

DR 78-29 - Special Permit to Allow
the Construction of a Fueling and
Wash Facility for Sedgwick County
Department of Public Works.

POSTED
9-27-78
PH

ACTION

DATE

COMMITTEE

M.A.P.C. *Refered for 2 weeks 10-12-78*
N.A.P.C. *Approved subject to conditions 10-26-78*
B.C.C./B.C.C. *Approval subject to 11-27-78*
conditions

Map No. 5446
 Sec. 29
 Twp. 27
 Range 1E

DATA SHEET
 (ZONING & CONDITIONAL USE)

DR 78-29
 SCZ- _____
 CU- _____
 Filed _____

APPLICATION DATA: From _____ to _____
 1. Applicant: _____
 Address _____ Phone _____
 2. Agent: _____
 Address _____ Phone _____
 3. General Location: _____ Address _____
 4. Proposed Use: _____

AREA DATA:
 1. Acres: 0.5 (140 ft. by 158 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE & TWO FAM South COUNTY YARD
 West TWO FAM North PARKING LOT
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use is for: PARKING LOT
 6. Area (is) (is not) platted.

PHOTO DATA:
 Taken by _____ Date _____ Time DR 78-29



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 78-29

CONSIDERED BY MAPC: 10-26-78

REQUEST FOR: Special Permit for a fueling and wash facility

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

GENERAL LOCATION: Northeast corner of Handley and Stillwell

LEGAL DESCRIPTION:

Odd and Even Lots 18 through 23 and the south 8 feet of
Lot 24, Block 4, Franklin Yikes Addition in Wichita, Kansas

APPLICANT: Sedgwick County Department of Public Works

COUNSEL FOR APPLICANT: G. C. McLure, Jr., Director of County Department
of Public Works

PROTESTORS (LIST COUNSEL) IF ANY: None

SURROUNDING ZONING: North, "B"; East and West, "RB"; South, "E".

LAND USE: Existing and North, Parking Lot; East, Single & Two Family;
South, County Yards; West, Two Family.

CPO RECOMMENDATION: CPO Council Area "O" vote 5-1 to take no action
on the request.

PLANNING COMMISSION RECOMMENDATION:

That this special permit be approved including the storage of impounded vehicles by the Sheriff's Department, and subject to screening being provided on all four sides of the application area by the use of plastic slats in the existing chainlink fence. Bayouth moved, May seconded and it carried unanimously.

-
- ACTION: 1. Approve the Special Permit as recommended by the Metropolitan Area Planning Commission, subject to the recommended conditions; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 26, 1978:

21. Case No. DR 78-29 - Request for a special permit to allow the construction of a fueling and wash facility for Sedgwick County Department of Public Works on Odd and Even Lots 18 through 23 and the south 8 feet of Lot 24, Block 4, Franklin Yikes Addition in Wichita, Kansas. Generally located at the northeast corner of Handley and Stillwell.

GALBRAITH showed slides of the area and surrounding area and reviewed the following staff report:

Comments:

1. The Sedgwick County Department of Public Works is requesting approval of a special permit to allow the construction of a fueling and wash facility at the northeast corner of Handley and Stillwell on property presently being utilized for off-street parking by the County Yards located to the south.
2. A site plan submitted with the request indicates the proposed location of fuel pumps, wash facility, fuel storage tanks, office and lubrication facilities.
3. This permit is authorized under Section 28.04.180.4 of the Code of the City of Wichita, which states:

"The Board of City Commissioners may, by special permit and subject to such protective restrictions as it deems necessary, authorize the location in any district within the city, of any public building, structure or land use to be used by any department of the city, county, state or federal government; or any building, structure or land use to be used by any public utility operated under a franchise granted by the City."
4. The applicant should be aware that should this special permit be granted, that the provisions of Section 28.04.160K (Screening and Landscaping) of the Code of the City of Wichita must be complied with.

GALBRAITH stated that Mr. McLure, Director of the County Department of Public Works, was unable to be present when this request was heard at the last meeting. He said that it was pointed out at that meeting that Mr. McLure had advised that their intent was to provide plastic slats in the existing chainlink fence for solid screening. He said that a question had been raised about storage of inoperable vehicles on the site apparently placed there by the Sheriff's Department. GALBRAITH pointed out that there was access to the south at Stillwell and that he had been advised that they do not need access to the other two streets.

G. C. McLURE, Director, County Department of Public Works, stated that the County Yard was completely cluttered with all types of vehicles that are used by the Sheriff, Marshall, Emergency Ambulance Service, etc. They service about 150 vehicles in the garage and it was a 24-hour operation. They have insufficient space to store vehicles where they would be accessible for repair. He said that the screening would go completely around the entire lot so it would be shielded not only on the south, but on all four sides.

MAY asked what type of material would they use for screening.

McLURE said that it would be plastic material of various colors.

There was no one present in opposition to the request.

MOTION: That the Planning Commission recommend to the City Commission that this special permit be approved including the storage of impounded vehicles by the Sheriff's Department, and subject to screening being provided on all four sides of the application area by the use of plastic slats in the existing chainlink fence. Bayouth moved, May seconded and it carried unanimously.

October 27, 1978

G. C. McLure, Jr., P.E.
County Engineer/Director of
Public Works
County of Sedgwick
1015 Stillwell
Wichita, Kansas 67213

Re: DR 78-29 Special Permit to allow
the construction of a fueling and
wash facility and storage of im-
pounded vehicles

Dear Mac:

At its regular meeting on October 26, 1978, the Metropolitan Area Planning Commission considered the above captioned request. The action of the Planning Commission was to recommend to the Board of City Commissioners the approval of the special permit request including the storage of impounded vehicles by the Sheriffs Department, subject to the following:

1. Screening shall be provided on all four (4) sides of the application area by the use of plastic slats in the existing chain link fence.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on November 21, 1978, said meeting to be held in the City Commission Meeting Room, 455 North Main, Wichita, Kansas. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG:bbc

October 16, 1978

G. C. McLure, Jr., P.E.
County Engineer/Director of
Public Works
County of Sedgwick
1015 Stilwell
Wichita, Kansas 67213

Re: DR 78-29 Special Permit to
allow the construction of
a fueling and wash facility

Dear Mac:

The Metropolitan Area Planning Commission, at its regular meeting Thursday, October 12, 1978, considered your above captioned request. In the discussion, several questions were raised about the storage of inoperable vehicles on the property, the possibilities of screening, and access only to Stilwell. I passed on the information you gave me about the maximum number of vehicles anticipated to ever be stored upon the premises, however, it bothered the Planning Commission that they were being stored there now in violation. The action of the Planning Commission was to defer this case for two (2) weeks so that you could provide additional information concerning the storage of vehicles, where and how many will be stored and whether or not you want to include that use as part of this request. If you do, we need to know whether or not that will be within the legal description you furnished us on this request. Also, the Planning Commission wanted additional information as to the type of screening material proposed to be used, on which sides it will be placed and the number and location of access points. I advised them that you had mentioned the use of plastic slats in the existing chainlink fence and that I thought you proposed access only to Stilwell as you were concerned with security.

Page 2
October 16, 1978
G. C. McLure
Re: DR 78-28

This case will be reconsidered by the Planning Commission at its regular meeting of October 26, 1978. If you have any information you can provide us on the questions raised, it would be helpful if we receive it by this Friday morning, October 20, for our afternoon mailout.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:bbc

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE October 9, 1978

TO Jack Galbraith, Chief Planner, Current Plans, MAPD

FROM Deanna Patton, CPO Administrative Aide

SUBJECT DR 78-29 (Northeast Corner of
Handley and Stillwell)

At its October 5, 1978 meeting, CPO Council 0 considered the captioned case. Because of a lack of information on the request and on the attitudes of the adjacent property owners and residents, CPO Council 0 voted (5-1) to take no action on this request for a special permit to allow the construction of a fueling and wash facility for the Sedgwick County Department of Public Works.

Please provide this information to the MAPC when it considers this case. Thank you.

Deanna Patton

Deanna Patton
CPO Administrative Aide

DP:ml

NOTED:

David L. Furnas

David Furnas
Citizen Participation Coordinator



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

MAPC HEARING DATE: 10-12-78

Case No. DR 78-29

Request: Special Permit for a
fueling and wash facility

Location: Northeast corner of Handley and Stillwell

Acres: 0.5

Size: 140' x 158'

	<u>Land Use:</u>	<u>Zoning</u>
Existing	Parking Lot	"B"
North	Parking Lot	"B"
East	Single & Two Family	"RB"
South	County Yards	"E"
West	Two Family	"RB"

Street rights-of-way are adequate.

Platted: Yes.

History: None.

COMMENTS:

1. The Sedgwick County Department of Public Works is requesting approval of a special permit to allow the construction of a fueling and wash facility at the northeast corner of Handley and Stillwell on property presently being utilized for off-street parking by the County Yards located to the south.
2. A site plan submitted with the request indicates the proposed location of fuel pumps, wash facility, fuel storage tanks, office and lubrication facilities.
3. This permit is authorized under Section 28.04.180.4 of the Code of the City of Wichita, which states:

"the Board of City Commissioners may, by special permit and subject to such protective restrictions as it deems necessary, authorize the location in any district within the city, of any public building, structure or land use to be used by any department of the city, county, state or federal government; or any building, structure or land use to be used

Case No. DR 78-29 10-12-78
Page 2

by any public utility operated under a franchise granted by the city."

4. The applicant should be aware that should this special permit be granted, that the provisions of Section 23.04.160K (Screening and Landscaping) of the Code of the City of Wichita must be complied with.

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

September 28, 1978

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, at its meeting on October 12, 1978, which will commence at 1:30 p.m. You may appear either in person or by agent or attorney, if you so desire.

CASE NO. DR 78-29

Special Permit to Allow the Construction of
a Fueling and Wash Facility for
Sedgwick County Department of Public Works

Odd and Even Lots 18 through 23 and the south
8 feet of Lot 24, Block 4, Franklin Yikes Addition
in Wichita, Kansas. Generally located at the
northeast corner of Handley and Stillwell.

(You may appear either in person, or by agent or attorney, if you so desire.)

NOTE: You are also informed that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

DR 78-29 - 21 "Notice to Adjoining Property Owner" mailed 9/28/78 for
the MAPC meeting for 10/12/78

1 to CPO Office *including map*

22 TOTAL

*Notice also sent to M: Love and
Everett Patrick*



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

G. C. McLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

September 19, 1978

Metropolitan Planning Commission
455 North Main
City Hall
Wichita, Kansas 67202

RE: Special permit for fueling and wash facility for Sedgwick County
Department of Public Works

Dear Sirs:

We hereby request consideration for a special use permit for the above facility, located in the odd and even Lots 18 through 23 and the south 8' of Lot 24, Block 4, Franklin Yikes Addition in Wichita, Kansas. //

N.E. Corner of Hambley & Stillwell.

The new construction consists of relocating a service station office, two pump islands and 6 - 10,000 gallon tanks. There will also be a drive through car wash structure.

Enclosed please find a site plan of the proposed facility and the names and addresses of owners of property of the proposed project.

Please advise us of any further information we need to submit.

Yours very truly,

G. C. McLure, Jr., P. E.
County Engineer/Director
of Public Works

enclosure

D-5294
STEPHEN DARBYSHIRE
1205 S. OSAGE
WICHITA KANSAS 67213

LOTS 3-4 BLOCK 9
FRANKLIN YIKE ADD

D-5293
WILLIS FARRIS ETUX
1203 S OSAGE
WICHITA KANSAS 67213

LOTS 1-2 BLOCK 9
FRANKLIN YIKE ADD

D-5280-1 & D-5281 67-02
GROVES WARREN E. ETUX
313 N. SENECA
WICHITA KS 67203

LOTS 9-10 & $\frac{1}{2}$ VAC ALLEY ADJ ON W
BLOCK 5
FRANKLIN YIKE ADD

D-5280
ROY LELAND HILL ETAL

LOTS 7-8 BLOCK 5
FRANKLIN YIKE ADD & $\frac{1}{2}$ VAC ALLEY ON W

D-5277
FREDERICK DUANE HEIMAN ETUX
1143 So. Osage
67213

LOTS 15-16-17 BLOCK 4
FRANKLIN YIKE ADD

D-5276
HAROLD A CHANCE ETUX
RT. 3 BOX 274
ENID OKLA. 73701

LOTS 13-14 BLOCK 4
FRANKLIN YIKE ADD

D-5275
HARLEY M CONNER ETUX

no address found
LOTS 11-12 BLOCK 4
FRANKLIN YIKE ADD

D-5274
ROBERT W. TERHUNE JR.
% FIDELITY INV 329 S. MARKET
WICHITA KS 67202

LOTS 8-9-10 BLOCK 4
FRANKLIN YIKE ADD

D-5273 ✓
R A SWAN
1111 S OSAGE
WICHITA 12 KS

LOTS 4-5-6-7 BLOCK 4
FRANKLIN YIKE ADD

D-5264-1 ✓
JESS W OSBORN ETUX

1023 S. Osage, 67212

SE LOTS 17-18 & 50 FT VAC ST ADJ LOT
18 ON E
BLOCK 2
FRANKLIN YIKE ADD

D-5263 ✓
MEMPHIS S. HIXSON ETUX
% AMERICAN SAV. 201 N MAIN
WICHITA KANSAS 67202

LOTS 15-16 BLOCK 2
FRANKLIN YIKE ADD

D-5262 *D*
MEMPHIS S. HIXSON ETUX
% AMERICAN SAV. 201 N MAIN
WICHITA KANSAS 67202

LOTS 13-14 BLOCK 2
FRANKLIN YIKE ADD

D-5259 ✓
LEVI L MYERS ETUX
BOX 234
NASH OKLA 73761 67-02

LOTS 7-8 BLOCK 2
FRANKLIN YIKE ADD

D-5258-1 ✓
FRANK L BARTLETT ETUX
812 S VINE
WICHITA KANSAS 67213

LOTS 4-5-6
BLOCK 2
FRANKLIN YIKE ADD

D-6575 ✓
HARRY W. WEBB ETUX
907 IRVING
WICHITA KANSAS 67213

LOT 2
COX'S REPLAT

D-6574 ✓
WADE W NEWTON ETUX
401 KELTH
WICHITA KANSAS 67209

LOT 1
COX'S REPLAT

KEY: -D -05272-0001- ✓ D 05272
MELVIN L BENNETT ETUX
DON ENOCH
5902 POLO LN-CO
DR 6702
WICHITA KS 67208
E 70 FT LOTS 1-2-3 BLOCK 4 FRANKLIN
YIKE ADD

KEY: -D -05272- - ✓ D 05272
ENOCH, DONALD K. ETUX
5902 POLO DRIVE LN-CO
WICHITA KS 67208 LN-CO
W 70 FT LOTS 1-2-3 BLOCK 4 6702
FRANKLIN YIKE ADD

KEY: -D -05272- - D 05272
D 05261 POLO DRIVE LN-CO
WICHITA KS 67208 6702
W 70 FT LOTS 1-2-3
BLOCK 4
FRANKLIN YIKE ADD

KEY: -D -05261- - D 05261 ✓
KLINGMAN, BARBARA L.
1957 HOOD LN-CO
WICHITA KS 67203 LN-CO
LOTS 11-12 BLOCK 2 6702
FRANKLIN YIKE ADD

KEY: -D -05260- - ✓ D 05260
FUGIT, CALVIN L ETUX
1702 EXCHANGE LN-CO
WICHITA KS 67213 LN-CO
LOTS 9-10 BLOCK 2 6702
FRANKLIN YIKE ADDITION

KEY: -D -06576- - ✓ D 06576
TUCKER, ROY K JR ETUX
911 W IRVING LN-CO 053
WICHITA KS 67213 LN-CO
LOT 3 6702
COX'S REPLAT

KEY: -D -05281-0002- ✓ D 05281
D-5281-2 D-5281-3
WHITEHOUSE, LARRY D ETUX
3900 W KELLOGG LN-CO 047
WICHITA KS 67213 LN-CO
LOTS 13 TO 17 INC & 1/2 VAC ALLEY 6702
ON W BLOCK 5 FRANKLIN YIKE ADDITION

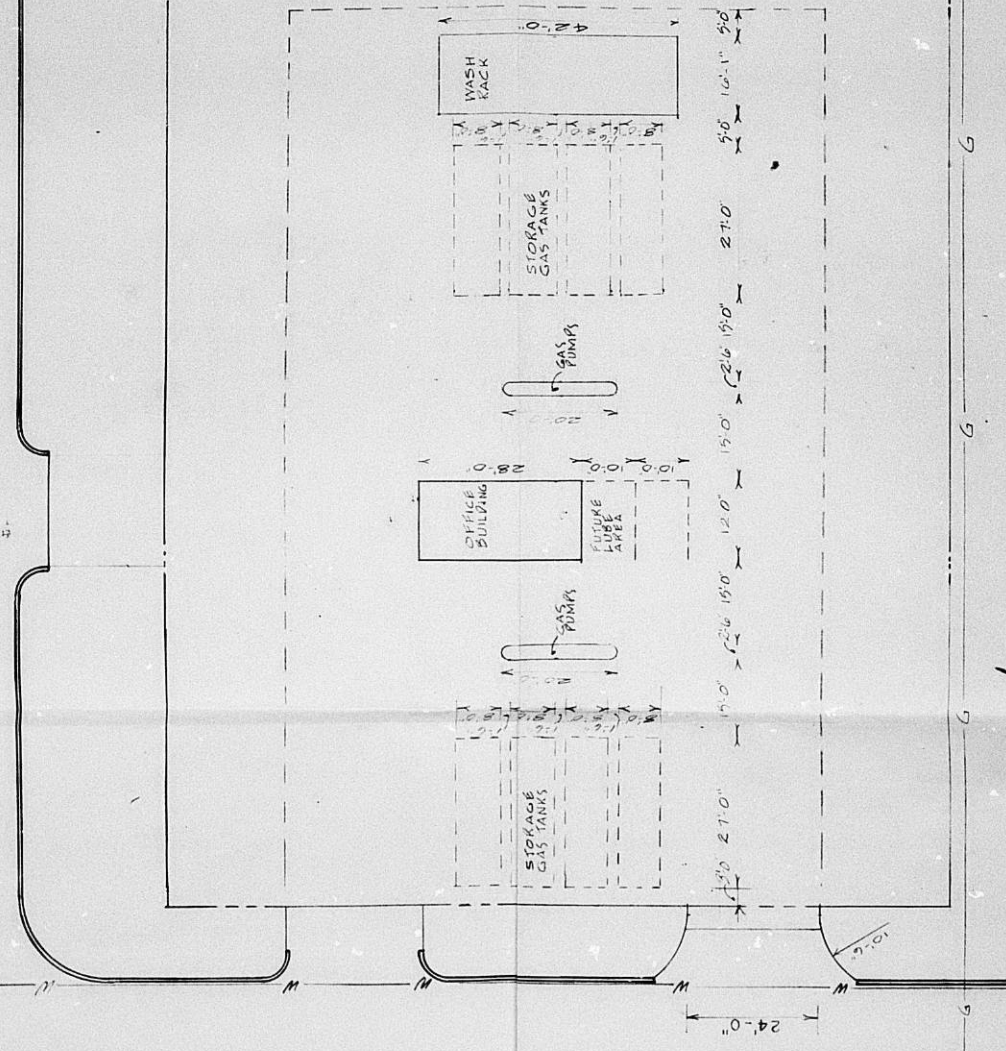
KEY: -D -05281-0001- ✓ D 05281
WILKINSON, EDWARD B ETUX
1331 N. Waco, 67203 LN-CO
WICHITA KS 67203 LN-CO
LOTS 11-12 BLOCK 5 & 1/2 VAC ALLEY ON W 6702
FRANKLIN YIKE ADD

KEY: -D -06576- - ✓ D 06576
TUCKER, ROY K JR ETUX
911 W IRVING LN-CO 053
WICHITA KS 67213 LN-CO
LOT 3 6702
COX'S REPLAT

HANDLEY

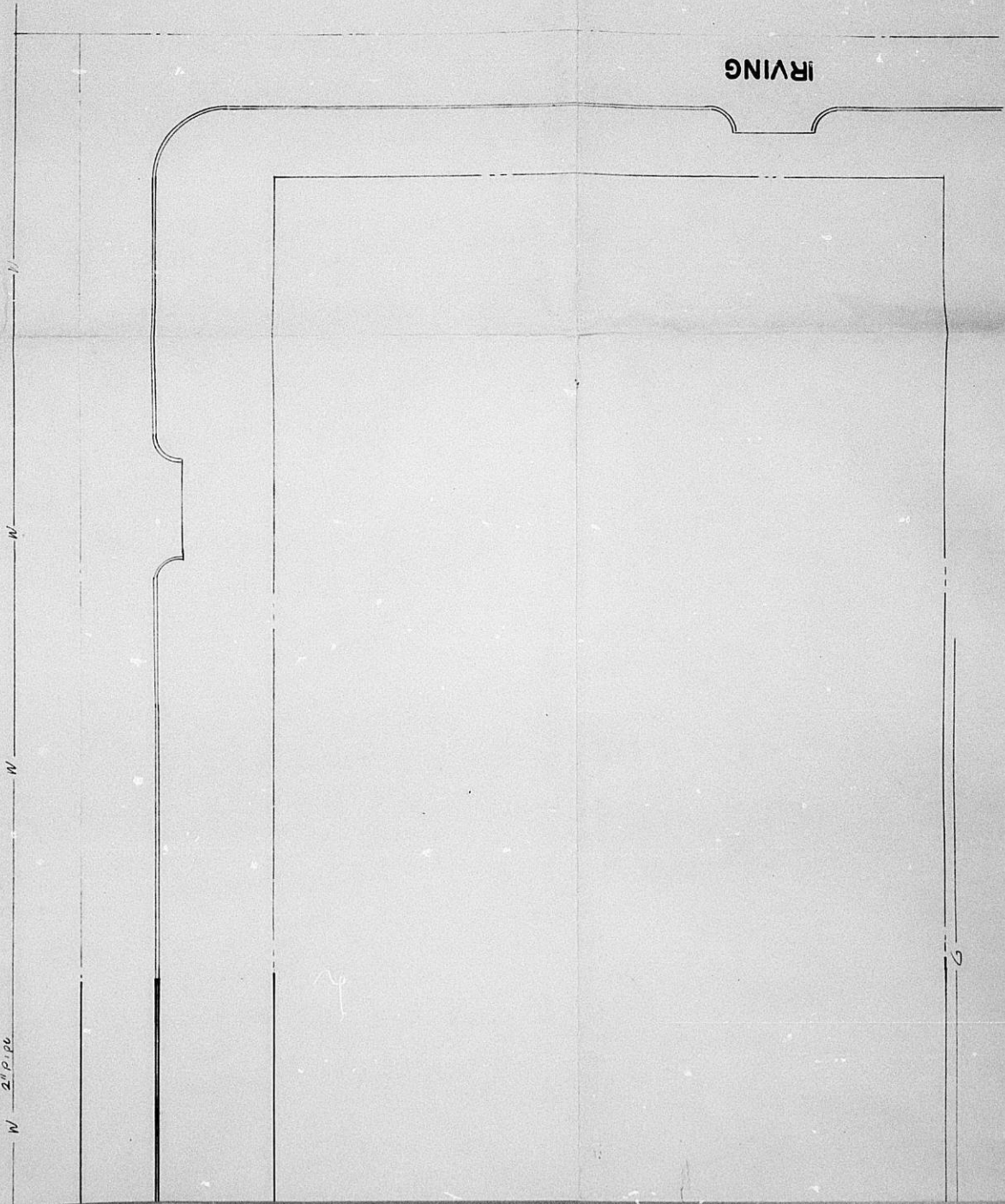
AVE.

STILLWELL



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IRVING



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IRVING

OFFICE COPY

DO NOT REMOVE

SITE PLAN
SEDGWICK COUNTY PARKING LOT DR 78-29

PREPARED BY
SEDGWICK COUNTY DEPARTMENT OF PUBLIC WORKS
HIGHWAY DIVISION

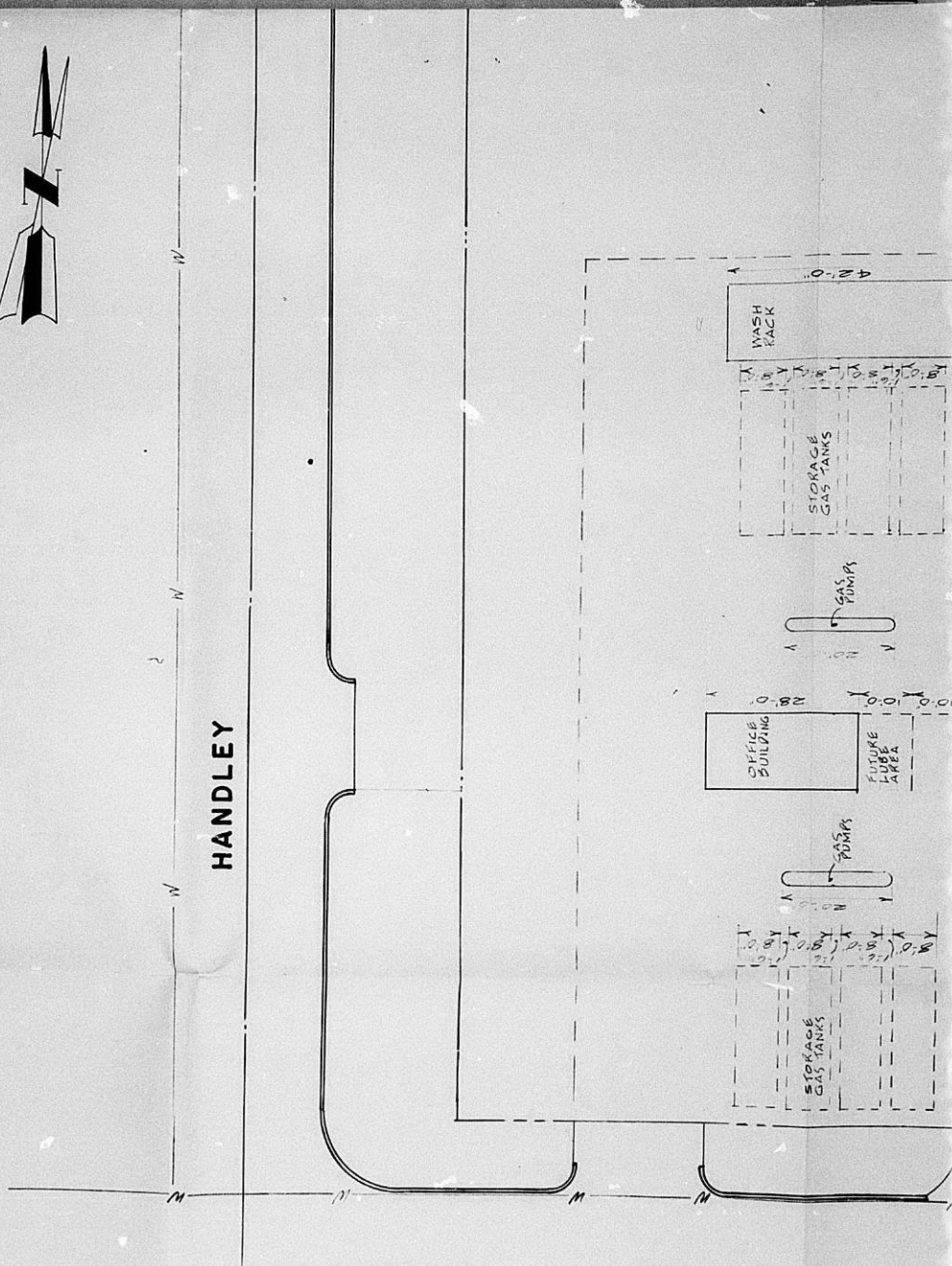
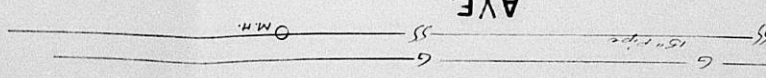
REVISED	SCALE	DESIGNED	TRACED	CHECKED	SHEET NO.
	AS NOTED	GC McLURE	N.J. GRAHAM		
	DATE				
PLANFILE			TOTAL SHEETS		



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WASH RACK

GAS PUMPS

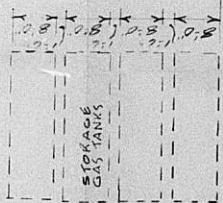
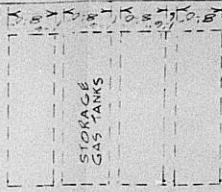
EXISTING BUILDING

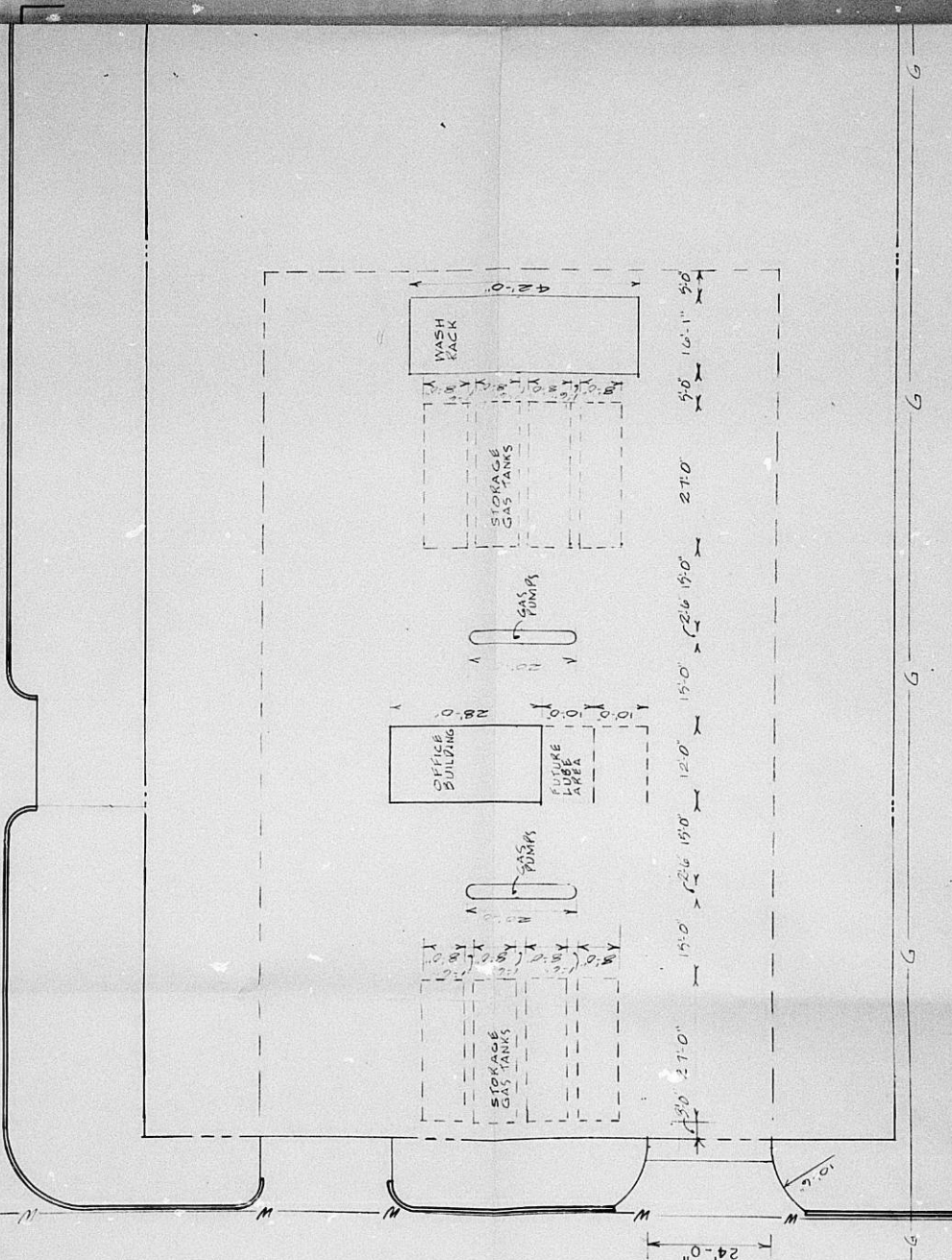
FUTURE LUBE AREA

PUMPS

STORAGE GAS TANKS

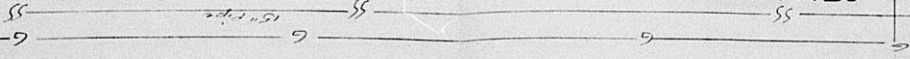
STORAGE GAS TANKS





AVE.

STILLWELL



RVING

W 2" P. 120

W

W



IRVING



SITE PLAN
SCALE 20'-0"=1'