

DR 80-13 - K.G. & E. request Special Permit for an Electrical Substation (Comotara). Generally located on the south side of 37th St. North, in an area 1/2 mile east of Woodlawn.

*Revised 80  
7-27-80*

# ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B-80 C. C. *Engelbrecht*  
*W. H. H. H. H. H.*

7-31-80

8-26-80

*Aggressive meeting  
& plotting*

Map No. 5951D  
Sec. 31  
Twp. 26  
Range 2E

DATA SHEET

DR - 80-13  
Filed 6-26-80

APPLICATION REQUEST: Special Permit for an Electrical Substation (Comotara).

APPLICATION DATA:

1. Applicant: K. G. & E. Attention: Tim Richards  
Address P.O. BOX 202, 67201 Phone 264-1111
2. Agent:  
Address \_\_\_\_\_ Phone \_\_\_\_\_
3. General Location: South side of 37th St. North, in an area 1/2 mile east of Woodlawn Address \_\_\_\_\_
4. Proposed Use: \_\_\_\_\_

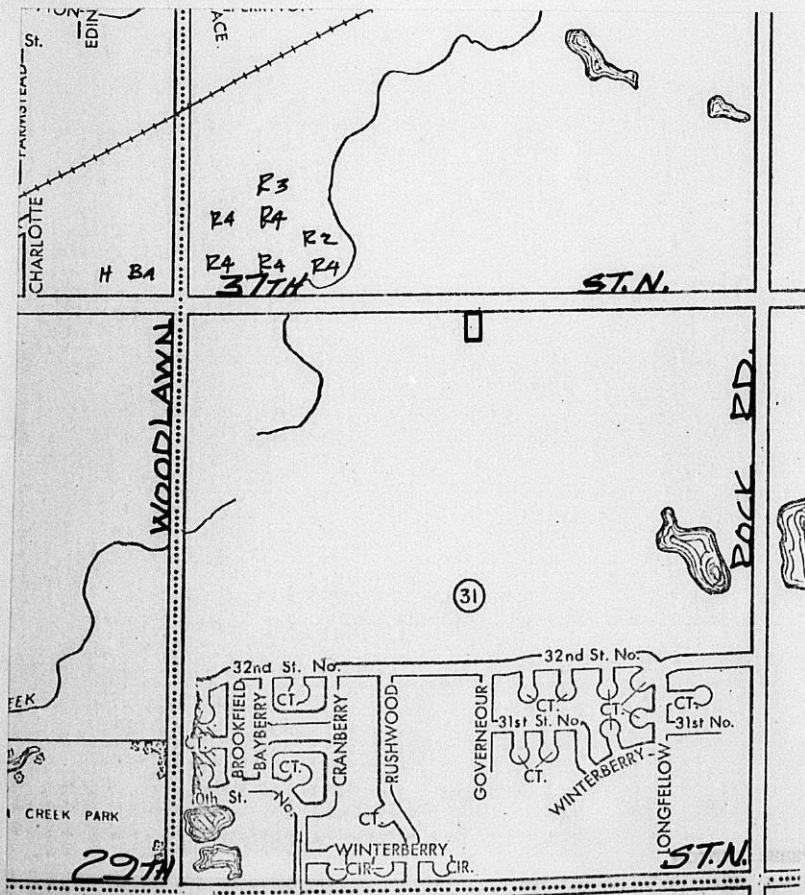
AREA DATA:

1. Acres: 1.17 ( 150 ft. by 340 ft.)
2. Adjoining Zoning: E "AA" S "R-1" W "R-1" N "R-1"
3. Land Use: East UNDEVELOPED South UNDEVELOPED  
West UNDEVELOPED North UNDEVELOPED
4. Sketch Plan Land Use is for: \_\_\_\_\_
5. Present Land Use is for: UNDEVELOPED
6. Area (is) (is not) platted. \_\_\_\_\_

DR 80-13

PHOTO DATA:

Taken by (P) Date 7-28-80 Time 11:30AM



December 30, 1980

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

DR 80-13 - K.G.& E. Substation - generally located on the south side of 37th Street North, in an area 1/2 mile east of Woodlawn.

A copy of the approved architectural plans for the walls of the substation, as required by the approval of the above referenced case, are attached for your files.

If you have any questions, please call.

Jack H. Galbraith  
Chief Planner

JHG:ADC:el

Attachment

cc: Tim Richards, Assistant Manager, K.G.& E.  
P.O. Box 208, Wichita 67201

December 17, 1980

Robert B. Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner, Current Plans

DR80-13 - K.G.&E. Substation - generally located on the south side of 37th Street North in an area 1/2 mile east of Woodlawn

On August 26, 1980 the Board of City Commissioners approved a request for a special permit to establish an electrical substation at the above location. The approval was subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
- b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south, east and west, said wall on the north being placed not closer than 25 feet from the north property line.
- c. The front 25 foot setback area shall be planted and maintained with trees, grass and shrubs.
- d. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.

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

Jack H. Galbraith

JHG:sad

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 80-13

CONSIDERED BY MAPC: 7-31-80

REQUEST FOR: Special Permit

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Kansas Gas and Electric Substation."

GENERAL LOCATION: South side of 37th Street North 1/2 mile east of  
Woodlawn.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of  
July 31, 1980)

APPLICANT: Kansas Gas and Electric, P. O. Box 208.

AGENT FOR APPLICANT: Tim Richards, P. O. Box 208.

PROTESTORS ( LIST AGENT ) IF ANY: None

SURROUNDING ZONING: North, South and West, "R-1"; East, "AA".

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

CPO RECOMMENDATION: The CPO Council did not submit a recommendation.

**PLANNING COMMISSION RECOMMENDATION:**

That this special permit request be approved subject to conditions as shown  
in the excerpt from Planning Commission minutes of July 31, 1980. Gardner  
moved, Bayouth seconded and it carried unanimously. Goebel and Hennessy  
were absent.

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**ACTION:** 1. Concur with the findings of fact of the Metropolitan Area Plan-  
ning Commission and approve the application subject to the recommended con-  
ditions of approval; or  
2. Take such action as the City Commission deems appropriate.

EXCERPT FROM PLANNING COMMISSION MINUTES OF JULY 31, 1980

16. Case No. DR 80-13 - Kansas Gas and Electric requests a Special Permit for a tract in the north half of the NW 1/4 of Section 31-26-2E described as beginning 30 feet south of the NE corner of said north half of NW 1/4; thence south along the east line of said north half of NW 1/4 a distance of 340 feet; thence west parallel with the north line of said north half NW 1/4 a distance of 150 feet; thence north parallel with the east line of said north half of NW 1/4 a distance of 340 feet; thence east 150 feet to point of beginning. Generally located on the south side of 37th Street North, in an area 1/2 mile east of Woodlawn.

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

COMMENTS:

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

Kansas Gas and Electric is requesting a special permit under Section 28.04.180.4 of the City Zoning Ordinance in order to construct a substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.

Subject property is located on the south side of 37th Street North approximately 1/2 mile east of Woodlawn and is being platted as Comotara Substation.

The applicant has submitted a site plan with the application which indicates the location of the proposed facilities on the site. A letter submitted with the application indicates that preliminary plans for this site call for a fence structure of a solid screen decorative design on all four (4) sides of the property. It is also indicated that portions of the property outside the fence enclosure will be planted, landscaped and maintained in an appropriate manner as the adjacent area develops.

2. 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 City Commissioners or the case be considered denied and closed.
  - b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile or a combination of masonry and wood wall, being constructed on the north, south, east and west, said wall on the north being placed not closer than 25 feet from the north property line.
  - c. The front 25 foot setback area shall be planted and maintained with trees, grass and shrubs.
  - d. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.

GALBRAITH stated that this property was recently annexed to the City of Wichita, and there is a 100 foot K.G. & E. easement running north and south along this half section. He said that K.G. & E. was in the process of platting this property. GALBRAITH said that staff recommended approval of the application subject to the four conditions shown in the staff report. The CPO Council did not submit a recommendation.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into account the character of the neighborhood; the zoning and uses of nearby properties; and taking into consideration of the recommendations of staff; I move that we recommend to the governing body that this special permit request be approved subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
- b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south, east and west, said wall on the north being placed not closer than 25 feet from the north property line.
- c. The front 25 foot setback area shall be planted and maintained with trees, grass and shrubs.
- d. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.

Gardner moved, Bayouth seconded and it carried unanimously. Goebel and Hennessy were absent.

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August 1, 1980

Tim Richards  
Assistant Manager  
KG&E  
P. O. Box 208  
Wichita, Kansas 67201

Re: DR 80-13 - Special Permit  
South side of 37th Street  
North, in an area 1/2 mile  
east of Woodlawn

Dear Mr. Richards:

At its regular meeting on July 31, 1980, the Metropolitan Area Planning Commission considered the above-captioned special permit request. The action of the Planning Commission was to recommend approval of the special permit request subject to the following conditions:

- a. Platting of subject property within one year from the date of approval by the Board of City Commissioners or the case be considered denied and closed.
- b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south, east and west, said wall on the north being placed not closer than 25 feet from the north property line.
- c. The front 25 foot setback area shall be planted and maintained with trees, grass and shrubs.
- d. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on August 26, 1980, 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,

Arthur D. Chambers, AICP  
Junior Planner

JHG:ADC:sad

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

MAPC HEARING DATE: 7-31-80

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Case No. DR 80-13 Request: Special Permit

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Location: South side of 37th Street North  $\frac{1}{4}$  mile east of Woodlawn.

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Reason: Kansas Gas and Electric Substation.

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Acres: 1.17 Size: 150' x 340'

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|          | <u>Land Use</u> | <u>Zoning</u> |
|----------|-----------------|---------------|
| Existing | Undeveloped     | "AA"          |
| North    | Undeveloped     | "R-1"         |
| East     | Undeveloped     | "AA"          |
| South    | Undeveloped     | "R-1"         |
| West     | Undeveloped     | "R-1"         |

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37th Street North - half - 30 ft.

Platted: Being platted  
as S/D 80-38 Comotra  
Substation

37th Street North - half - 50 ft.

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COMMENTS:

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

Kansas Gas and Electric is requesting a special permit under Section 28.04.180.4 of the City Zoning Ordinance in order to construct a substation. The permit may be granted subject to whatever protective restrictions are deemed necessary.

Subject property is located on the south side of 37th Street North approximately  $\frac{1}{4}$  mile east of Woodlawn and is being platted as Comotara Substation.

The applicant has submitted a site plan with the application which indicates the location of the proposed facilities on the site. A letter submitted with the application indicates that preliminary plans for this site call for a fence structure of a solid screen decorative design on all four (4) sides of the property. It is also indicated that portions of the property outside the fence enclosure will be planted, landscaped and maintained in an appropriate manner as the adjacent area develops.

Page 2  
DR 80-13  
MAPC AGENDA  
7-31-80

2. 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 City Commissioners or the case be considered denied and closed.
  - b. A minimum 8-foot high solid or semi-solid brick, stone, masonry, architectural tile, or a combination of masonry and wood wall, being constructed on the north, south, east and west, said wall on the north being placed not closer than 25 feet from the north property line.
  - c. The front 25 foot setback area shall be planted and maintained with trees, grass and shrubs.
  - d. Architectural plans for the walls shall be submitted to the Planning Department for their review and approval prior to construction.

DR 80-13 - 3 - "Notice to Adjoining Property Owners" mailed 7-17-80 for  
the MAPC meeting for 7-31-80.

1 to Lawrence E. Mullins, County Director, Dept. of Public  
Works

1 to Karen Crook (including map)

-

5 TOTAL

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

July 17, 1980

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Thursday, July 31, 1980, said meeting beginning at 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, will consider the following application. You may appear either in person or by agent or attorney if you so desire.

CASE NO. DR 80-13

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

A tract in the north half of the NW $\frac{1}{4}$  of Section 31-26-2E described as beginning 30 feet south of the NE corner of said north half of NW $\frac{1}{4}$ , thence south along the east line of said north half of NW $\frac{1}{4}$  a distance of 340 feet, thence west parallel with the north line of said north half NW $\frac{1}{4}$  a distance of 150 feet, thence north parallel with the east line of said north half of NW $\frac{1}{4}$  a distance of 340 feet, thence east 150 feet to point of beginning. Generally located on the south side of 37th Street North, in an area 1/2 mile east of Woodlawn.

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

Robert A. Lakin  
Secretary



KANSAS GAS AND ELECTRIC COMPANY

TIM RICHARDS  
ASSISTANT MANAGER - WICHITA REGION

June 26, 1980

Jack Galbraith  
Chief Planner  
Metropolitan Area Planning Dept.  
City Hall  
455 North Main  
Wichita, Kansas 67202

Re: Comotara Substation

Dear Mr. Galbraith:

KG&E is involved in the process of planning and constructing a new electrical substation which will be known as Comotara Substation. The proposed site is located on the south side of 37th Street North in the half mile line between Woodlawn and Rock Road. The proposed platting for this KG&E property has been approved by the Metropolitan Area Planning Commission and is pending final approval by the Wichita Board of City Commissioners. Also pending before the City Commission is a request for annexation of this property by the City of Wichita.

This substation will be a 138 to 12kv facility to support and expand KG&E's distribution system in this region.

Preliminary plans for this site call for a fence structure of a solid screen decorative design on all four (4) sides of the property. Portions of the property outside the fence enclosure will be planted, landscaped and maintained in an appropriate manner as the adjacent area develops.

Enclosed is an ownership list of the properties located within 1,000 feet of this site along with three (3) copies of the site plan of the proposed substation development.

Please consider this letter as a request for consideration and approval of a special use permit under the present zoning for a substation at this location. Should you have any questions, please call me at 261-6325. Your assistance in this matter is appreciated.

Sincerely,

TR:kk

Encl.

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

O W N E R S H I P   L I S T

| Tract   | Property Owner  |
|---|---|
| The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30-26-2E<br>except that portion platted as 37th Street<br>Booster Pumping Station Addition  | ✓ Woodlawn Development Co. Inc.<br>P. O. Box 2236<br>Wichita, Ks. 67201                           |
| The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30-26-2E<br>except that portion west of creek   | ✓ William L. Oliver Jr.<br>320 Page Court<br>220 West Douglas 67202                               |
| The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31-26-2E  | Woodlawn Development Co. Inc.<br>P. O. Box 2236<br>Wichita, Ks. 67201                             |
| Beginning 30 feet south of the NE corner of<br>the north half of the NW $\frac{1}{4}$ of Section 31-26-2E<br>thence south 340 feet, thence west 150 feet,<br>thence north 340 feet, thence east 150 feet<br>to the point of beginning | D ✓ Kansas Gas & Electric<br>P. O. Box 208<br>Wichita, Kansas 67201                               |
| The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31-26-2E<br>except above tract  | X James Darnell Crabb <sup>✓✓</sup><br>Robert Elroy Crabb <sup>✓✓</sup><br>Address <u>Unknown</u> |
| Govt. Lot 1 and Govt. Lot 2 in the NE $\frac{1}{4}$ of<br>Section 31-26-2E  | D Woodlawn Development Co. Inc.<br>P. O. Box 2236<br>Wichita, Kansas 67201                        |
| lot 1, Block 1      37th Street Booster<br>Pumping Addition   | X City of Wichita<br>455 North Main 67202   |

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

A 1000 foot radius of: A tract in the north half of the NW $\frac{1}{4}$  of Section 31-26-2E described as beginning 30 feet south of the NE corner of said north half of NW $\frac{1}{4}$ , thence south along the east line of said north half of NW $\frac{1}{4}$  a distance of 340 feet, thence west parallel with the north line of said north half NW $\frac{1}{4}$  a distance of 150 feet, thence north parallel with the east line of said north half of NW $\frac{1}{4}$  a distance of 340 feet, thence east 150 feet to point of beginning

as shown by the last deeds of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 9th day of June, 1980 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

*Mary Soble*

Vice President

Order No. 288449

wh

**MICROFILMED**  
 FROM THE BEST  
 AVAILABLE COPY

FORM 29-1

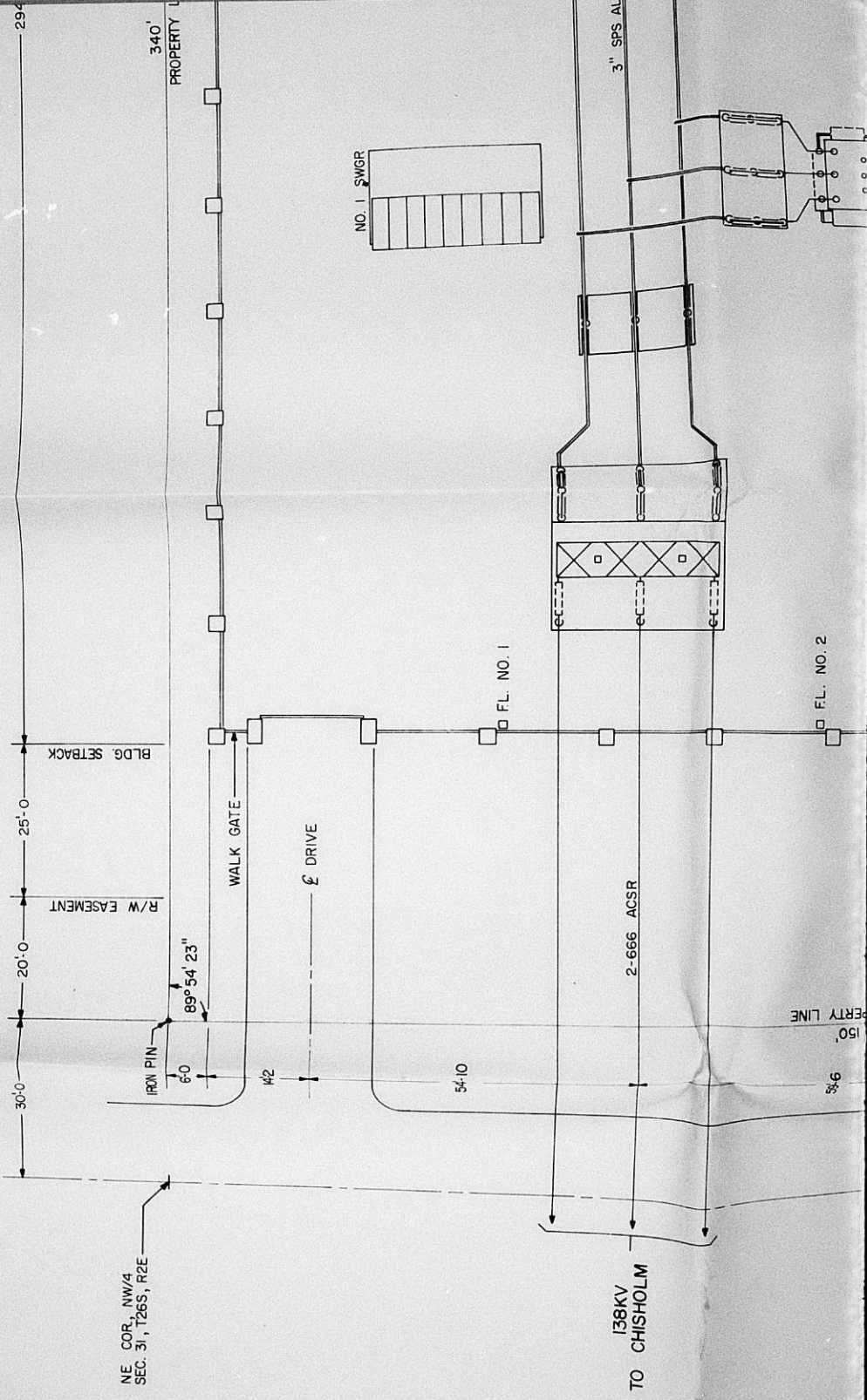
PAYMENT NOTICE  
 City of Wichita

| Bldg. | Use of Str.      | Code Bks   | Copies |
|-------|------------------|------------|--------|
| Elec  | Elev. Insp.      | Hse Moving | Lic.   |
| Mech  | Boiler Insp.     | Pav. Cuts  | Cert.  |
| Plbg  | Exam Fees        | Sewer      | Elev.  |
| Signs | Plan Rev. (P.W.) | Cement     | M.S.P. |

Planning

| DESCRIPTION                  | AMOUNT                 |
|------------------------------|------------------------|
| <i>Planning</i>              | <i>150-</i>            |
|                              |                        |
|                              |                        |
| NAME <i>K. J. E.</i>         |                        |
| ADDRESS <i>Wichita, Kan.</i> |                        |
| FUND <i>111-4-71-0</i>       | DUE DATE <i>5-1-60</i> |
| COMMENTS                     |                        |
| DATE <i>1/27/60</i>          | BY <i>[Signature]</i>  |

Ø RISER POLE



NE COR., NW/4  
SEC. 31, T26S, R2E

TO CHISHOLM

BLDG SETBACK

R/W EASEMENT

WALK GATE

Ø DRIVE

IRON PIN  
6'-0"  
89° 54' 23"

Ø2

54-10

2-666 ACSR

FL. NO. 1

FL. NO. 2

NO. 1 SWGR

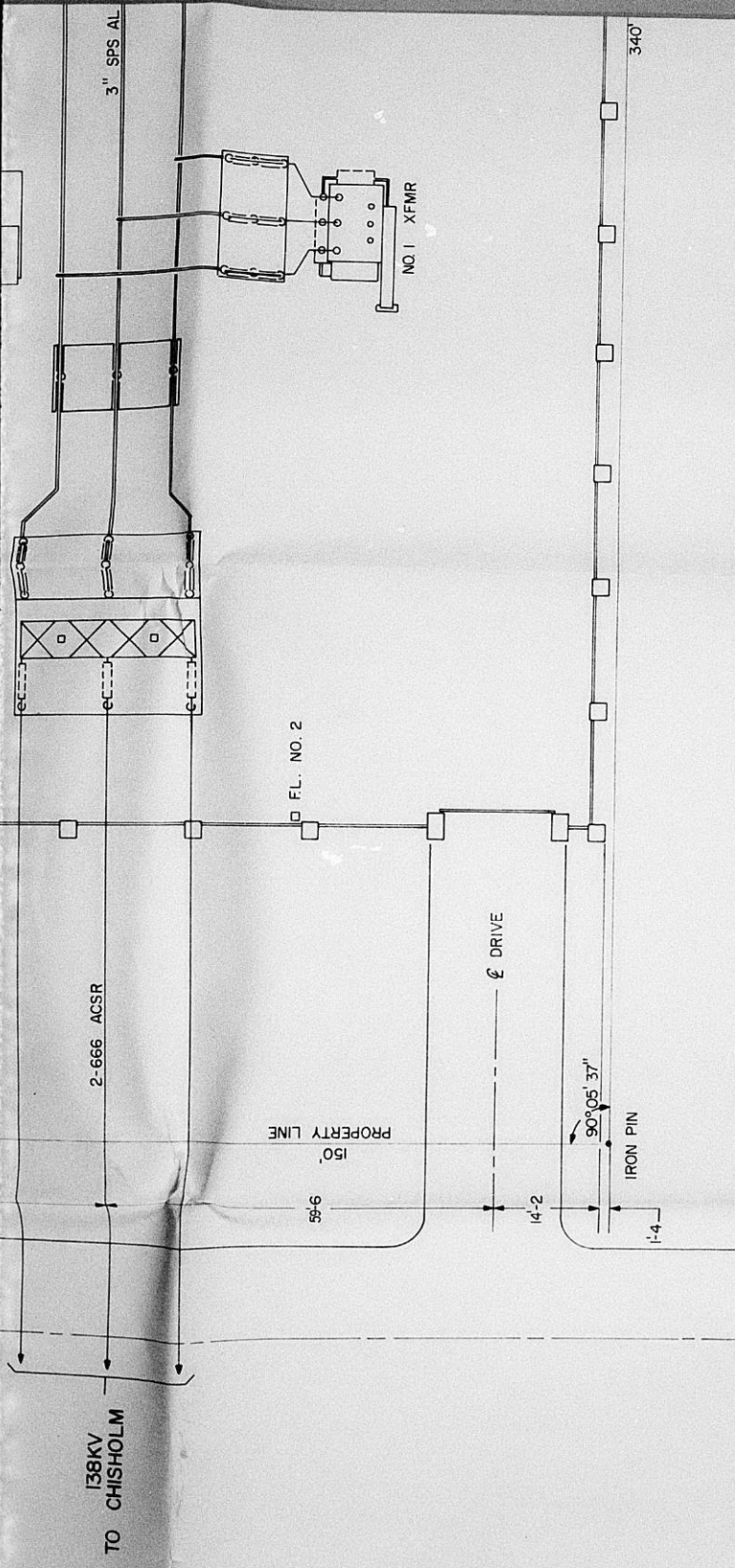
3" SPS AL

340' PROPERTY

PROPERTY LINE

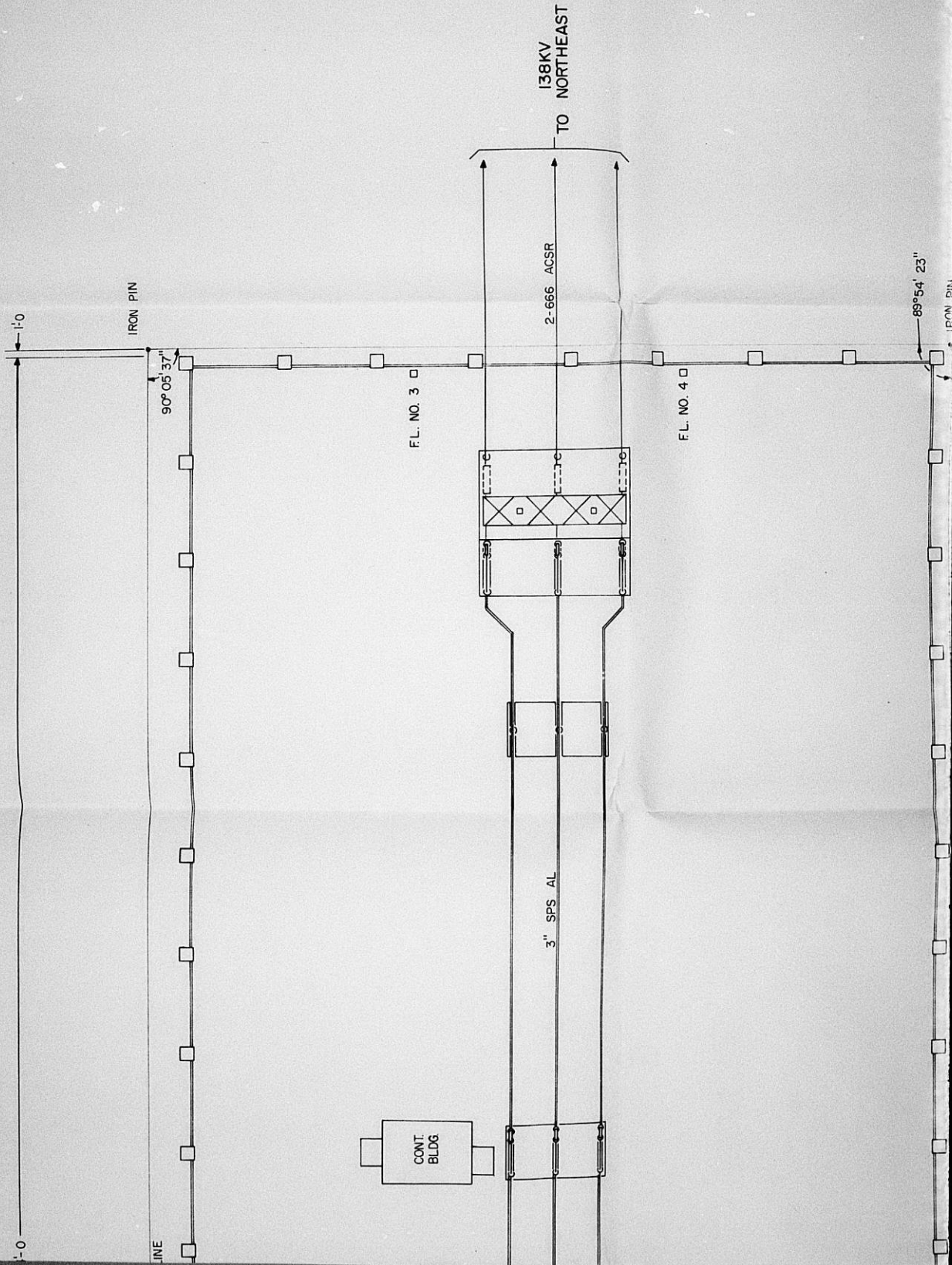
150'

5'-6'



Ø 37TH ST. NORTH

Ø RISER POLE



138KV  
TO NORTHEAST

2-666 ACSR

3" SPS AL

FL. NO. 4

89°54' 23"

IRON PIN

PROPERTY LINE



TERMINATING ENCLOSURE LOCATION

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_

PROPOSED COMMUNICATION REQUIREMENTS

| TYPE         | NO.   | DESCRIPTION |
|--------------|-------|-------------|
| SUPV.        | _____ | _____       |
| ALM.         | _____ | _____       |
| VOICE        | _____ | _____       |
| PILOT WIRE   | _____ | _____       |
| TELEMETERING | _____ | _____       |

WILL AMPLIFYING EQUIPMENT BE REQUIRED? YES  NO

**KANSAS GAS AND ELECTRIC COMPANY**  
ENGINEERING DEPT  
WICHITA, KANSAS



**COMOTARA SUBSTATION**  
GENERAL PLAN

| BY | CK | APP | NO. | DATE | REVISION | BY | CK | APP |
|----|----|-----|-----|------|----------|----|----|-----|
|    |    |     |     |      |          |    |    |     |
|    |    |     |     |      |          |    |    |     |
|    |    |     |     |      |          |    |    |     |
|    |    |     |     |      |          |    |    |     |
|    |    |     |     |      |          |    |    |     |

DRAWN BY  
KL

CHECKED BY

DATE  
6-24-80

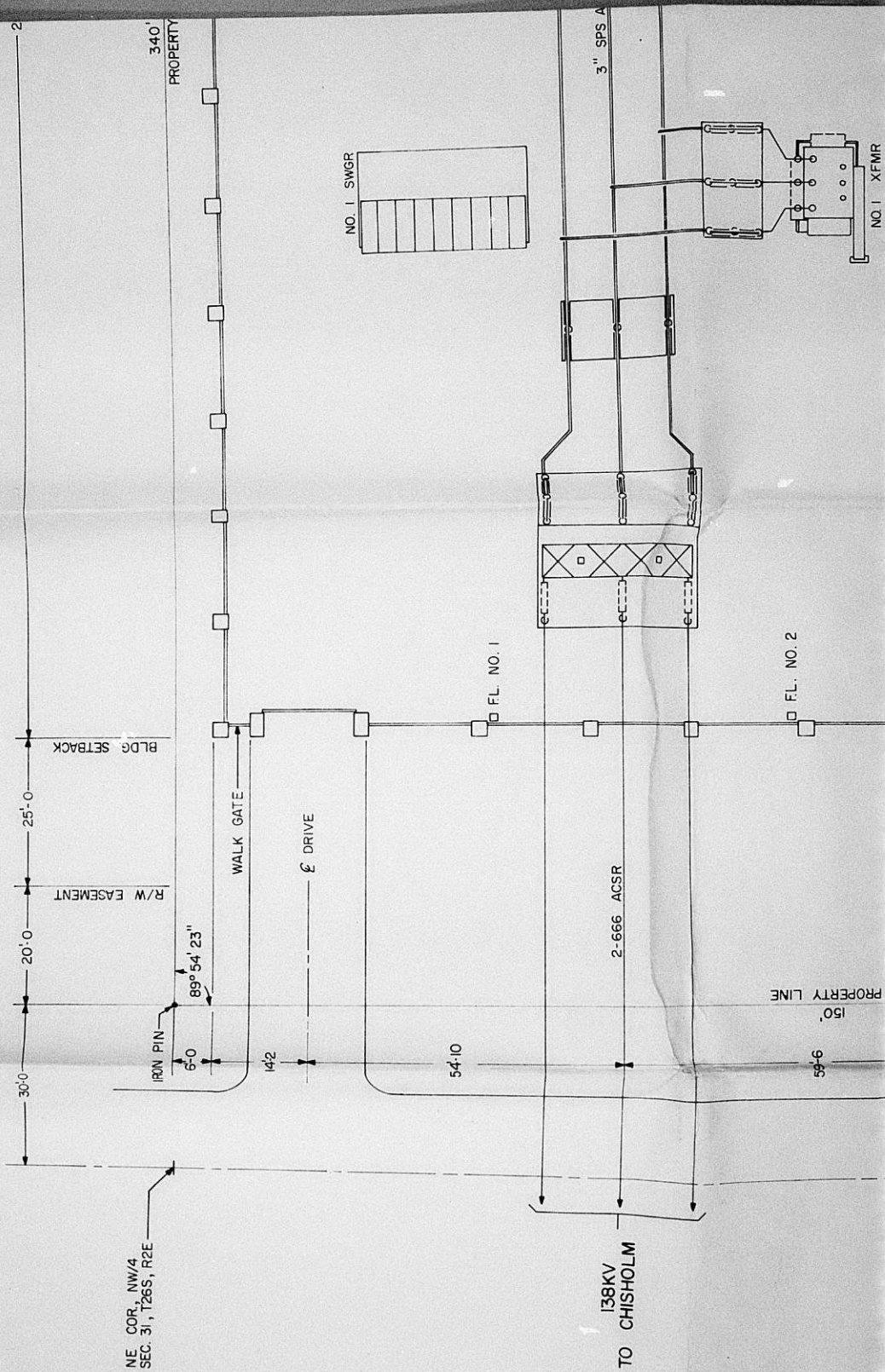
SCALE  
1/16" = 1'-0"

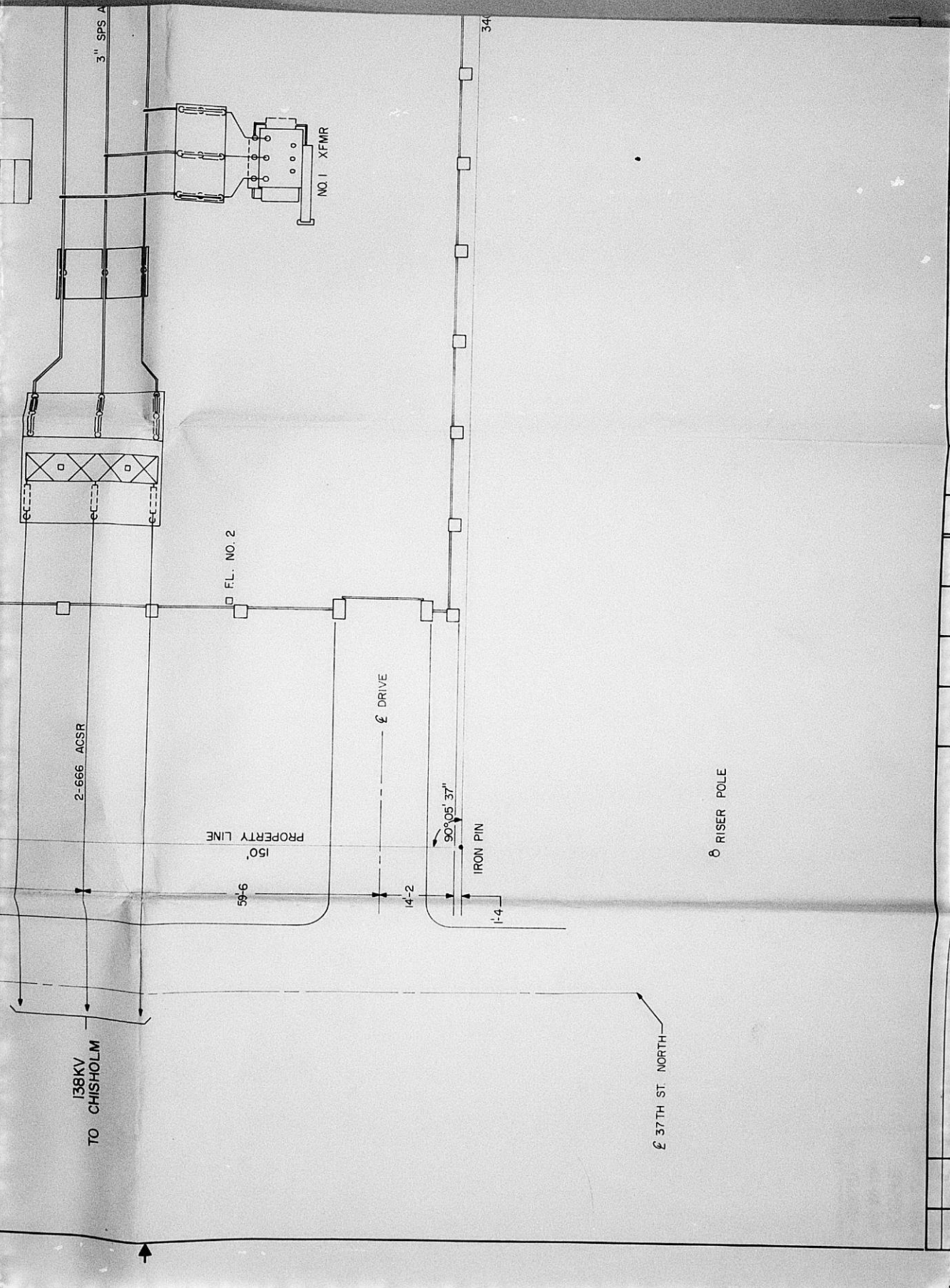
SH OF

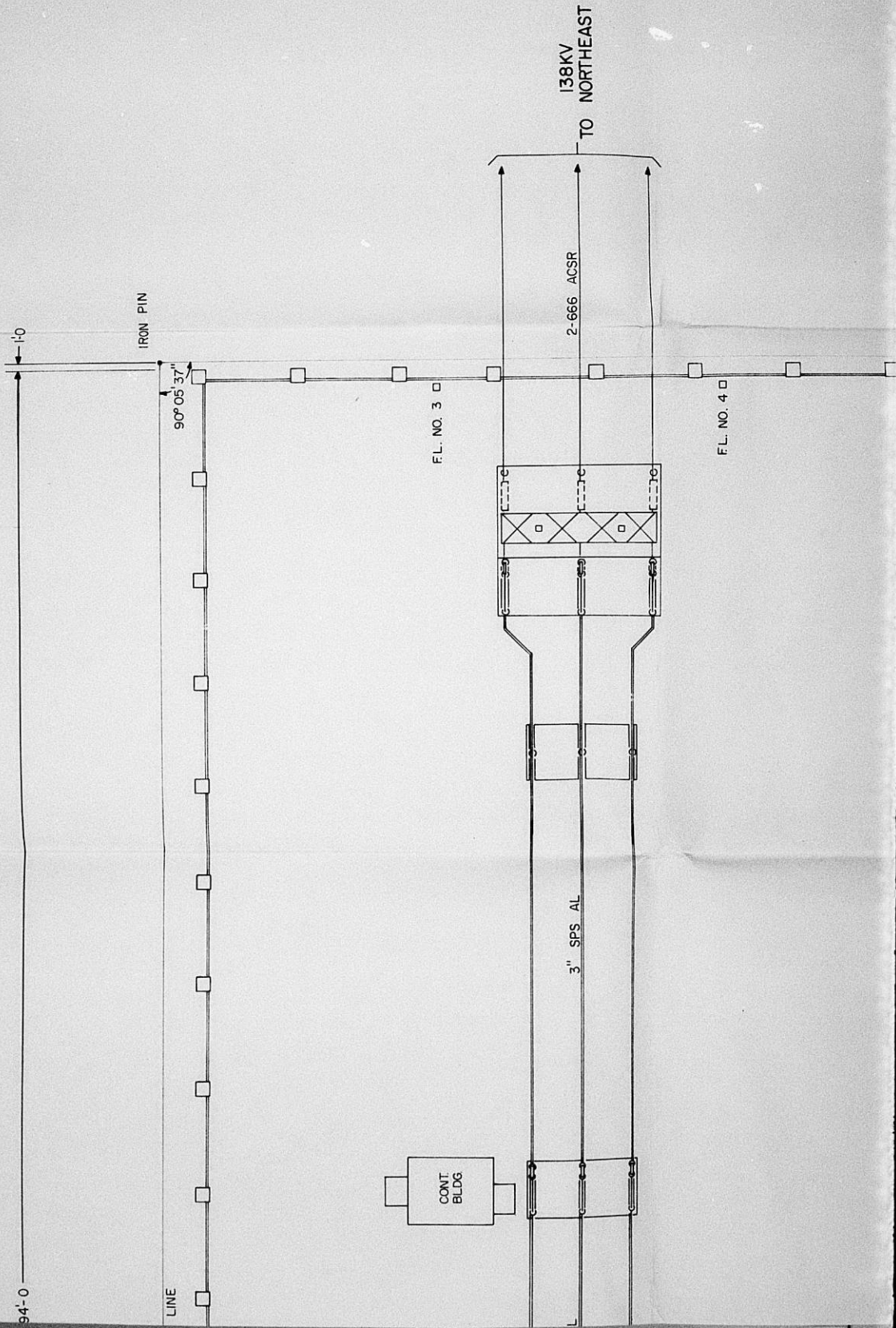
DWG NO.  
KD-8046

REV

Q RISER POLE







138KV  
TO NORTHEAST

2-666 ACSR

3" SPS AL

FL. NO. 4

89°54' 23"

IRON PIN

PROPERTY LINE



TERMINATING ENCLOSURE LOCATION

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_

PROPOSED COMMUNICATION CIRCUIT REQUIREMENTS

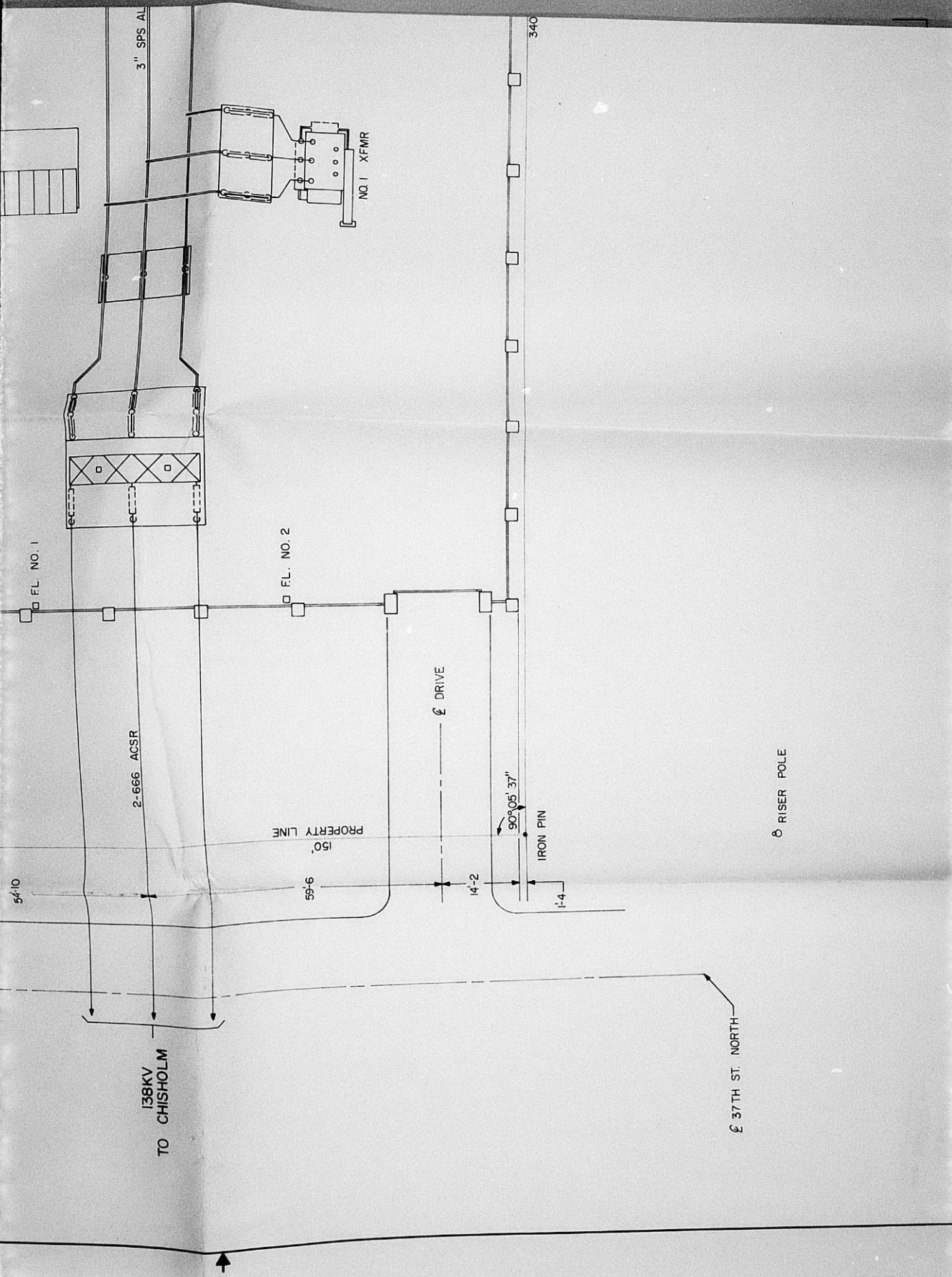
| TYPE         | NO.   | DESCRIPTION |
|--------------|-------|-------------|
| SUPV.        | _____ | _____       |
| ALM.         | _____ | _____       |
| VOICE        | _____ | _____       |
| PILOTWIRE    | _____ | _____       |
| TELEMETERING | _____ | _____       |

WILL AMPLIFYING EQUIPMENT BE REQUIRED? YES  NO

**KGE**  
KANSAS GAS AND ELECTRIC COMPANY  
ENGINEERING DEPT  
WICHITA, KANSAS

**COMOTARA SUBSTATION**  
GENERAL PLAN





3" SPS AL

FL. NO. 1

FL. NO. 2

NO. 1 XFMR

2-666 ACSR

Ø DRIVE

PROPERTY LINE  
150'

90° 05' 37"

IRON PIN

Ø RISER POLE

54'10"

59'6"

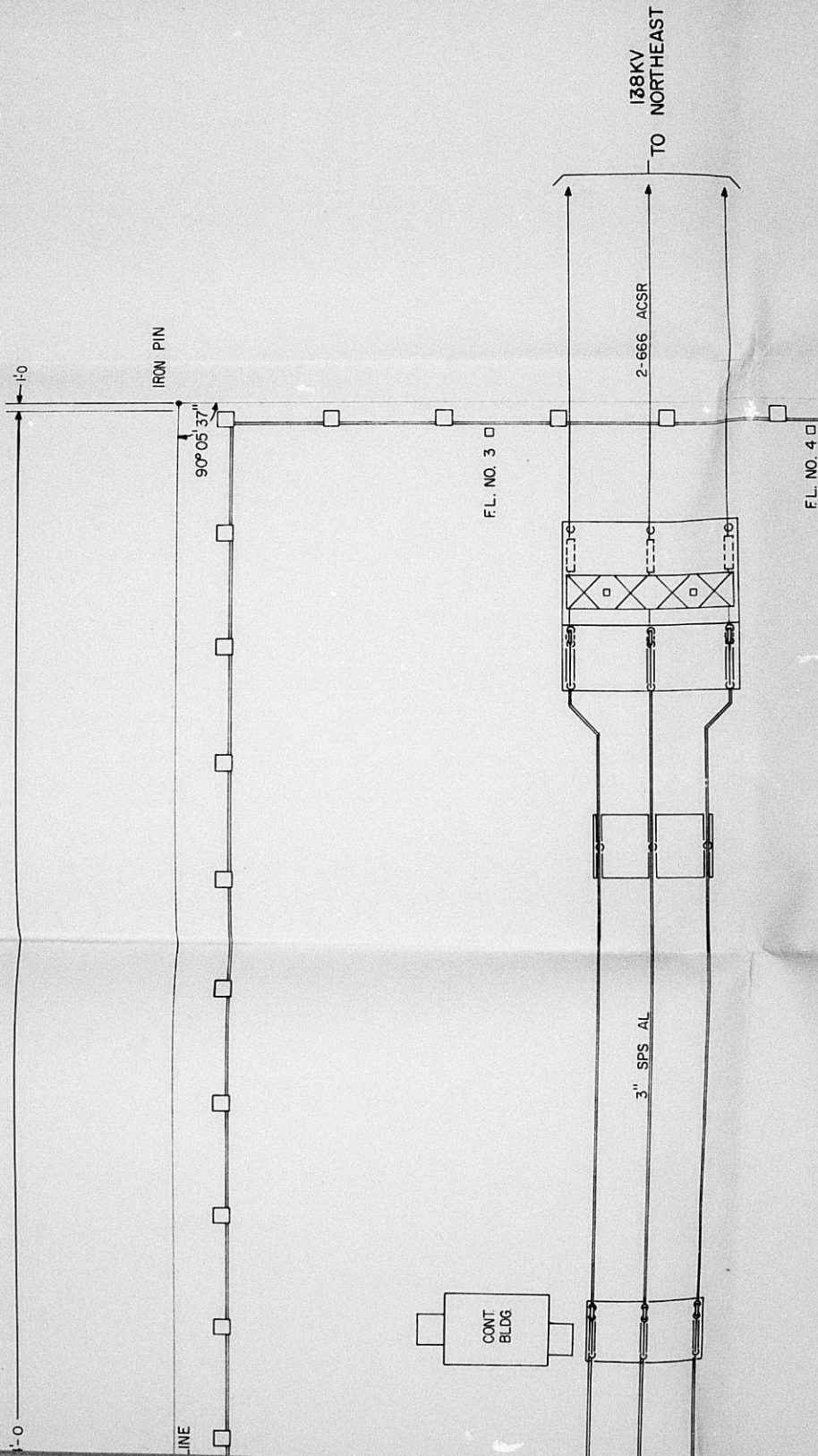
14'-2"

1'-4"

340

39KV  
TO CHISHOLM

Ø 37TH ST. NORTH



BLDG

3" SPS AL

138KV  
TO NORTHEAST

2-666 AGSR

F.L. NO. 4

89°54' 23"

IRON PIN

PROPERTY LINE



TERMINATING ENCLOSURE LOCATION

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Company Name \_\_\_\_\_

PROPOSED COMMUNICATION CIRCUIT REQUIREMENTS

| TYPE         | NO    | DESCRIPTION |
|--------------|-------|-------------|
| SUPV.        | _____ | _____       |
| ALM.         | _____ | _____       |
| VOICE        | _____ | _____       |
| PILOTWIRE    | _____ | _____       |
| TELEMETERING | _____ | _____       |

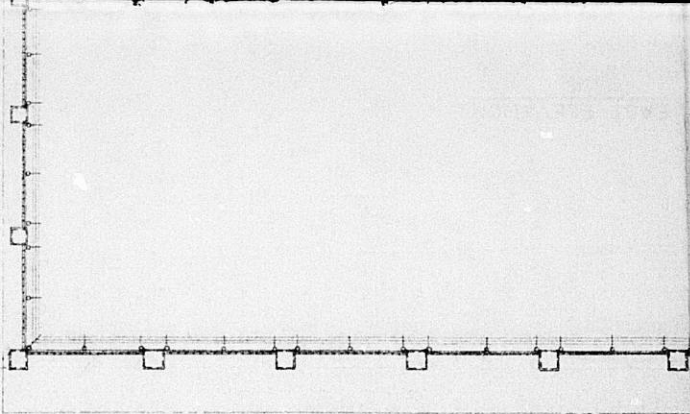
WILL AMPLYING EQUIPMENT BE REQUIRED? YES  NO



KANSAS GAS AND ELECTRIC COMPANY  
ENGINEERING DEPT  
WICHITA, KANSAS

COMOTARA SUBSTATION  
GENERAL PLAN

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_ CHECKED BY \_\_\_\_\_ SCALE \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_



Notes:

1. See Foundation Plan KD-8047 for Pilaster Foundation Elevations.
2. All Material to be Furnished by Contractors Unless Specified Otherwise on Drawings, Specifications or Orders.

*DR 80-13*

COMOTARA SUBSTATION  
FENCE PLAN AND ELEVATIONS

|             |    |      |                                 |  |         |    |       |
|-------------|----|------|---------------------------------|--|---------|----|-------|
| MICROFILMED |    |      | DR. PF                          | <i>Bernard Adkins</i><br>APPROVED CHIEF ENGINEER |         |    |       |
|             |    |      | CK. RC                          |  |         |    |       |
|             |    |      | DATE 4-21-60                    | SCALE NTS  | SH. 1   | OF | SHTS. |
|             |    |      | KANSAS GAS AND ELECTRIC COMPANY |  | KD-8055 |    |       |
| BY          | CK | APP. | ENGINEERING DEPT.               | WICHITA, KANSAS                                  |         |    |       |