E. Betty Reeves
E. BETTY REEVES

STATE OF COLORADO } ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans. Okla. and Colo.)
COUNTY OF ARAPAHOE

Before me, the undersigned, a Notary Public, within and for said County and State, on this 26th
day of FEBRUARY, 1975, personally appeared L.E. REEVES
and BETTY REEVES

to me personally known to be the identical person S who executed the within and foregoing instrument and acknowledged to me
that they executed the same as theirs free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.
My commission expires 2/28/1975 Charlotte E. Rogerson
Notary Public



STATE OF _____ } ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans. Okla. and Colo.)
COUNTY OF _____

Before me, the undersigned, a Notary Public, within and for said County and State, on this _____
day of _____, 19____, personally appeared _____
and _____

to me personally known to be the identical person _____ who executed the within and foregoing instrument and acknowledged to me
that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.
My commission expires _____
Notary Public

WARRANTY DEED
GENERAL FORM

FROM

TO

Entered in Transfer Record in my office this
day of _____ A. D., 19____
County Clerk.

STATE OF _____ }
County, _____ }
ss. _____

This instrument was filed for record on the
day of _____ A. D., 19____
at _____ o'clock _____ M., and duly recorded
in book _____ of
_____ at page _____

Register of Deeds.

Deputy.

Fees, \$ _____

THE KANSAS BLUE PRINT CO.
WICHITA, KANSAS
PHOTODUPLICATION SERVICE UP-TO-DATE OIL MAPS



General Warranty Deed

This Indenture, Made this 16th day of February, A. D., 1973, between Edith C. Kenny, a widow

of Sedgwick County, in the State of Kansas of the first part, and Kansas Gas and Electric Company, a corporation

of Sedgwick County, in the State of Kansas of the second part.

WITNESSETH, That the said part Y of the first part, in consideration of the sum of one dollar and other good and valuable considerations

the receipt whereof is hereby acknowledged, do^{es} by these presents grant, bargain, sell and convey unto the said part Y of the second part its successors heirs and assigns all the following-described REAL ESTATE, situated in the County of Sedgwick and State of Kansas, to-wit:

The East 1/2 of Lot 5, except the East Thirty (30) feet for street, in Park Vista Addition to the City of Wichita.

To HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining forever.

And said Edith C. Kenny for herself and for her heirs, executors, or administrators, do^{es} hereby covenant, promise and agree to and with said part Y of the second part, that at the delivery of these presents she is lawfully seized in her own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above-granted and -described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estgtes, judgments, taxes, assessments and incumbrances of what nature and kind soever: except valid easements of record

and that she will WARRANT AND FOREVER DEFEND the same unto said part Y of the second part, its successors heirs and assigns, against said part Y of the first part her heirs, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part Y of the first part ha^s hereunto set her hand the day and year first above written.

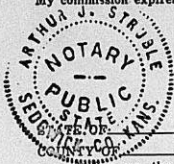
Edith C. Kenny
Edith C. Kenny

STATE OF Kansas } ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans. Okla. and Colo.)
COUNTY OF Sedgwick }
Before me, the undersigned, a Notary Public, within and for said County and State, on this 16th
day of February, 1973, personally appeared Edith C. Kenny
and _____

to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me
that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires December 10, 1973

Arthur J. Struble
Arthur J. Struble Notary Public



_____ } ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans. Okla. and Colo.)
_____ }
Before me, the undersigned, a Notary Public, within and for said County and State, on this _____
day of _____, 19____, personally appeared _____
and _____

to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me
that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires _____

Notary Public

WARRANTY DEED
GENERAL FORM

FROM _____

TO _____

Entered in Transfer Record in my office this
_____ day of _____, A. D., 19____.

Country Clerk.

STATE OF _____ } ss.
_____ } County,

This instrument was filed for record on the
_____ day of _____, A. D., 19____
at _____ o'clock _____ M., and duly recorded
in book _____ of
_____ at page _____

Register of Deeds.

Deputy.

Fees, \$ _____

THE KANSAS BLUE PRINT CO.
WICHITA, KANSAS
PHOTODUPLICATION SERVICE

General Warranty Deed BOOK 45 PAGE 1496

This Indenture, Made this 15th day of January, A. D., 1973
between Thomas M. Guest and Sheila M. Guest, his wife

of Sedgwick County, in the State of Kansas of the first part, and
Kansas Gas and Electric Company, a corporation

of Sedgwick County, in the State of Kansas of the second part.

WITNESSETH, That the said part ies of the first part, in consideration of the sum of One dollar
and other good and valuable considerations

the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part Y
of the second part its successors heirs and assigns all the following-described REAL ESTATE, situated in the County of
Sedgwick and State of Kansas, to-wit:

The west 1/2 of Lot 5, Park Vista Addition to the City of Wichita

ENTERED ON
TRANSFER RECORD
JAN 24 1973
MARIE WARDEN
COUNTY CLERK

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD
4.2.73

JAN 24 1973
1 4118

NO. JOHN HALE
REGISTER OF DEEDS
Auel

To HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances here-
unto belonging or in anywise appertaining forever.

And said Thomas M. Guest and Sheila M. Guest for themselves and
for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said part Y
of the second part, that at the delivery of these presents they are lawfully seized in their own right, of an abso-
lute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above-granted and -described premises, with
the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles,
charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever: except valid
easements of record

and that they will WARRANT AND FOREVER DEFEND the same unto said party of the second part,
its successors heirs and assigns, against said parties of the first part their heirs, and all and every
person or persons whomsoever lawfully claiming or to claim the same.

In WITNESS WHEREOF, The said part ies of the first part have hereunto set their hands the day and year
first above written.

Thomas M. Guest

Sheila M. Guest

#4.00 Return to: Jack King
K&E Co.
P.O. Box 208
Wichita, Ka. 67201

STATE OF Kansas)
COUNTY OF Sedgwick) ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans. Okla. and Colo.)

Before me, the undersigned, a Notary Public, within and for said County and State, on this 15th
day of January, 19 73, personally appeared Thomas M. Guest
and Phylla M. Guest, his wife

to me personally known to be the identical person S who executed the within and foregoing instrument and acknowledged to me
that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires March 13, 1973
John R King Notary Public

STATE OF _____)
COUNTY OF _____) ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans. Okla. and Colo.)

Before me, the undersigned, a Notary Public, within and for said County and State, on this _____
day of _____, 19____, personally appeared _____
and _____

to me personally known to be the identical person _____ who executed the within and foregoing instrument and acknowledged to me
that _____ executed the same as _____ free and voluntary act and deed for the uses and purposes therein set forth.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires _____

Notary Public

WARRANTY DEED
GENERAL FORM

FROM

TO

Entered in Transfer Record in my office this _____
day of _____, A. D., 19____

County Clerk.

STATE OF _____)
County,) ss.

This instrument was filed for record on the _____
day of _____, A. D., 19____
at _____ o'clock _____ M., and duly recorded
in book _____ at page _____

Register of Deeds, _____
Deputy, _____
Fees, \$ _____

THE KANSAS BLUE PRINT CO., KANSAS
PHOTOSTAT SERVICE UP-TO-DATE OIL MAPS



KANSAS GAS AND ELECTRIC COMPANY

February 20, 1973

DENNIS EVANS
DIVISION MANAGER

Mr. Jack H. Galbraith
Chief Planner
Metropolitan Area Planning
Department
City of Wichita
104 South Main
Wichita, Kansas 67202

re: DR 73-2 - Request for
Special Permit for Sub-
station - Northeast corner
10th & St. Paul

Dear Mr. Galbraith:

The Dedication which you requested in your letter of February 9, for the west 7 1/2 feet of lots 5, 6 and 7, Park Vista Addition to Wichita, Sedgwick County, Kansas is attached. If you have any questions regarding the dedication, please don't hesitate to contact me.

I will plan to be in attendance at the City Commission meeting on Tuesday, February 27, to discuss the project with the City Commission if they so desire.

Sincerely,

Dennis Evans

DLE/jh
enclosure



February 9, 1973

Mr. Dennis Evans
Kansas Gas & Electric
P. O. Box 208
Wichita, Kansas 67201

Re: DR 73-2 - Request for
Special Permit for sub-
station - Northeast cor-
ner of 10th and St. Paul

Dear Mr. Evans:

At the regular meeting of the Metropolitan Area Planning Commission on February 8, 1973, the above-captioned case was considered as requested by your letter of January 11, 1973 to the City Manager.

The action of the Planning Commission was to recommend that the special permit be approved to establish a substation subject to the following conditions:

- A. A minimum 8-foot high solid or semi-solid brick stone, masonry, architectural tile or combination of masonry and wood wall, being constructed around the perimeter of the substation to prevent the entrance of unauthorized persons and to provide a solid screen for adjacent property owners.
- B. Said wall as outlined in Condition A being placed not closer than 25 feet to either the new street right-of-way lines of St. Paul or Gordon, nor closer than 10 feet to the south and north property lines.
- C. The front yard areas, as well as the 10-foot side yard areas along the south and north property lines, being landscaped with deciduous and coniferous plant materials and the landscaping plan, as well as the architectural plans for the walls, shall be submitted to the Planning Department for their review and approval.
- D. Dedication by separate instrument of the west 7 1/2 feet of the application area for street right-of-way.

Page 2 - Mr. Dennis Evans
February 9, 1973

Attached is the necessary dedication of street right-of-way for St. Paul, which should be executed and returned to our office by 5:00 p.m. on February 21, 1973, so that this matter may be forwarded to the Board of City Commissioners for consideration at their regular meeting on February 27, 1973, the meeting to start at 9:00 a.m. in Room 201 City Building, 204 South Main, Wichita, Kansas.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

Enclosure

cc: Ralph Wulz, City Manager

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: February 8, 1973

Case No. DR 73-2

Request: Special Permit to establish
a Kansas Gas & Electric Substation

Location: Northeast corner of 10th and St. Paul

Acres: 1.2

SizeL 198 ft. by 270 ft.

	Land Use	Zoning
Existing	Undeveloped & single-family	"AA"
North	Single-family	"AA"
East	Single-family	"AA"
South	Single-family	"AA"
West	Single-family	"AA"

Existing R/W - 10th St. (full) 60 ft.
Proposed R/W - 10th St. (full) 60 ft.
Existing R/W - St. Paul (full) 55 ft.
Proposed R/W - St. Paul (full) 70 ft.
Existing R/W - Gordon (half) 30 ft.
Proposed R/W - Gordon (half) 30 ft.

History: None

Comments

1. Kansas Gas and Electric is requesting a special permit to establish a substation on subject property in order to improve the service to this part of the City.
2. The proposed substation site is surrounded by single-family zoning and development; however, if proper setbacks, landscaping and screening controls are provided, the substation could be compatible with the area.
3. Subject property is located on a collector street (St. Paul) and provides for only 27 1/2 feet of half-street right-of-way whereas 35 feet is required.
4. In the event the Planning Commission recommends approval of this special permit, it should be approved subject to the following:
 - A. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or combination of masonry and wood wall, being constructed around the perimeter of the substation to prevent the entrance of unauthorized persons and to provide a solid screen for adjacent property owners.

- B. Said wall as outlined in Condition A being placed not closer than 25 feet to either the new street right-of-way lines of St. Paul or Gordon, nor closer than 10 feet to the south and north property lines.
 - C. The front yard areas, as well as the 10-foot side yard areas along the south and north property lines, being landscaped with deciduous and coniferous plant materials and the landscaping plan, as well as the architectural plans for the walls, shall be submitted to the Planning Department for their review and approval.
 - D. Dedication by separate instrument of the west 7 1/2 feet of the application area for street right-of-way.
-

DR 73-2 - ²¹~~20~~ Notices to Property Owners sent 1/26/73



NE corner of 10th St. & St. Paul
KANSAS GAS AND ELECTRIC COMPANY

5248
January 11, 1973

✓ DENNIS EVANS
DIVISION MANAGER

Mr. Ralph Wulz
City Manager
City of Wichita
204 South Main
Wichita, Kansas 67202

Dear Mr. Wulz:

By copy of this letter I am asking the staff of the Metropolitan Area Planning Department to schedule a request to the planning commission for a spot on their agenda to discuss a site of an electric substation for KG&E. The legal description of the site is, Lots 5, 6 and 7, Park Vista Addition to Wichita, Sedgwick County, Kansas.

Our plan is to request a Special Use Permit for this site for the operation of this substation which will improve the service to this part of the City. I am also forwarding to Mr. Galbraith the abstract ownership list of persons living within 200' of the proposed site.

Sincerely,
Dennis Evans

DLE/jh
cc: Mr. Jack Galbraith
Chief Planner
City of Wichita



OWNERSHIP LIST

Lot	Addition	Property Owner
1	Park Vista Addition	✓ Clyde Anderson 1128 N. St. Paul Wichita, Kansas 67203
2	Same	H. E. Ellsworth Address Unknown
3	Same	✓ Paul Hadley and Esther Hadley 1116 N. St. Paul Wichita, Kansas 67203
4	Same	Same
W $\frac{1}{2}$ lot 5	Same	✓ Thomas M. Guest and Sheila M. Guest 1112 N. St. Paul Wichita, Kansas 67203
E $\frac{1}{2}$ lot 5	Same	✓ Edith C. Kenny 3909 Westport Lane Wichita, Kansas 67203
6	Same	✓ L. E. Reeves Address Unknown 11600 E. 14 th Aurora, Colo. 80010
7	Same	Same
8	Same	✓ Charles W. Lake and Carrie Lake 1044 N. St. Paul Wichita, Kansas 67203
9	Same	Same
10	Same	✓ Floyd C. McCaslin and Alice L. McCaslin 1036 N. St. Paul Wichita, Kansas 67203
18	Same	✓ Mary F. Hawks 315 N. Clifton Wichita, Kansas 67208
19	Same	✓ Peter E. Somers and Hazel E. Somers 1135 N. Edwards Wichita, Kansas 67203
20	Same	W. W. Nester and Jennie E. Nester Address Unknown



Lot	Addition	Property Owner
21	Park Vista Addition	W. W. Nester and Jennie E. Nester Address Unknown
22	Same	Same
23	Same	✓ E. H. Creamer and Daisy Creamer 1105 N. Edwards Wichita, Kansas 67203
24	Same	Angela H. Stratton Address Unknown
25	Same	✓ L. H. Eaton and Marie L. Eaton 2711 West 10th Wichita, Kansas 67203
26	Same	Same
27	Same	✓ Danny R. Marshall and Barbara J. Marshall 506 S. Richmond Wichita, Kansas 67213
11	Valley Acres Addition	✓ James Copeland and Patricia Copeland 1121 N. St. Paul Wichita, Kansas 67203
12	Same	D James T. Copeland and Patricia M. Copeland 1121 N. St. Paul Wichita, Kansas 67203
13	Same	✓ Anton C. Paulsen and Cynthia Paulsen 1117 N. St. Paul Wichita, Kansas 67203
14	Same	Myrtle Martin and Lauron M. Martin Address Unknown
15	Same	✓ L. F. Graves and Minnie R. Graves 1513 West 20th Wichita, Kansas 67203
W 70' lot 16	Same	✓ Hope Carlson 2918 West 10th Wichita, Kansas 67203

Lot	Addition	Property Owner
East 225.06' lot 16	Valley Acres Addition	✓ Joseph Steve Dodson and Margaret Ruth Dodson 4128 West Elm 1540 N. meridian Wichita, Kansas 67212
17	Same	✓ K. E. McFarland 1043 N. St. Paul Wichita, Kansas 67203
18	Same	✓ Morley E. Fackler and Polly Fackler 3109 South Yale Wichita, Kansas 67216
19	Same	✓ Murrel R. Aaroe and Inez L. Aaroe 103 S N. St. Paul 4545 South Seneca Wichita, Kansas 67217

The Security Abstract and Title Company, Inc.,
hereby certifies the foregoing to be a true and correct list of
property owners of:

A 200 foot radius of: Lots 5, 6 and 7,
Park Vista Addition to Wichita, Sedgwick
County, Kansas

as shown by the records on file in the Office of the Register of
Deeds of Sedgwick County, Kansas, on this 9th day of January, 1973
at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Sable

Assistant Vice President

Order No. 198003
wh



1.



2.



3.



4.



Map No. 5248
 Sec. 13
 Twp. 27
 Range 1W

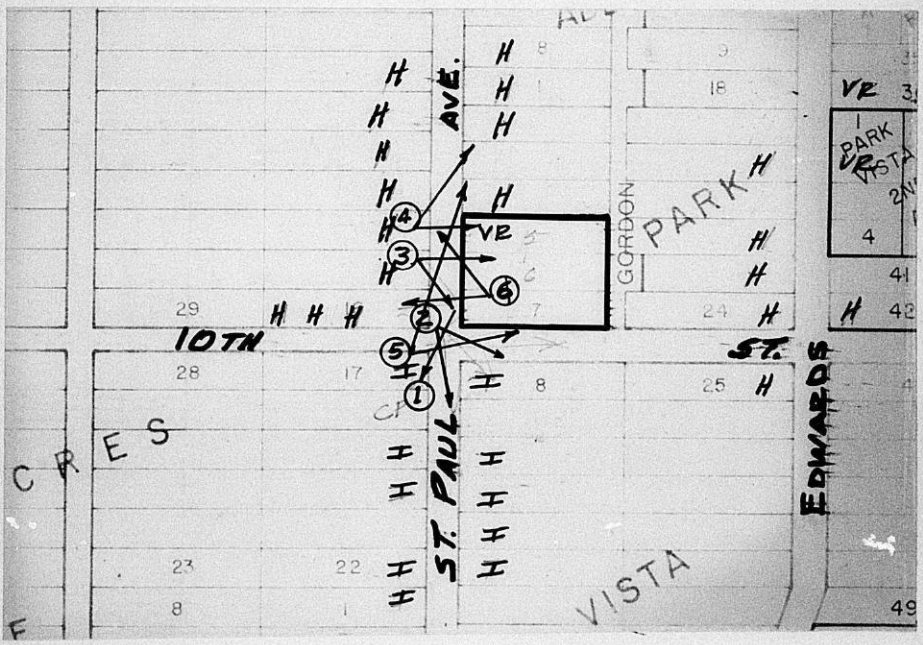
~~DR~~ **DR 73-2**
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 1.22 (198 ft. by 270 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East SINGLE FAM South SINGLE FAM
 West SINGLE FAM North SINGLE FAM
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: VACANT SINGLE FAM & UNDEVELOPED
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time _____



6.

This DR file contained
a set of five landscape plans for
Vista Park Substation.

KD-7293