

DR 79-1 - Division of Vocational & Continuing Education requests Special Permit to Allow Establishment of a Construction and Transportation Skills Operation in the "AA" Single Family Dwelling Dist.

POSTED
2-9-79

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved by the* 2-15-79
parents

B.C.C./B-60.C. *Approved* 3-13-79

Map No. 5352
Sec. 30
Twp. 26S
Range 1E

DATA SHEET

DR - 79-1
Filed 1-29-79

APPLICATION REQUEST:

APPLICATION DATA:

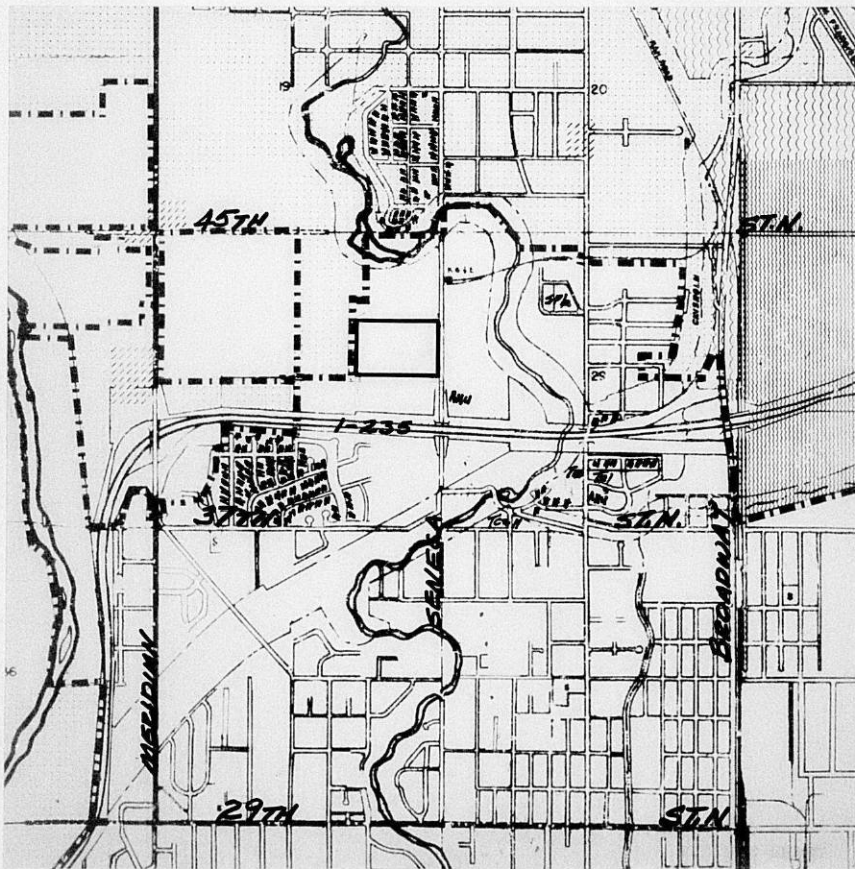
1. Applicant: Division of Vocational and Continuing Education
Address 301 South Grove, 67211 Phone 265-0771
2. Agent: _____
Address _____ Phone _____
3. General Location: West side of North Seneca in an area north of
I-235 Bypass Address _____
4. Proposed Use: Establishment of a construction and transportation skills
operation in the "AA" Single Family Dwelling District.

AREA DATA:

1. Acres: 35.8 (947 ft. by 1649 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East UNDEVELOPED South _____
West _____ North _____
4. Sketch Plan Land Use is for: _____
5. Present Land Use is for: _____
6. Area (is) (is not) platted.

PHOTO DATA:

Taken by _____ Date _____ Time DR 79-1



RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 79-1

CONSIDERED BY MAPC: 2-15-79

REQUEST FOR: Special Permit for a truck and heavy
Equipment training center.

REASON FOR REQUEST (AS PROVIDED BY APPLICANT): None stated.

GENERAL LOCATION: West side of Seneca in an area north of I-235.

LEGAL DESCRIPTION:

Beginning at the SE corner of the NE 1/4 of Section 30-26-1E
thence North 947.76 feet, West 1647.19 feet, South 947.75 feet,
East 1650.86 feet to the point of beginning, Sedgwick County,
Kansas.

APPLICANT: Division of Vocational and Continuing Education, 301 S. Grove.

AGENT FOR APPLICANT: Richard E. Ladd, Director, Wichita Area Vocational-
Technical School, 301 S. Grove.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, "LC" & "E"; East "AA"; South, "C"; West, "R-1".

LAND USE: Existing and West, undeveloped; North TV Station & Contractors
Storage Yard; East, growing of Nursery Stock; South, proposed Recreational
Facility.

CPO RECOMMENDATION: CPO Council Area "M" voted 7-0 to recommend that
the application be approved.

PLANNING COMMISSION RECOMMENDATION:

That this special permit be approved subject to platting within one year
from the date of approval by the Board of City Commissioners; or the case
be considered denied and closed. Barrier moved, May seconded and it
carried unanimously. Cole abstained from voting. Jones was absent.

ACTION: 1. Approve the application as recommended by the Metropolitan Area
Planning Commission, subject to the condition of platting; or
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 15, 1979:

11. Case No. DR 79-1 - Division of Vocational and Continuing Education requests a Special Permit beginning at the SE corner of the NE 1/4 of Section 30-26-1E; thence North 947.76 feet, West 1647.19 feet, South 947.75 feet, East 1650.86 feet to the point of beginning, Sedgwick County, Kansas. Generally located on the west side of North Seneca, in an area north of I-235 Bypass.

COLE said that he was a vendor with School District 259, and declared a conflict of interest.

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

COMMENTS:

1. The applicant is requesting a special permit to allow the construction of a truck and heavy equipment training center for the Vocational and Continuing Education Division of the Wichita Public Schools.
2. A site plan submitted with the request indicates the proposed location of the training building, control tower, paved driving range, heavy equipment training area and off-street parking spaces. A letter has also been submitted by the applicant outlining specifics of the program. (Copy attached to Planning Commissioners.)
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. A recommendation of approval by the Planning Commission should be subject to platting within one year from the date of approval by the Board of City Commissioners; or the case be considered denied and closed.

GALBRAITH stated that there would be a number of vehicles on the site. He said that some scrapers and bulldozers would be used, but emphasized that the bulldozers would not be used to excavate land, that they would be used as a familiarization with the student to learn how to turn the machine on and off, raise and lower the blade, but that they are in close coordination with contractors and the basic training of the student would be on the job site. GALBRAITH said that CPO Council Area "M" voted 7-0 to recommend that the application be approved. The CPO also raised the question about screening the west property line. He said the staff did not recommend screening.

MAY asked whose property was the hedgerow on. GALBRAITH said that it was on the property line.

There was no one present in opposition to the application.

RICHARD E. LADD, Director of Wichita Area Vocational-Technical School, stated that this operation was a direct result of community interest in truck driving. They currently operate a truck operation activity, and do not have an appropriate driving range, and do use existing facilities, consequently that puts them at a disadvantage when talking about an 18-wheel operation. He emphasized that primary use of this facility

would be for simulated activities, orientation and some parking and backup operations.

MAY stated that after viewing the property she thought it was a perfectly acceptable place for the heavy equipment training center. She was concerned about the hedgerow.

LADD said they had no intention of disturbing the hedgerow.

SONNY DUKES, Dukes Diamond, 1049 Wilbur Lane, said that he was not opposed to the application, but wanted the record to show that they were present, and that they had a vested interest in this proposal as far as what this operation would do to their obligation regarding property, paving and improvements.

There was no one present in opposition to the application.

MOTION: That the Planning Commission recommend to the City Commission that this special permit be approved subject to platting within one year from the date of approval by the Board of City Commissioners; or the case be considered denied and closed. Barrier moved, May seconded and it carried unanimously. Cole abstained from voting. Jones was absent.

February 20, 1979

Richard E. Ladd, Director
Wichita Area Vocational-Technical School
301 S. Grove
Wichita, Kansas 67211

Re: DR 79-1 - Special Permit for
a truck and heavy equipment
training center

Dear Mr. Ladd:

At its regular meeting on February 15, 1979, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this Special Permit be approved subject to platting within one year from the date of approval by the Board of City Commissioners; or the case be considered denied and closed.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on March 13, 1979, this meeting to be held in the City Commission Meeting Room, First Floor, City Hall, 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

cc: Verlyn E. Griffith, Griffith & Bonham, 924 N. Main 67203
Richard Holstead, USD #259, 1400 Geo. Washington 67211
Sonny Dukes, Dukes Diamond, 1049 Wilbur Lane, 67212

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE February 9, 1979

TO Jack Galbraith, Chief Planner

FROM Sarah Gilbert, CPO Administrative Aide

SUBJECT DR 79-1 (west side of N. Seneca,
north of I-235 Bypass)

At its February 7 meeting, the CPO Area "M" Council considered the application for a special permit at the above location for the construction of a truck and heavy equipment training center.

The members were shown a plan of the facility and a letter from Richard Ladd explaining the program.

Dr. Alvin Morris answered questions about landscaping and the facility's effect on the surrounding property.

The Council voted 7-0 to recommend that the application be approved subject to adequate notification of adjoining property owners and consideration of screening requirements to protect the potential residential development to the west.

Please advise the MAPC of the Council's recommendation when the case is considered on February 15.



Sarah Gilbert
CPO Administrative Aide

SG:al



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 2-15-79

Case No. DR 79-1	Request: Special Permit for a truck and heavy equipment training center.
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Location: West side of Seneca in an area north of I-235.

Acres: 35.88	Size: 948' x 1647'
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	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"AA"
North	TV Station & Contractors Storage Yard	"LC" & "E"
East	Growing of Nursery Stock	"AA"
South	Proposed Recreational Facility	"C"
West	Undeveloped	"R-1"

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

Platted: Being platted as S/D 79-5 U.S.D. 259	History: None
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COMMENTS:

1. The applicant is requesting a special permit to allow the construction of a truck and heavy equipment training center for the Vocational and Continuing Education Division of the Wichita Public Schools.
2. A site plan submitted with the request indicates the proposed location of the training building, control tower, paved driving range, heavy equipment training area and off-street parking spaces. A letter has also been submitted by the applicant outlining specifics of the program. (Copy attached to Planning Commissioners.)
3. This permit is authorized under Section 28.04.180.4 of the Code of the City of Wichita, which states:

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MAPC AGENDA
2-15-79
Page 2

"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. A recommendation of approval by the Planning Commission should be subject to platting within one year from the date of approval by the Board of City Commissioners; or the case be considered denied and closed.

Wichita Public Schools
DIVISION OF VOCATIONAL AND CONTINUING EDUCATION
Vocational-Technical Center
301 South Grove
WICHITA, KANSAS 67211

DR 79-1

January 26, 1979

Wichita Area Vocational-Technical School
Telephone (316) 265-0771

Jack Galbraith, Chief Planner
Current Plans Division
City Hall 455 North Main
Wichita, Kansas 67202



Dear Mr. Galbraith:

In order to insure a better understanding of our intended use of the Unified School District No. 259 property located on west side on North Seneca, north of 235 bypass, permit me to share a brief description of the program to be housed, nature and quantity of equipment, and numbers of students to be involved.

NAME OF PROGRAM: Construction and Transportation Skills.

PURPOSE: Train operators and preventive maintenance personnel in Truck Driving and Heavy Equipment.

NATURE OF TRAINING:

1. Truck Driving
 - a) Classroom instruction in logistics, techniques, safety, law, logs, nomenclature, etc.
 - b) Simulator training inside building.
 - c) Range driving, consisting primarily of starting, stopping, turning, backing, docking, and safety checks on paved area under radio controlled conditions.
 - d) Over-the-road. To be accomplished on highway and interstate locations remote from the site.

e) Number of vehicles and type on site.

Normally will include six vehicles consisting of 18 wheelers, 4 x 4's, and dump trucks. These will be parked on designated area around the building, or inside the building bays.

2. Equipment Operator

- a) Classroom instruction in operation, safety, preventive maintenance, transport, minor repair, etc.
- b) Site operation aspects. On a designated area within the perimeter of the driving range students will practice starting, stopping, operation, and safety techniques pertinent to each piece of equipment. Will not involve earth moving.
- c) Off-site aspects. All actual earth moving to be accomplished on operational sites remote to this center.
- d) Nature of equipment. Normally will be dozers, scrapers, and graders. Occasionally will include specialty items, as determined by local need and advisory committee recommendation.
- e) Equipment on location. All major items will be on loan from industry, to be transported in and out. Rarely will there be in excess of three or four items at this site at any one time. Operational equipment and activities will be normally located on off-site work locations.

NUMBER OF STUDENTS:

1. Truck driving will have an average of 12 per session, with enrollment on two-week segments of six weeks each. After implementation--

One-third can be expected on the range at any given time.

2. Equipment operator enrollment will average 15 at any given time.

COMMUNITY INVOLVEMENT:

The program proposed is an outgrowth of strong community requests and support. The current membership of our advisory committee is as follows:

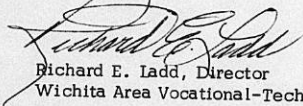
Ken Landek, Chairman
Larry Martin
Bob Ward
Max Feaster
Fred Berry

W.B. Carter Construction Co.
Mid-Kansas Construction Co., Inc.
Bruenger M. & Company, Inc.
Ritchie Paving
Berry Tractor & Equipment Co., Inc.

I hope this material will be helpful to you in projecting the utilization of area in question. We are hopeful of favorable consideration in order to implement this program this current school year. Also, I should mention that access to major traffic ways for this program is essential--this location seems to provide such access with minimal interference to the community.

If I can be of further service, please advise.

Cordially yours,



Richard E. Ladd, Director
Wichita Area Vocational-Technical School

cc: Verlyn Griffith
Richard Holstead
Gary L. Wiley

Griffith & Bonham Architects
Wichita Public Schools

1 notice to Richard Holstead
1 notice to Richard E. Ladd
1 notice to Verlyn Griffith
1 notice to Gary L. Wiley
8 notices sent to adjoining property owners

*agenda and staff report
mailed 2-8-79*

12 Total notices sent on DR 79-1, February 6, 1979

1 notice to Dave Furnick, CPO

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

February 6, 1979

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 February 15, 1979, 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 79-1

SPECIAL PERMIT TO ALLOW THE CONSTRUCTION
OF A TRUCK AND HEAVY EQUIPMENT TRAINING
CENTER FOR THE VOCATIONAL AND CONTINUING
EDUCATION DIVISION OF THE WICHITA PUBLIC
SCHOOLS

Beginning at the SE corner of the NE 1/4 of Section 30-26-1E thence North 947.76 feet, West 1647.19 feet, South 947.75 feet, East 1650.86 feet to the point of beginning, Sedgwick County, Kansas. Generally located on the west side of North Seneca, in an area north of I-235 Bypass.

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.

Jack H. Galbraith
Assistant Secretary

GRIFFITH AND BONHAM
ARCHITECTS

25

924 NORTH MAIN

WICHITA, KANSAS 67203

January 31, 1979



Mr. Jack Galbraith
Planning Department
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Jack:

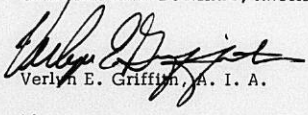
Re: Truck Training Center
North Seneca, Wichita, KS

Under separate cover are prints of the schematic plan of the referenced facility.

If this drawing needs additional information, please call me and I will make the necessary changes.

Yours very truly,

GRIFFITH AND BONHAM, ARCHITECTS



Verlyn E. Griffith, A. I. A.

hl

OWNERSHIP LIST

Tract		Property Owner
Lot 1	Dukes Diamonds Addition	John Paul DeVore and Flora P. DeVore <i>Not in CD</i> Address Unknown <i>not in CD</i>
lot 1	KPTS Addition	Sunflower Educational Television Corp. ✓ 352 N. Broadway 67202
lot 1	Acesco Addition	American Construction Erection Service Co. Inc. c/o Richard T. Foster ✓ R. H. Garvey Bldg. 67202

A tract in the SE $\frac{1}{4}$ of Section 30-26-1E, described as: Beginning at the NW $\frac{1}{4}$ corner of said SE $\frac{1}{4}$ of said Section thence South along the West line of said SE $\frac{1}{4}$ and bearing South 00°19'00" West, 456.20 feet to a point in the North line of highway row as condemned Case 77-C-323; thence South 82°04'00" East a distance of 473.66 feet; thence South 77°10'00" East a distance of 606.51 feet to a point in the northerly row line of I-235 highway; thence South 85°42'00" East along said row line a distance of 261.43 feet, more or less, to East line of West half of said SE $\frac{1}{4}$; thence 00°09'32" East a distance of 670.81 feet, more or less to NE corner of West half of said SE $\frac{1}{4}$; thence North 89°46'48" West a distance of 1320.47 feet to point of beginning

Bob Bennett & Paul Griggs
✓ 9900 Par Lane 67212

Beginning at the NW corner of the NE $\frac{1}{4}$ of Section 30-27-1E, thence South 74 rods, East 80 rods, North 74 rods, West 80 rods to pob, except A-39338

Miles Sand Inc.
✓ 4852 N. Meridian
67204

Beginning at the NW corner of Govt. Lot 1 in the NE $\frac{1}{4}$ of Section 30-26-1E, thence 74 rods south, thence east 80 rods, thence north 74 rods, thence west to the place of beginning, except that part condemned, Case A-39338

Kansas Gas & Electric Co.
✓ 120 East First St. 67202

The South portion of the NE fractional quarter of Section 30-26-1E, desc. as beg. at the SE corner of said NE $\frac{1}{4}$, thence North 86 rods, West 160 rods, thence South 86 rods, East 160 rods to the pob, except tract to K. G & E, tract conveyed to Board of Education and those portions platted as KPTS Addition and Acesco Addition

Fred S. Pierpoint
✓ 4118 Regents Lane
67208

Tract

That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29-26-1E, lying North and East of the row lines acquired for State Highway purposes (A-72140), more particularly described as: Beg. at a point in the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29-26-1E, and 431.9 feet north of the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29; thence Westerly 723.9 feet to a point 723.3 feet west and 461.7 feet north of the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29; thence West 450.0 feet to a point 835.3 feet south and 157.4 feet east of the NW corner of the SW $\frac{1}{4}$ of said Section 29; thence NWly to a point in the North line of the SW $\frac{1}{4}$ of said Section 29, and 50 feet East of the NW corner of the SW $\frac{1}{4}$ of said Section 29; thence Easterly along the North line of the SW $\frac{1}{4}$ of said Section 29 a distance of 1280.0 feet more or less to the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29; thence South along the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29 a distance of 890.0 feet more or less to the point of beginning

The West half of the SW $\frac{1}{4}$ of Section 29-26-1E except that portion South of river and except above tract to Clarkson

The West Half of the NW $\frac{1}{4}$ of Section 30-26-1E

A tract in the NE $\frac{1}{4}$ of Section 30-26-1E, described as: Beg. at the SE corner of said NE $\frac{1}{4}$; thence West along the south lien of said quarter section 100 rods; thence north parallel with the east line of said quarter section, 86 rods; thence East parallel with the South line of said quarter section, 334.1 feet more or less to the West line of Govt. Lot 3, in said quarter section; thence South along the west line of Govt. lot 3, 90.6 feet to the SW corner of said Lot 3; thence East along the south line of said Lot 3, 1316.5 feet to the SE corner of Govt. Lot 3; thence South 1315.7 feet to the place of beg., except a tract beg. at the aforesaid SE corner of Govt. Lot 3; thence West 660 feet; thence South 330 feet; thence East 660 feet; thence North 330 feet to the place of beginning

Property Owner

William E. Clarkson
✓ Jackson County, Mo.

Lois I. Southwell
Address Unknown

not in SD
Miles Sand Inc. *not in CA*
4852 N. Meridian 67204

✓ Board of Education of
Wichita, Kansas
428 South Broadway
67202

We hereby certify the foregoing to be a true and correct list of the property owners of:

OK for legal

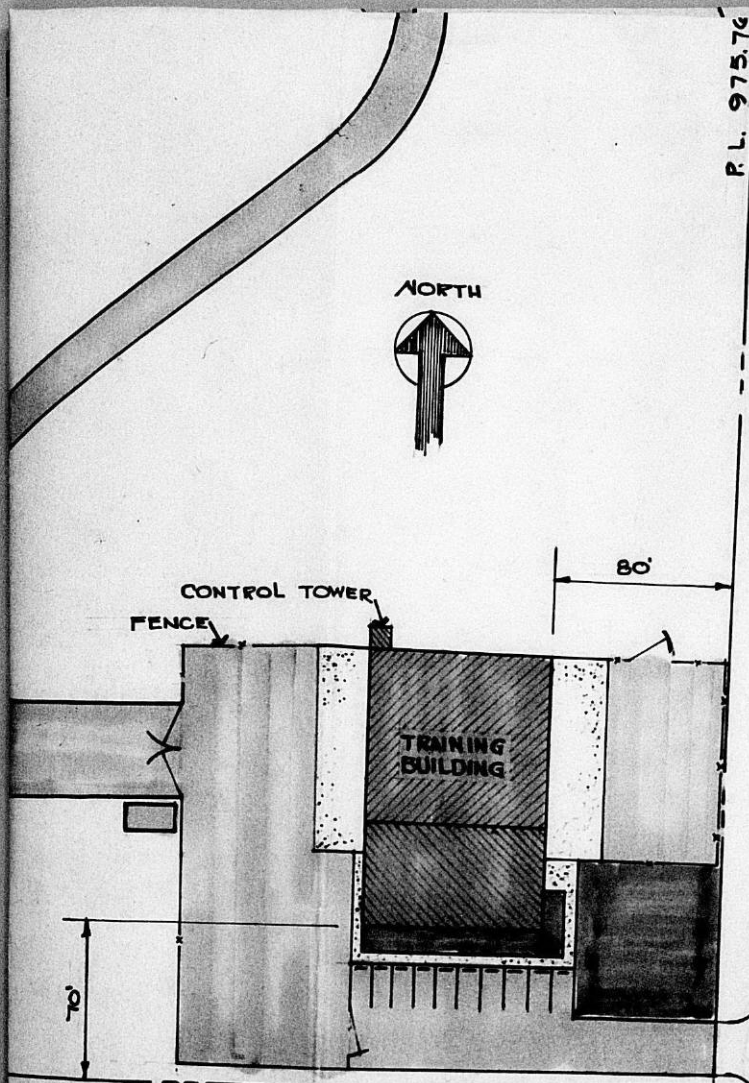
A 1000 foot radius of: [Beginning at the SE corner of the NE $\frac{1}{4}$ of Section 30-26-1E thence North 947.76 feet, West 1647.19 feet, South 947.75 feet, East 1650.86 feet to the point of beginning, Sedgwick County, Kansas.]

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 1st day of February, 1979 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By *Mary Hable*
Vice President

Order No. 273262
wh



P.L. 975.76

SENECA

TRAINING CENTER
 GRIFFITH AND BONHAM, ARCHITECTS

JAN. 1979

SEE COR. NEW
 SEC. 50 T&E
 RITE OF GTH P.M.

DR 79-1