POSTED
5-19-75

ACTION

COMMITTEE		DATE
M.A.P.C.	app. subject to condition	5-22-75
~~BCC~~/B. CO. C.	Approved	6-11-75

Closed
associated Plat "Cowskin Sub."
recorded by "Register of Deeds"
on January 9, 1976.

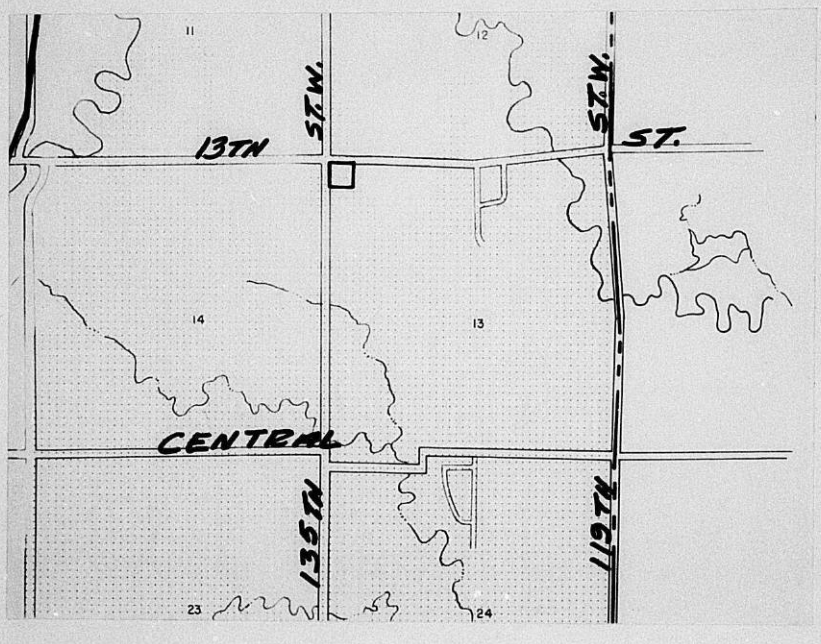
DR-75-15 - KG&E requests Special
Permit for Construction of an
Electrical Substation at SE corner
13th St No. & 135th St West

Map No. E3-WD
Sec. 13
Twp. 27
Range 2W

~~DBA-~~ DR 75-15
SCZ-
CU-
Filed

AREA DATA:
1. Acres: 3.67 (400 ft. by 400 ft.)
2. Adjoining Zoning: E S W N
3. Land Use: East AGRICULTURE South AGRICULTURE
West AGRICULTURE North AGRICULTURE
4. Sketch Plan Land Use is for:
5. Present Land Use if for: AGRICULTURE
6. Area (is) (is not) platted.

PHOTO DATA:
Taken by Date Time



Smead
No. 2-153C
HASTINGS, MIN - LOS ANGELES
LOGAN, OH - McGREGOR, TX U. S. A.

KGE THE ELECTRIC COMPANY

KANSAS GAS AND ELECTRIC COMPANY

RODNEY D. NICHOLSON
ASSISTANT DIVISION MANAGER

June 16, 1975

Mr. Jack Galbraith
Chief Planner
Department of Community
Development
City of Wichita
104 South Main
Wichita, Kansas 67202

Dear Jack:

Attached to this letter is a correction of our plans for Cowskin Substation located at the southeast corner of the intersection of 13th Street and 135th Street West.

These plans should meet the criteria that have been discussed for this location. However, if anything needs to be changed, please let me know.

Thank you for your help with this project. If I can be of service to you, please call.

Sincerely,

Rod Nicholson

RDN:sn

Attachment

RECEIVED
JUN 16 1975
METROPOLITAN PLANNING

201 N. Market — Wichita, Kansas — Mail Address: P. O. Box 208 / Wichita, Kansas 67201 — Telephone: Area Code (316) 264-1111

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 75-15 CONSIDERED BY MAPC: 5-22-75

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

Kansas Gas & Electric Substation

GENERAL LOCATION: Southeast corner of 13th Street North and 135th Street West

LEGAL DESCRIPTION:

See attached excerpt from Planning Commission minutes of May 22, 1975

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

COUNSEL FOR APPLICANT: Don H. Elliott, Agent

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: To the north, east, south, and west is "R-1"

LAND USE: Subject property is undeveloped; north, east, south, and west is agricultural and undeveloped

PLANNING COMMISSION RECOMMENDATION:

That a special permit be approved as requested, subject to the following: (See attached sheet for conditions.)
Rising moved, Bayouth seconded and it carried unanimously.
Gardenhire and Hopper were absent.

ACTION 1. Approve the application as recommended by the Metropolitan Area Planning Commission, subject to tthe recommended conditions of approval; or
2. Take such action as the County Commission desires.

T9-220

CONDITIONS OF APPROVAL

A. Platting of subject property within one year from the date of approval by the Board of County Commissioners in order to provide for appropriate street rights-of-way, access control and building setbacks.

B. The applicant providing a fence around the substation facility so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 40 feet to the north property line or 35 feet from the west property line. The north 40 feet and the west 35 feet shall be landscaped with trees, grass and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.

C. Submission of two revised copies of the site plan indicating the necessary street rights-of-way and appropriate setback lines.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MAY 22, 1975:

15. DR 75-15 - Kansas Gas & Electric Company requests special permit for construction of a substation on property legally described as:

Beginning at the northwest corner of the NW 1/4 of Sec. 13, Twp. 27S, R2W of the 6th P.M., Sedgwick County, Kansas, thence east along the north line of said NW 1/4, 430 ft., thence south parallel with the west line of said NW 1/4, 430 ft., thence west parallel with the north line of said NW 1/4, 430 ft. to the west line of said NW 1/4, thence north along the west line of said NW 1/4, 430 ft. to beginning. Generally located at the southeast corner of 13th Street North and 135th Street West.

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

Comments

1. Kansas Gas & Electric is requesting a special permit under Section 11F of the County Zoning Resolution in order to construct a substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.

2. Subject property is located at the intersection of two major streets (13th Street North and 135th Street West), and is unplatted. Surrounding lands are also unplatted and either undeveloped or in agricultural use.

3. The applicant has submitted a site plan with the application which indicates the location of proposed facilities on the site, setbacks, fencing and 50 and 75 feet of half-street right-of-way for both streets. It should be pointed out, however, that 13th Street is an FAS road and the 50-foot of half-street right-of-way will need to be increased to 60 feet.

4. In the event the Planning Commission recommends approval of this request, the following are recommended conditions of approval:

   A. Platting of subject property within one year from the date of approval by the Board of County Commissioners in order to provide for appropriate street rights-of-way, access control and building setbacks.

   B. The applicant providing a fence around the substation facility so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 40 feet to the north property line or 35 feet from the west property line. The north 40 feet and the west 35 feet shall be landscaped with trees, grass and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.

   C. Submission of two revised copies of the site plan indicating the necessary street rights-of-way and appropriate setback lines.

No one spoke concerning this matter, and the staff recommended approval subject to the conditions suggested in the staff report.

MOTION: That the Planning Commission recommend to the County Commissioners that a special permit be approved as requested, subject to the following:

A. Platting of subject property within one year from the date of approval by the Board of County Commissioners in order to provide for appropriate street rights-of-way, access control and building setbacks.

B. The applicant providing a fence around the substation facility so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 40 feet to the north property line or 35 feet from the west property line. The north 40 feet and the west 35 feet shall be landscaped with trees, grass and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.

C. Submission of two revised copies of the site plan indicating the necessary street rights-of-way and appropriate setback lines.

Rising moved, Bayouth seconded and it carried unanimously. Gardenhire and Hopper were absent.

May 23, 1975

Mr. Rodney Nicholson
Kansas Gas & Electric
P. O. Box 208
Wichita, Kansas 67202

Re: DR 75-15 - Request for Special Permit for substation - Southeast corner of 13th and 135th Street West

Dear Mr. Nicholson:

At the regular meeting of the Metropolitan Area Planning Commission on May 22, 1975, the above-captioned application was considered. The action of the Commission was to recommend the approval of the special permit, subject to the following conditions:

A. Platting of subject property within one year from the date of approval by the Board of County Commissioners in order to provide for appropriate street rights-of-way, access control and building setbacks.

B. The appliant providing a fence around the substation facility so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 40 feet to the north property line or 35 feet from the west property line. The north 40 feet and the west 35 feet shall be landscaped with trees, grass and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.

C. Submission of two revised copies of the site plan indicating the necessary street rights-of-way and appropriate setback lines.

Mr. Rodney Nicholson
May 23, 1975

This matter will be forwarded to the County Commission for consideration on June 11, 1975, the meeting to start at 9:00 a.m. in Room 320 Sedgwick County Courthouse.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Don H. Ellitot, KG&E, P. O. Box 208 67201
County Zoning Administrator, 1015 Stillwell 67213

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: May 22, 1975

Case No. DR 75-15	Request: Special Permit

Location: Southeast corner of 13th Street North and 135th Street West

Reason: Kansas Gas & Electric Substation

Acres: 4.2	Size: 430 ft. by 430 ft.

	Land Use	Zoning
Existing	Undeveloped	"R-1"
North	Agriculture & undeveloped	"R-1"
East	Agriculture & undeveloped	"R-1"
South	Agriculture & undeveloped	"R-1"
West	Agriculture & undeveloped	"R-1"

Existing R/W - 13th St. No. (half 30 ft. Proposed R/W - 13th St. No. (half) 60 & 75 ft. Existing R/W - 135th St. West (half) 25 ft. Proposed R/W - 135th St. West (half) 50 & 75 ft.	Platted: No History: None

Comments

1. Kansas Gas & Electric is requesting a special permit under Section 11F of the County Zoning Resolution in order to construct a substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.

2. Subject property is located at the intersection of two major streets (13th Street North and 135th Street West), and is unplatted. Surrounding lands are also unplatted and either undeveloped or in agricultural use.

3. The applicant has submitted a site plan with the application which indicates the location of proposed facilities on the site, setbacks, fencing and 50 and 75 feet of half-street right-of-way for both streets. It should be pointed out, however, that 13th Street is an FAS road and the 50-foot of half-street right-of-way will need to be increased to 60 feet.

4. In the event the Planning Commission recommends approval of this request, the following are recommended conditions of approval:

A. Platting of subject property within one year from the date of approval by the Board of County Commissioners in order to provide for appropriate street rights-of-way, access control and building setbacks.

B. The applicant providing a fence around the substation facility so as to prevent the admittance of unauthorized individuals and said fence shall not be placed closer than 40 feet to the north property line or 35 feet from the west property line. The north 40 feet and the west 35 feet shall be landscaped with trees, grass and shrubs upon the installation of the substation and shall be maintained in such a manner so as to not constitute a traffic hazard.

C. Submission of two revised copies of the site plan indicating the necessary street rights-of-way and appropriate setback lines.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas 67202

May 14, 1975

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, at its meeting beginning at 1:30 p.m. on May 22, 1975, at which time you may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 75-15

Request for a Special Permit for the Construction of an Electrical Substation

Beginning at the northwest corner of the NW ¼ of Sec. 13, Twp. 27S, R2W of the 6th P.M., Sedgwick County, Kansas, thence east along the north line of said NW ¼, 430 ft., thence south parallel with the west line of said NW ¼, 430 ft., thence west parallel with the north line of said NW ¼, 430 ft. to the west line of said NW ¼, thence north along the west line of said NW ¼, 430 ft. to beginning. Generally located at the southeast corner of 13th Street North and 135th St. West.

NOTE: It is the policy of the Planning Commission that any request for a deferral of the hearing of this case shall be submitted to the Secretary, Robert A. Lakin, 104 South Main, 7 days prior to the meeting. The Chairman and Secretary may grant such a request for deferral. Persons requesting deferrals will be charged with the cost of preparing and mailing new notices.

Robert A. Lakin
Secretary

KGE THE ELECTRIC COMPANY

KANSAS GAS AND ELECTRIC COMPANY

May 12, 1975

DON H. ELLIOTT
DIVISION MANAGER

Mr. Jack Galbraith
Chief Planner
Department of Community
Development
City of Wichita
104 South Main
Wichita, Kansas 67202

Re: Cowskin Substation

Dear Jack:

We are presently in the planning stages for a new substation to be located at 13th Street North and 135th Street West. This is a 138 KV substation and will be an essential part of our transmission system.

Our preliminary planning calls for a common six foot chain link fence with one foot of barbed wire. We do not presently plan any landscaping treatment of the area, but can add this at a later date if and when the area develops.

Enclosed in addition to the preliminary substation plan is an ownership list of property and owners located within 1,000 feet of the construction site. I will appreciate your consideration of this project for a Conditional Use Permit and will be happy to discuss with you at your convenience.

Sincerely,

Don H. Elliott

DHE:sn

Enclosures

201 N. Market — Wichita, Kansas — Mail Address: P. O. Box 208 / Wichita, Kansas 67201 — Telephone: Area Code (316) 264-1111

Security
ABSTRACT AND TITLE CO. INC
434 NORTH MAIN
WICHITA, KANSAS 67202
267-8371

OWNERSHIP LIST

Tract	Property Owner
The East Half of the Northeast Quarter of Section 14-27-2W	M. H. Pierpoint 2174 N. Riverside Blvd. 67203
The Northwest Quarter of Section 13-27-2W except that portion condemned by K. G. & E	Marvin F. Knoffloch 9701 Tee 67212
Beginning at the Northwest corner of the Northwest Quarter of Section 13-27-2W thence East along the North line of said NW¼, 430 feet, thence South parallel with the West line of said NW¼, 430 feet, thence West parallel with the North line of said NW¼, 430 feet to the West line of said NW¼, thence North along the West line of said NW¼, 430 feet to pob.	Kansas Gas & Electric Co. (fee) P. O. Box 208 67201
Beginning at the Southwest corner of Section 12-27-2W, North 60 rods, East 160 rods, South 60 rods, West 60 rods to pob.	Clayton W. Fisher R. F. D. #2 Valley Center, Ks. 67147
The South 50 Acres of the Southeast Quarter of Section 11-27-2W	Lyle D. Eberly and Lulu D. Eberly Address Unknown
Beginning at a point 60 rods North of the Southwest corner of Section 12-27-2W, thence North 70 rods, East 160 rods, South 70 rods, West 160 rods to point of beginning	Marie Nicholson 9461 West 61st Street North 67205

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

A 1000 foot radius of: Beginning at the Northwest corner of the Northwest Quarter of Section 13, Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, thence East along the North line of said Northwest Quarter, 430 feet, thence South parallel with the West line of said Northwest Quarter, 430 feet, thence West parallel with the North line of said Northwest Quarter, 430 feet to the West line of said Northwest Quarter, thence North along the West line of said Northwest Quarter, 430 feet to beginning

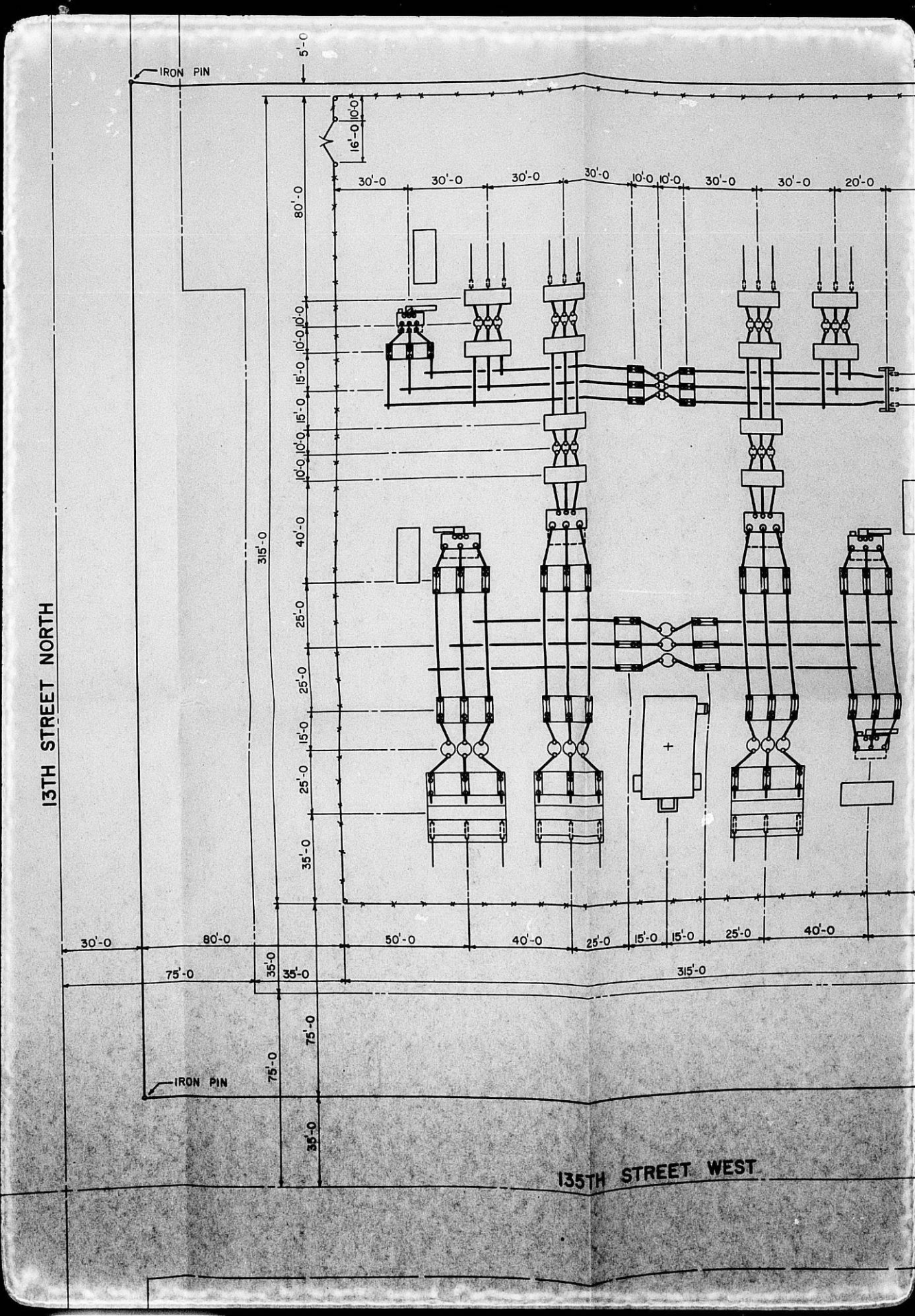
as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 9th day of May, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By Mary Gable

Vice President

Order No. 224405
wh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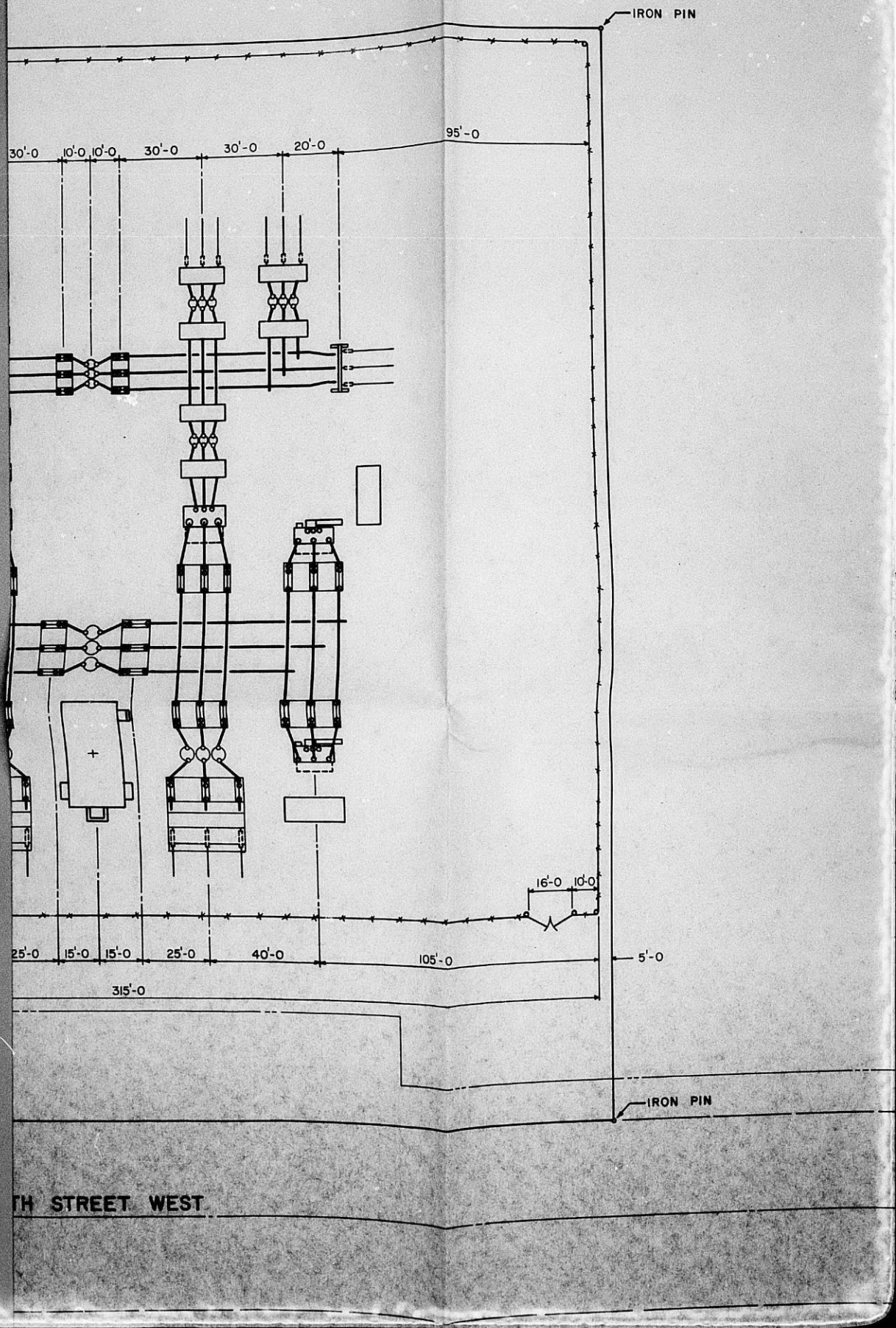
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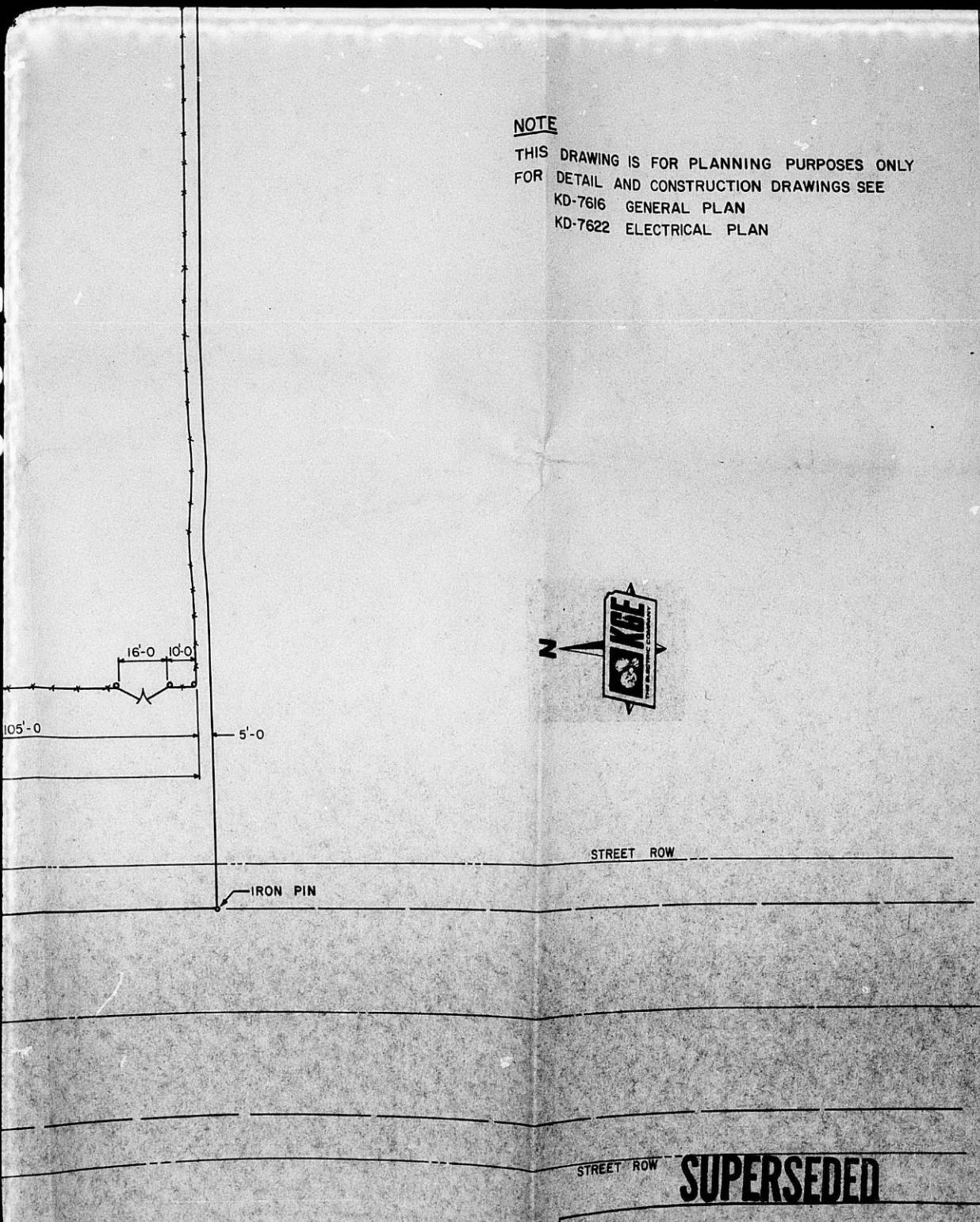
NOTE

THIS DRAWING IS FOR PLANNING PURPOSES ONLY
FOR DETAIL AND CONSTRUCTION DRAWINGS SEE
KD-7616 GENERAL PLAN
KD-7622 ELECTRICAL PLAN

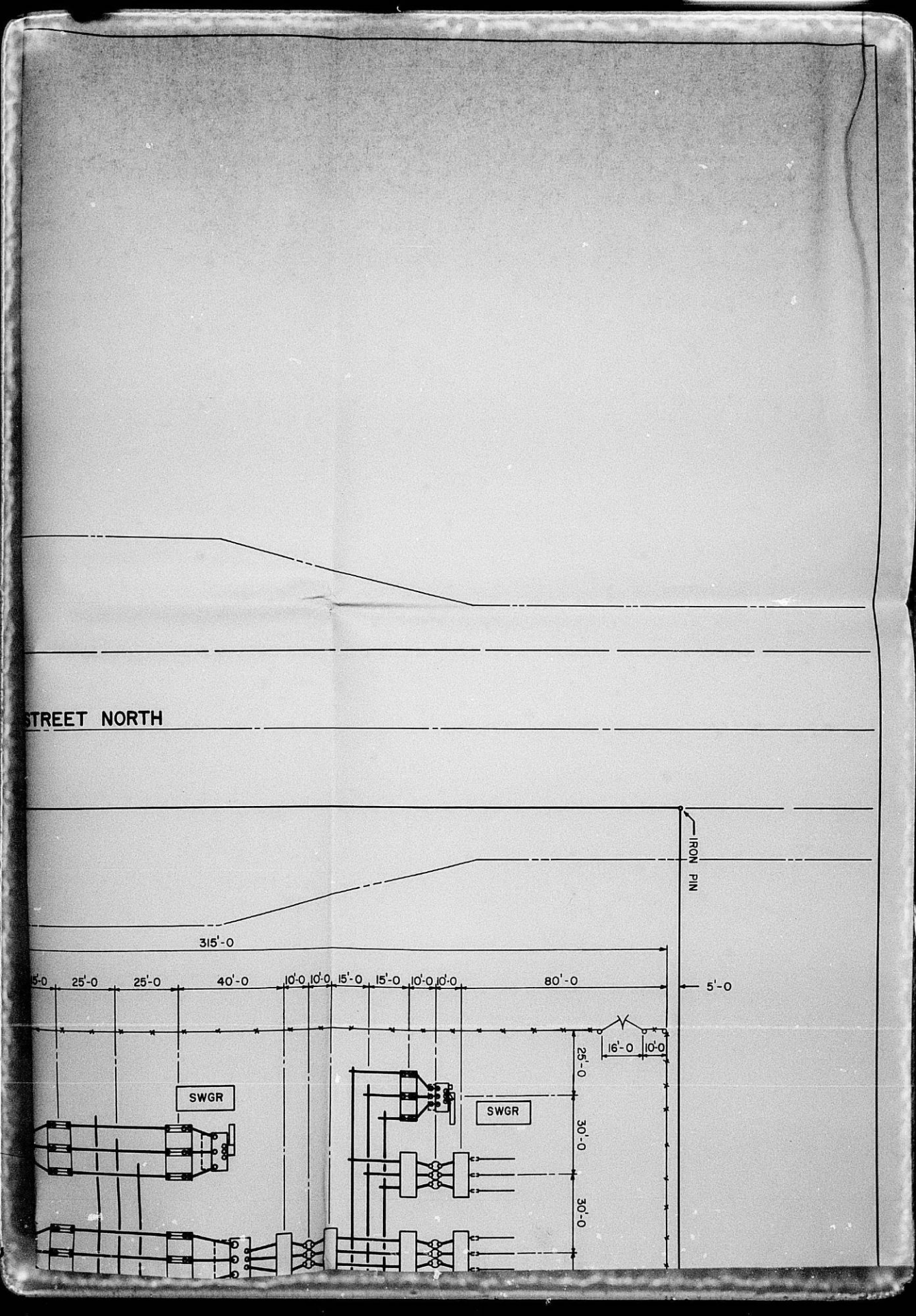


SUPERSEDED

COWSKIN SUBSTATION
ULTIMATE PLAN

DR. RLD	APPROVED	CHIEF ENGINEER	
CK.	SCALE 1" = 30'-0	SH. 1 OF	SHTS.
DATE 4/18/75	KANSAS GAS AND ELECTRIC COMPANY	KD-7625	
ENGINEERING DEPT.	WICHITA, KANSAS		

REVISION	BY	CK	APR.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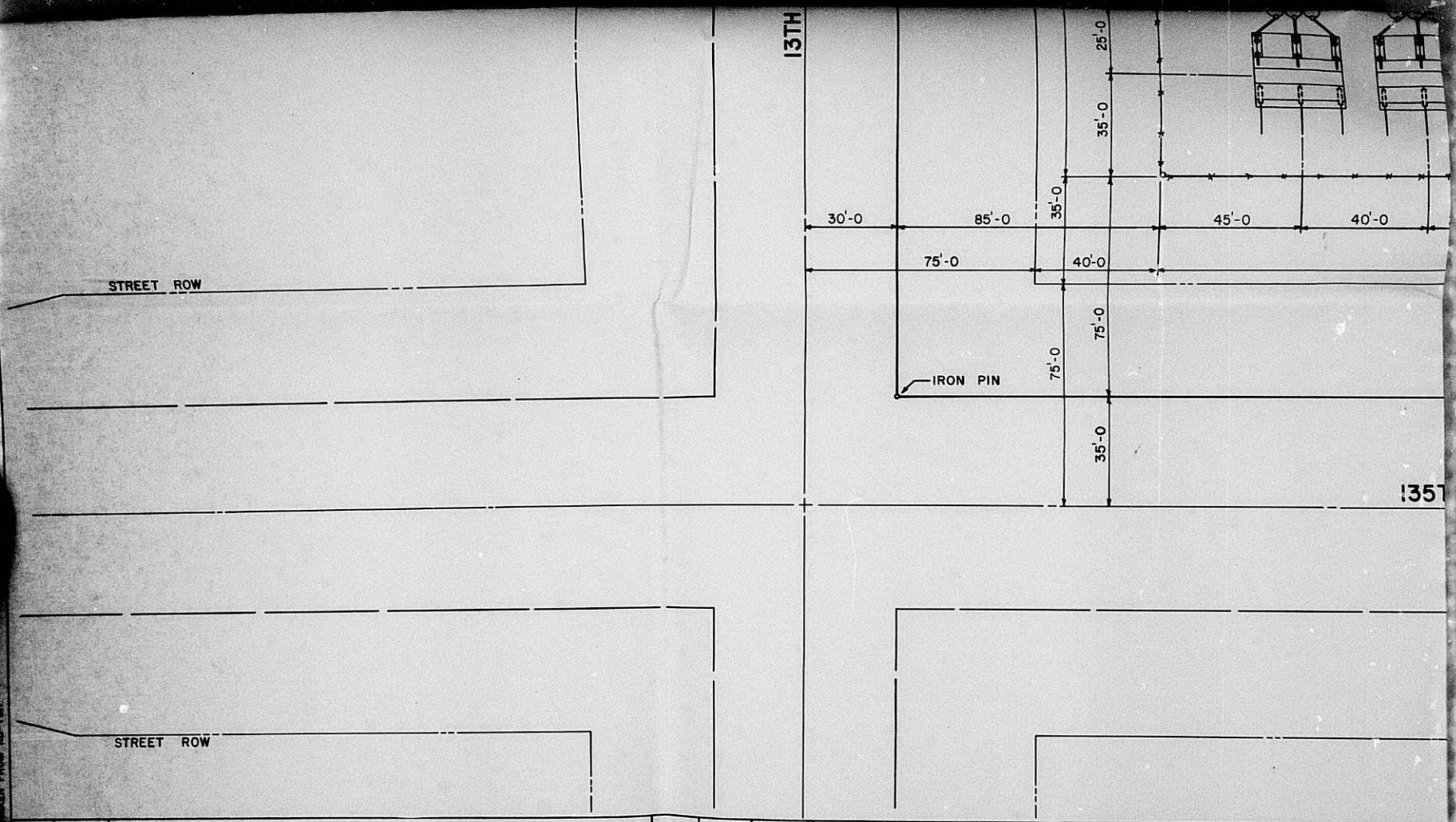

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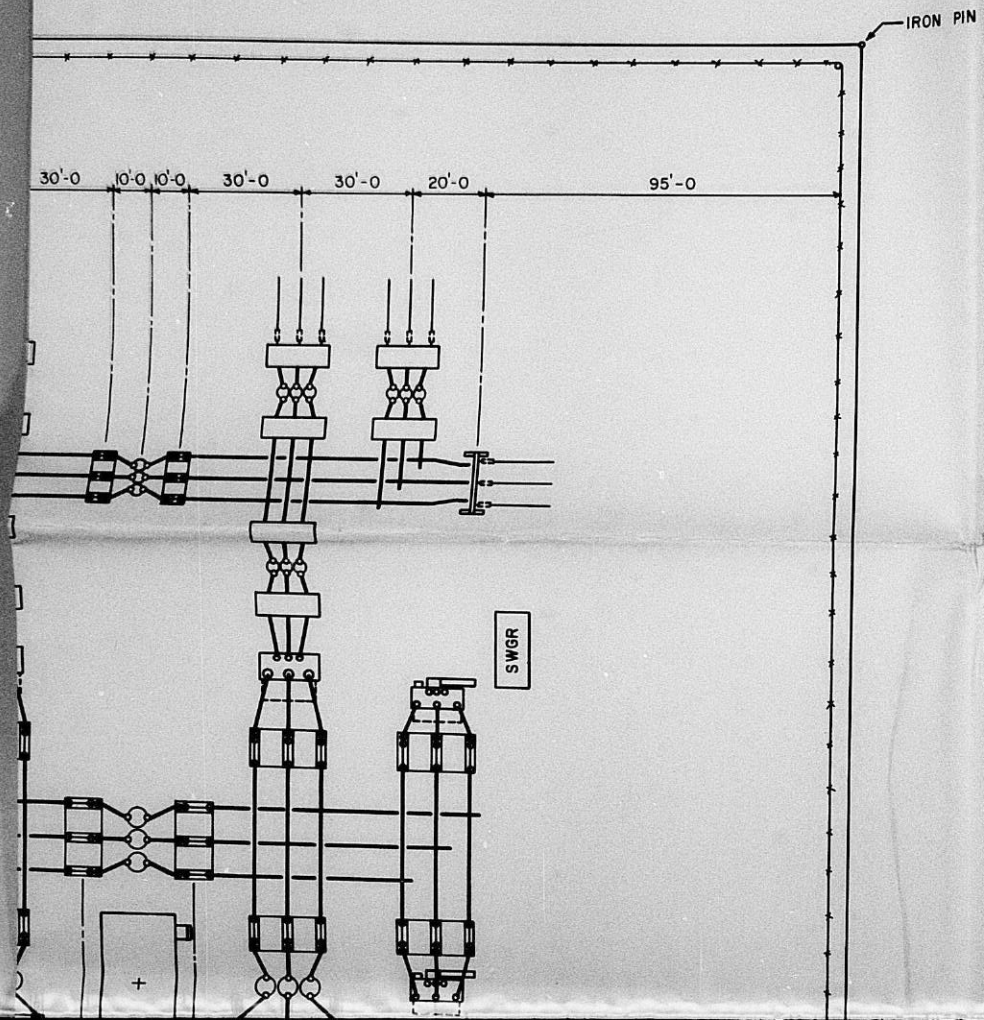

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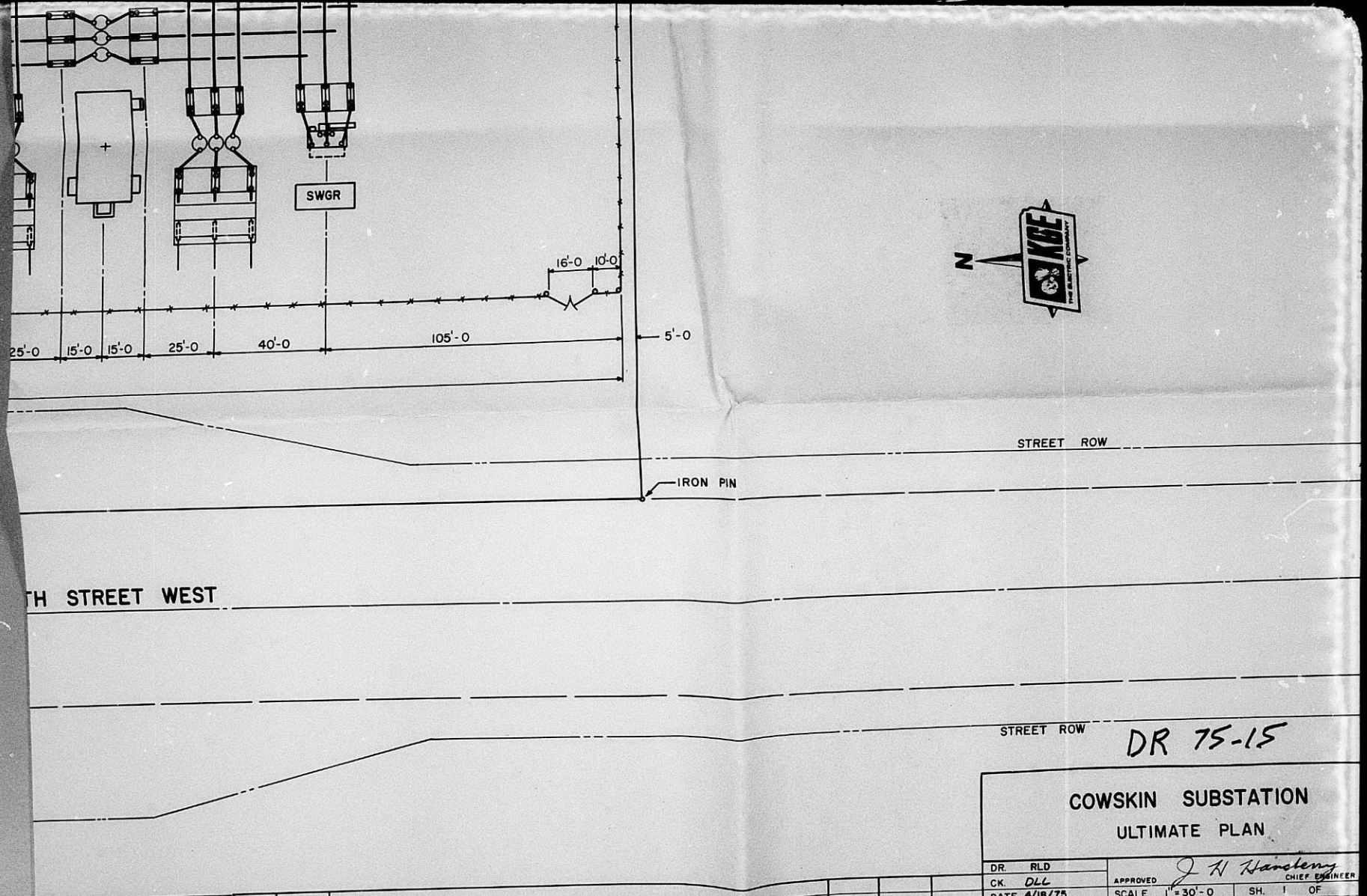
KD-7622 ELECTRICAL PLAN

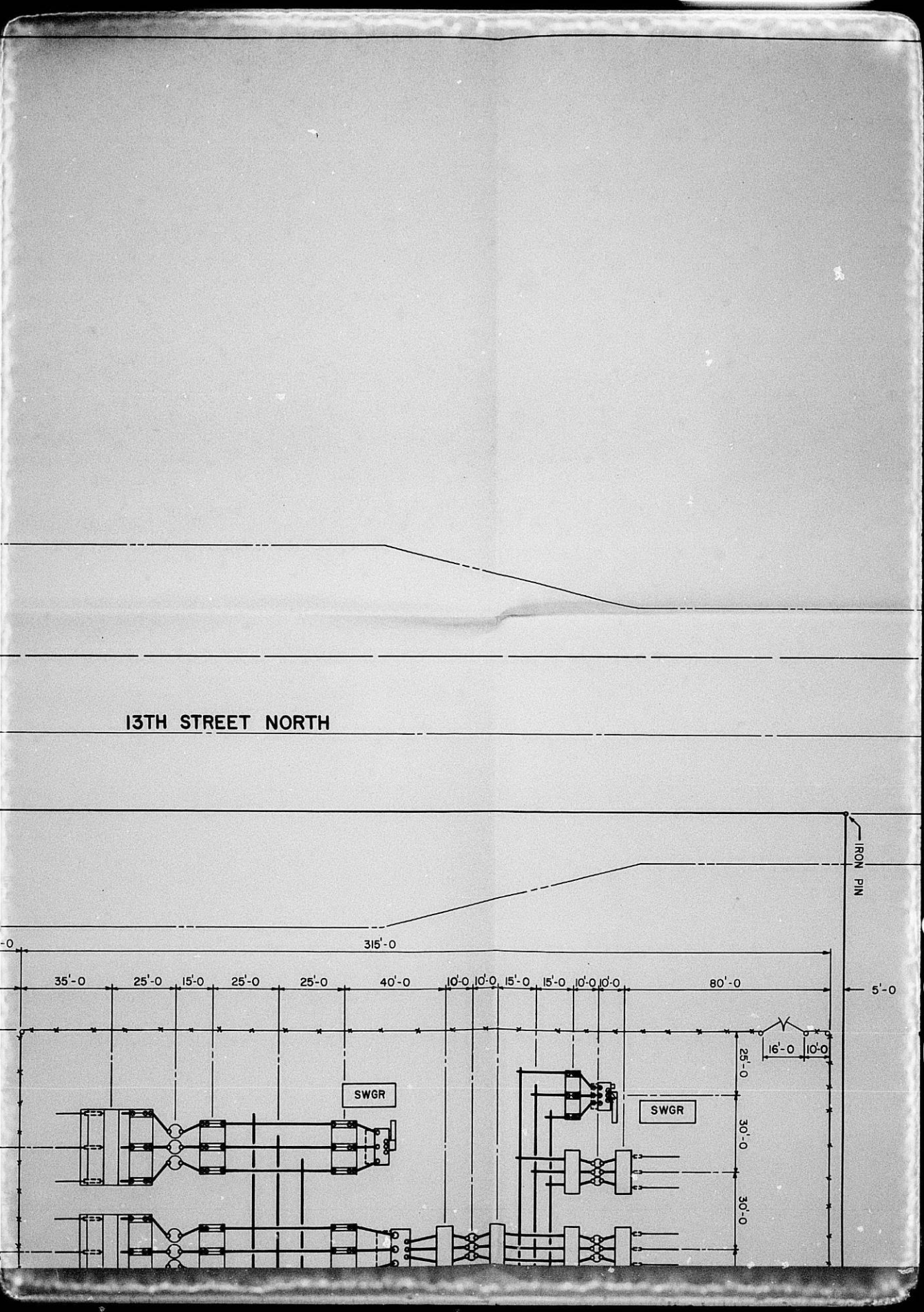


DR 75-15

COWSKIN SUBSTATION
ULTIMATE PLAN

DR. RLD	APPROVED J H Hansberry CHIEF ENGINEER		
CK. DLL			
DATE 4/18/75	SCALE 1" = 30'-0	SH. 1 OF	
KANSAS GAS AND ELECTRIC COMPANY ENGINEERING DEPT. WICHITA, KANSAS		KD-7625	

BY	CK.	APP	NO.	DATE	REVISION	BY	CK	APP.
			1	6/6/75	REVISED STREET ROW	RLD	DLL	JHH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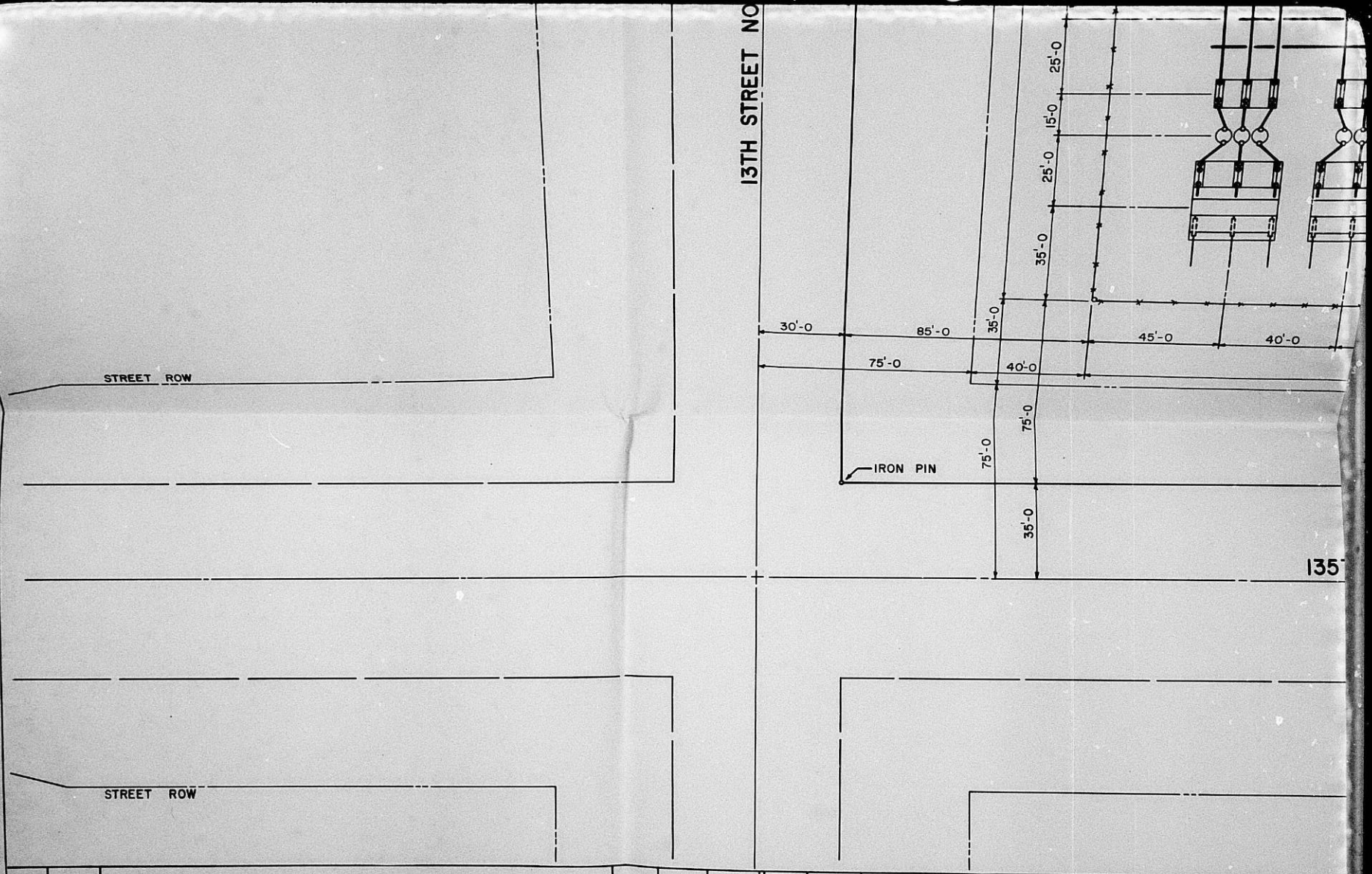

TAKEN FROM KD-7617

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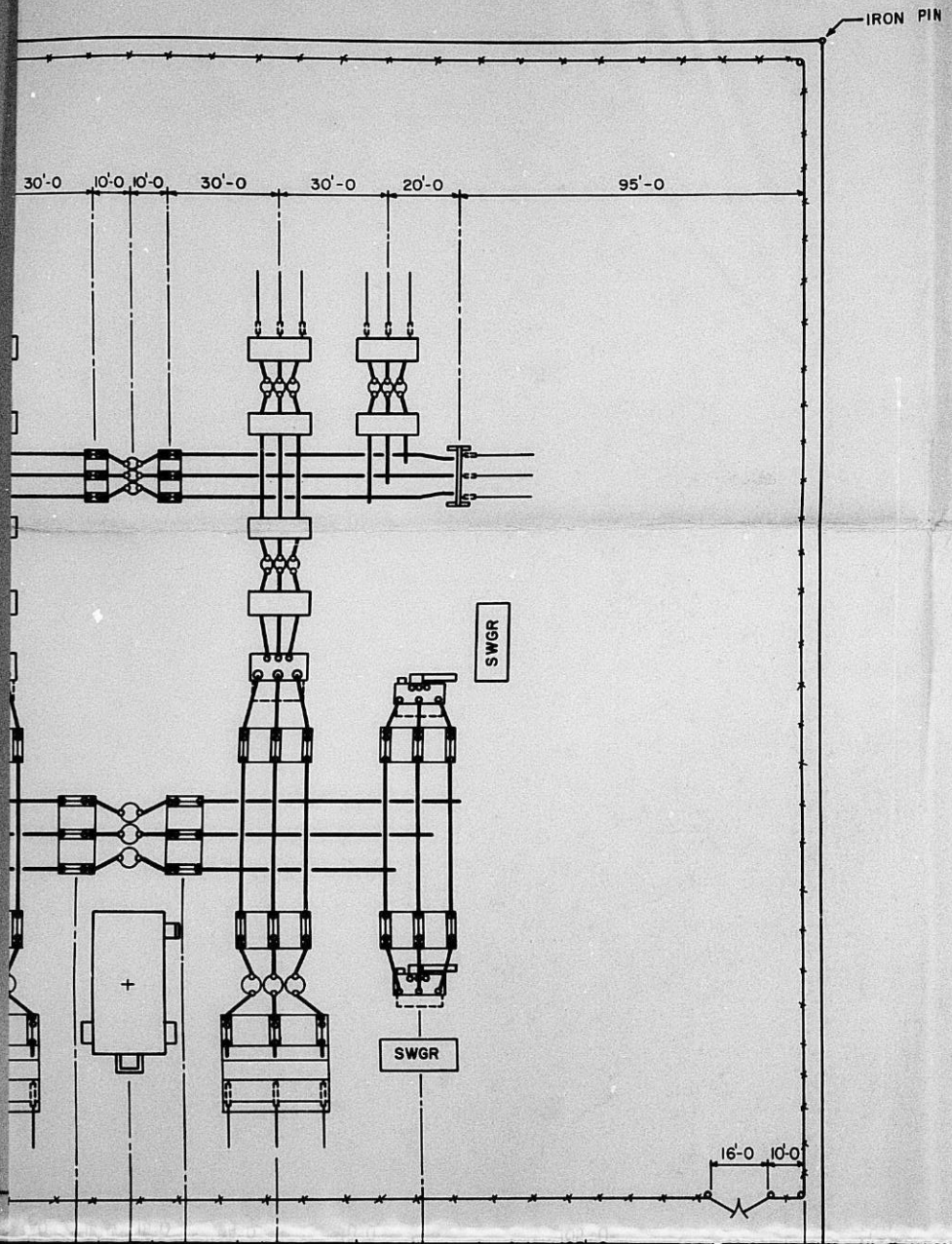

NOTE

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KD-7622 ELECTRICAL PLAN

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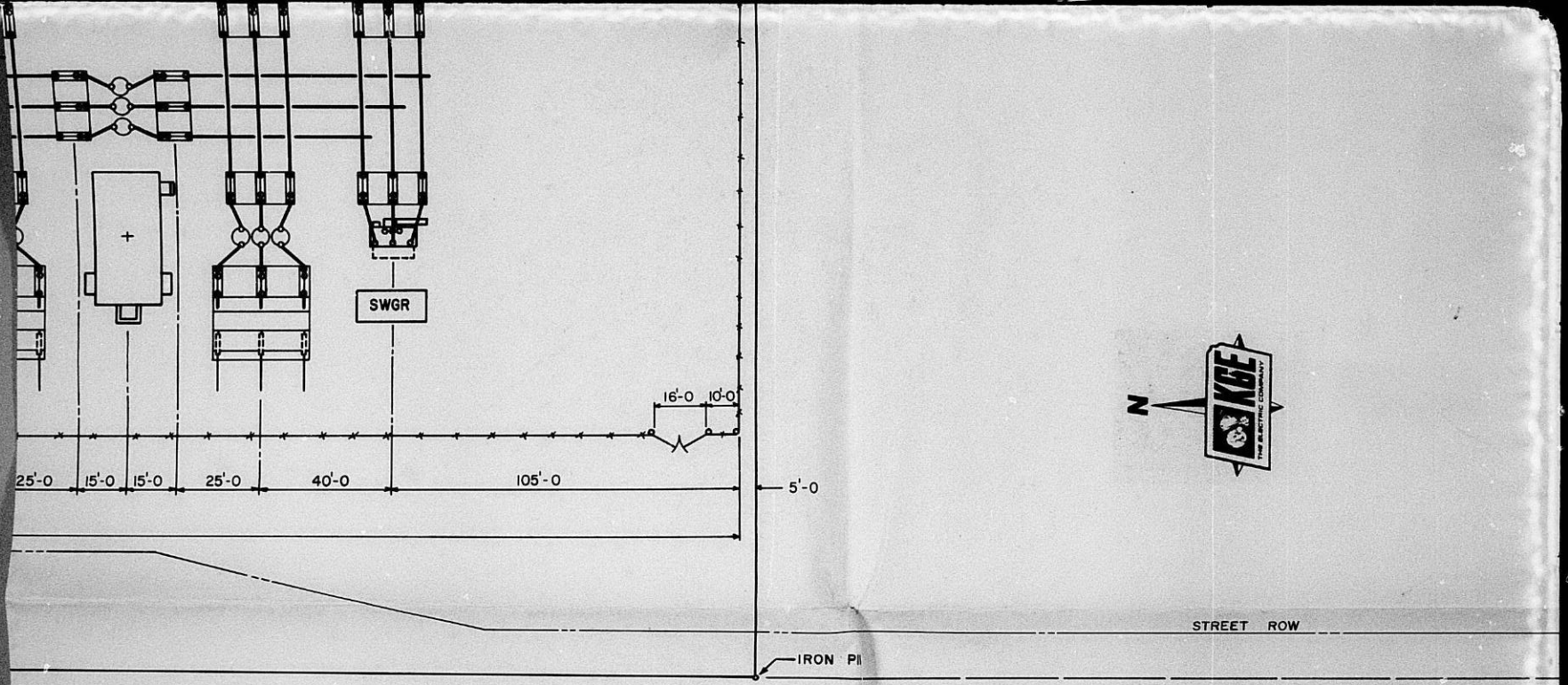
KGE THE ELECTRIC COMPANY



OFFICE CO
DO NOT REMOVE

DR 75-15

COWSKIN SUBSTATION
ULTIMATE PLAN

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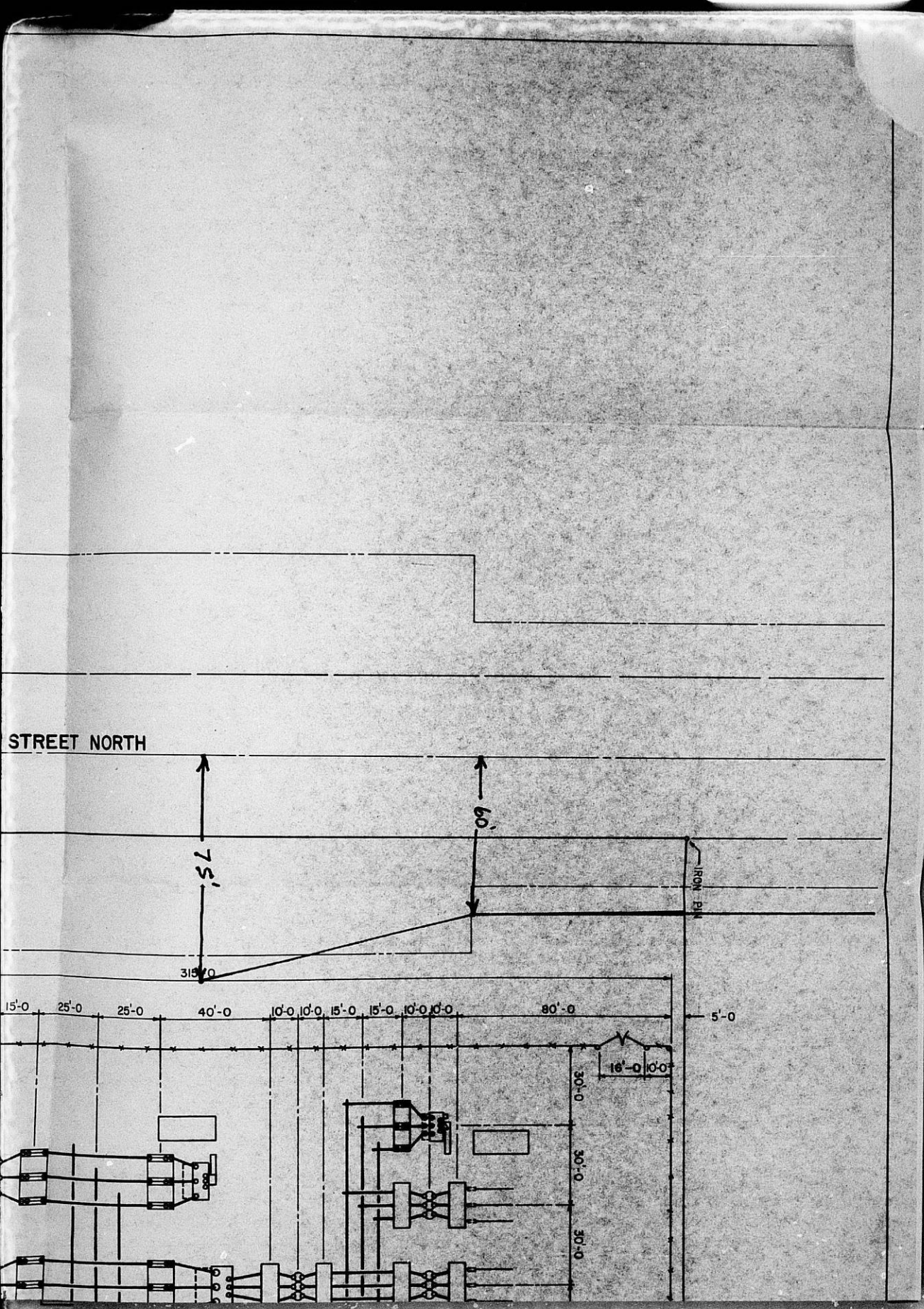
	BY	CK	APP	NO	DATE	REVISION			

DR. RLD
CK. DLL
DATE 4/18/75
APPROVED J. H. Hansen CHIEF E
SCALE 1" = 30'-0
SH. 1 OF
KANSAS GAS AND ELECTRIC COMPANY
KD-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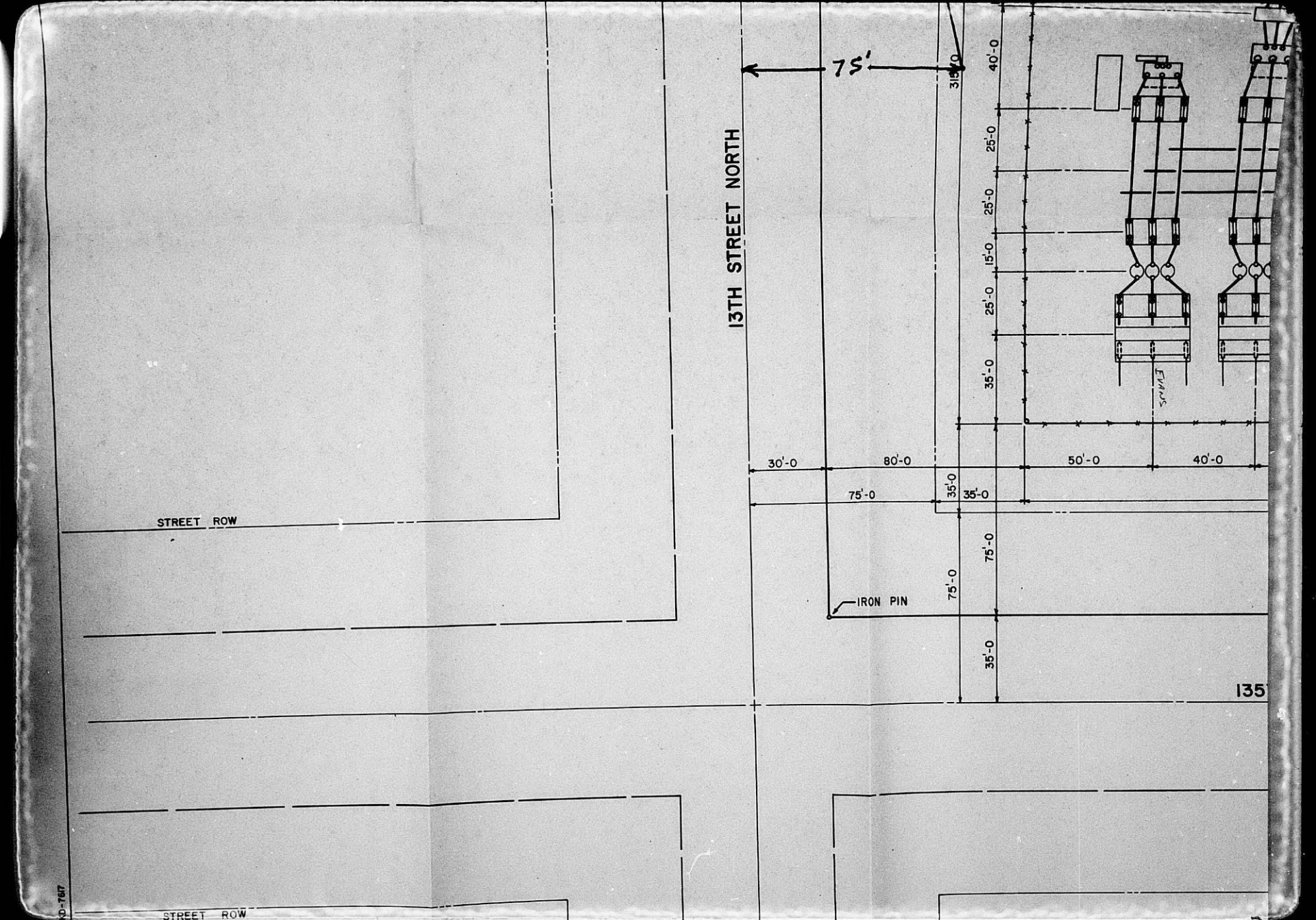
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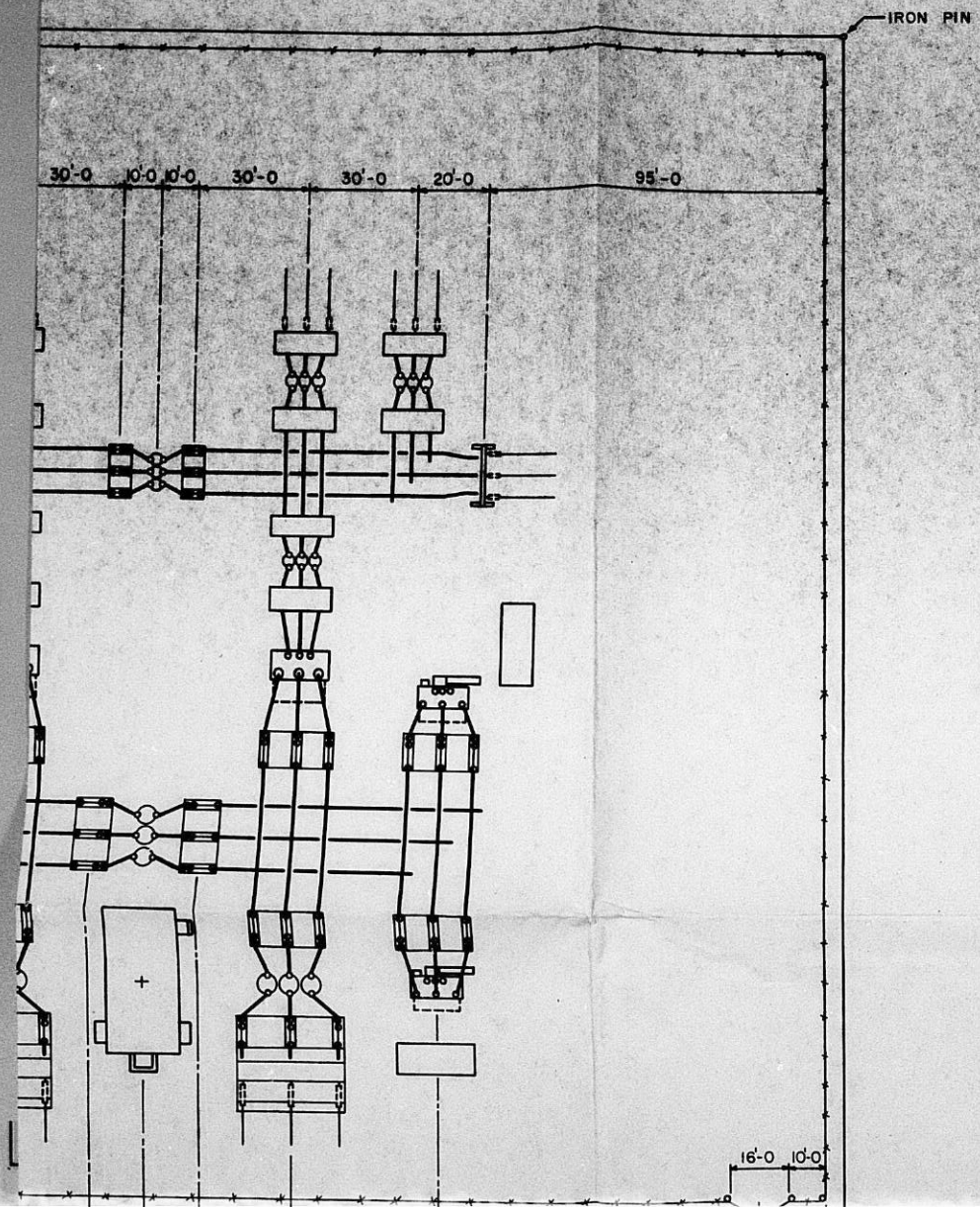

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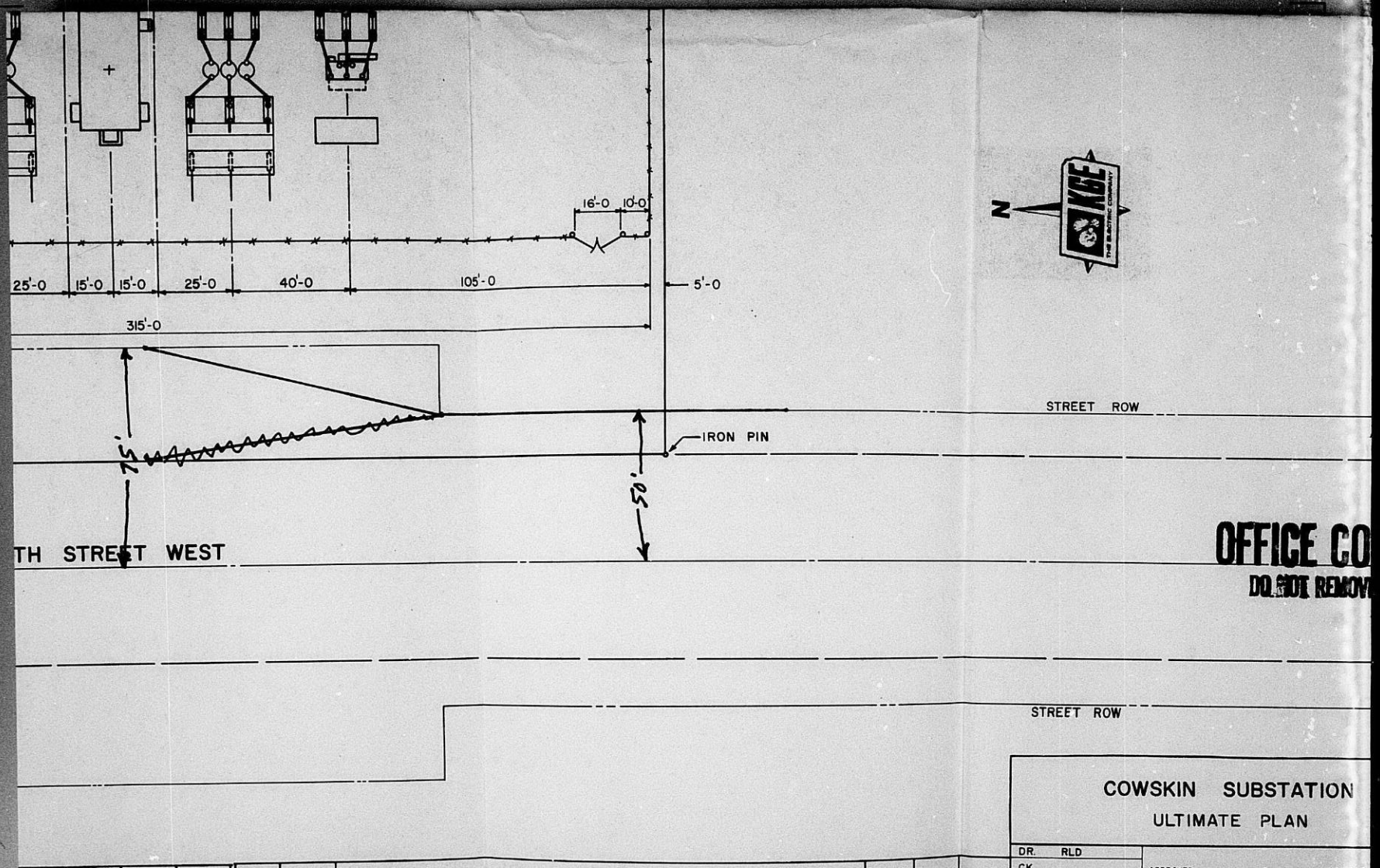

OFFICE CO
DO NOT REMOV

COWSKIN SUBSTATION
ULTIMATE PLAN

DR. RLD			
CK.	APPROVED		CHIEF EN
DATE 4/18/75	SCALE 1" = 30'-0	SH. 1	OF
KANSAS GAS AND ELECTRIC COMPANY			KD-7
ENGINEERING DEPT.	WICHITA, KANSAS		

BY	CK.	APP	NO.	DATE	REVISION	BY	CK	APP.