

DR 81-13 - Board of County Commissioners request Special Permit to Construct a Maintenance Building and Storage ~~area~~ for the ~~purpose~~
Sedgwick County Department of

ACTION

POSTED
3-19-81

		DATE
Valley Center ^{Planning Com.} COMMITTEE	Approve	4-6-81
M.A.P.C.	Approved with the conditions	4-9-81
B.C.C./B. CO. C.	Approved Recommended -	4-29-81

DR 81-13 - Board of County Commis-
sioners request Special Permit to
Construct a Maintenance Building
and Storage ~~area~~ for the ~~parking~~
Sedwick County Department of

REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
TO VALLEY CENTER CITY PLANNING COMMISSION

CASE No. DR 81-13 To BE HEARD BY THE M. A. P. C. ON April 9, 1981

REQUEST FOR Special Permit for Governmental Use

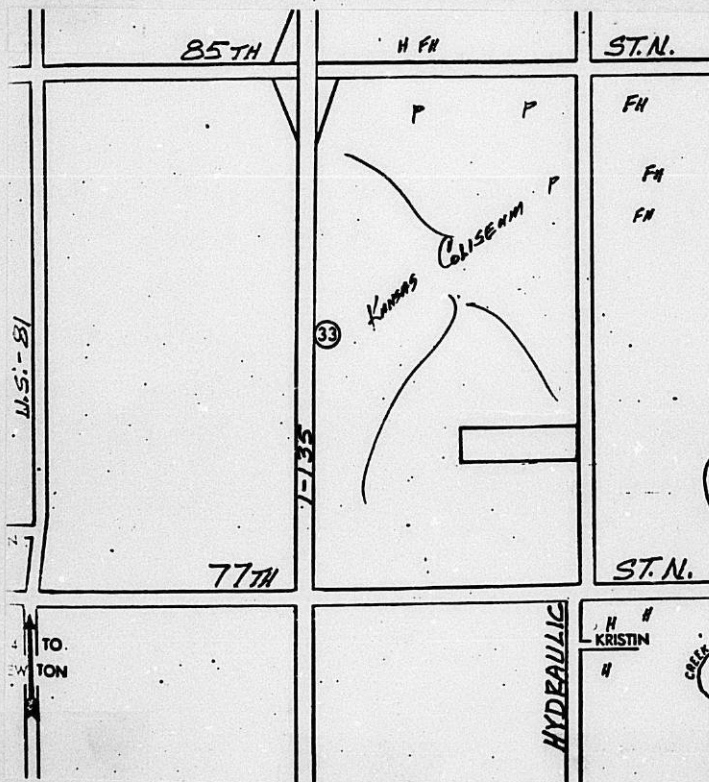
REASON FOR REQUEST (AS PROVIDED BY PETITIONER): Construct maintenance building and storage facilities.

LOCATION OF PROPERTY: West side of Hydraulic, 1/4 mile north of 77th Street North.

LEGAL DESCRIPTION OF PROPERTY: South 350 feet of the east 1250 feet of Lot 3, Block A, Coliseum Park Addition to Sedgwick County, Kansas.

APPLICANT: Board of County Commissioners
Address: 525 North Main Street, Wichita, Kansas 67203

AGENT FOR APPLICANT: Joe D. Freeman, County Department of Public Works.
SURROUNDING LAND Use: East, South, West and North: Undeveloped.



RECOMMENDATION OR COMMENTS BY V. C. P. C. :

NOT A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT.

S. J. Smith
No. 21832C

April 30, 1981

Syd Werbin, County Director
Building, Planning & Codes
1248 South Seneca
Wichita, Kansas 67213

Re: DR 81-13 - Special Permit for
Maintenance Building and Storage
Facilities.

Dear Syd:

The Board of County Commission at its regular meeting of April 29, 1981 considered the above captioned case for property legally described as follows:

The South 350 feet of the East 1250 feet of Lot 3, Block A, Coliseum Park Addition to Sedgwick County, Kansas. Generally located on the west side of Hydraulic, 1/4 mile north of 77th Street North.

Their action was to approve the request as recommended by the Planning Commission, subject to the following conditions:

- a. The existing vegetative screening (hedge rows) on the north, south and west lines of the property shall remain and be maintained in good condition.
- b. The number of access points to Hydraulic shall not exceed two.
- c. No storage of equipment or materials shall be permitted in the platted 100 foot front yard setback from Hydraulic.

This is provided for your information and files as no resolution is published for this type of special permit request. If you have any questions, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:el
cc: Claud S. Shelor, County Director
Department of Public Works

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

CASE NO. DR 81-13

CONSIDERED BY VCPC: 4-06-81

CONSIDERED BY MAPC: 4-09-81

REQUEST FOR: Special Permit for Governmental Use

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

"Construct maintenance building and storage facilities."

GENERAL LOCATION: West side of Hydraulic, 1/4 mile north of 77th
Street North.

LEGAL DESCRIPTION:

(See excerpt from Planning Commission minutes of
April 9, 1981)

APPLICANT: Board of County Commissioners, 525 North Main.

AGENT FOR APPLICANT: Joe Freeman, County Department of Public Works,
1250 South Seneca.

PROTESTORS (LIST AGENT) IF ANY: None

SURROUNDING ZONING: North, East, South and West, "R".

LAND USE: Existing, East, South and West, Undeveloped; North, Coliseum
Park & Undeveloped.

PLANNING COMMISSION RECOMMENDATION:

That this application be approved subject to conditions as shown in
excerpt from Planning Commission minutes of April 9, 1981. Gardner
moved, Lofton seconded and it carried unanimously. Wright was absent.
One vacancy.

ACTION: 1. Approve the application as recommended by the Metropolitan
Area Planning Commission, subject to the recommended conditions of
approval; or

2. Take such action as the County Commission desires.

EXCERPT FROM PLANNING COMMISSION MINUTES OF APRIL 9, 1981

6. Case No. DR 81-13 - The Board of County Commissioners request a Special Permit for Governmental Use for the south 350 feet of the east 1250 feet of Lot 3, Block A, Coliseum Park Addition to Sedgwick County, Kansas. Generally located on the west side of Hydraulic, 1/4 mile north of 77th Street North.

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:

The Board of County Commissioners is requesting a special permit under Section 11.F.1 of the County Zoning Resolution to construct a maintenance building and storage facilities for the Sedgwick County Department of Public Works.

Subject property is located on the west side of Hydraulic in an area approximately 1/4 mile north of 77th Street North, contains 10 acres and is a portion of Lot 3, Block A, Coliseum Park Addition.

The area contained in this request is zoned "R" Rural Residential and is undeveloped as are the properties to the north, south, east and west.

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

- a. The existing vegetative screening (hedge rows) on the north, south and west lines of the property shall remain and be maintained in good condition.
- b. The number of access points to Hydraulic shall not exceed two.
- c. No storage of equipment or materials shall be permitted in the platted 100 foot frontyard setback from Hydraulic.

GALBRAITH stated that this application was considered by the Valley Center Planning Commission and there was no one in attendance in opposition. He said that the Valley Center Planning Commission was unanimous in their recommendation that the application be approved. GALBRAITH said that staff recommended approval of the application.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the open and rural character of the area; the zoning and undeveloped properties nearby; and the recommendation of approval by staff; I move that we recommend to the County Commission that this application be approved subject to the following conditions:

- a. The existing vegetative screening (hedge rows) on the north, south and west lines of the property shall remain and be maintained in good condition.

- b. The number of access points to Hydraulic shall not exceed two.
- c. No storage of equipment or materials shall be permitted in the platted 100-foot front yard setback from Hydraulic.

Gardner moved, Lofton seconded and it carried unanimously. Wright was absent. One vacancy.

April 13, 1981

Joe D. Freeman
Dept. of County Public Works
1250 South Seneca
Wichita, Kansas 67213

Re: DR 81-13 - Special Permit to construct a
Maintenance Building & Storage Facilities
on property soned "R"

Dear Mr. Freeman:

At its regular meeting of April 9, 1981, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Commission was to recommend approval subject to the following conditions:

- a. The existing vegetative screening (hedge rows) on the north, south and west lines of the property shall remain and be maintained in good condition.
- b. The number of access points to Hydraulic shall not exceed two.
- c. No storage of equipment or materials shall be permitted in the platted 100 foot front yard setback from Hydraulic.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, April 29, 1981, in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

Jack E. Galbraith
Chief Planner

JHG:sad

cc: Board of County Commissioners, Don Gregg, Chairman, 525 E. Main, Wichita
Sandy Roberts, Department of County Public Works
Byd Werbin, County Zoning Officer

NICHIDA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

APC HEARING DATE: 4-06-31
MAPC HEARING DATE: 4-09-31

Case No. DR 31-13 Request: Special Permit for Govern-
mental Use

Location: West side of Hydraulic, 1/4 mile north of 77th Street
North.

Reason: Construct maintenance building and storage facilities.

Acres: 10 Size: 350' x 1250'

	<u>Land Use</u>	<u>Zoning</u>
Existing	Undeveloped	"R"
North	Coliseum Park & Undeveloped	"R"
East	Undeveloped	"R"
South	Undeveloped	"R"
West	Undeveloped	"R"

Street right-of-way is adequate. Platted: Yes

COMMENTS:

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

The Board of County Commissioners is requesting a special permit under Section 11.7.1 of the County Zoning Resolution to construct a maintenance building and storage facilities for the Sedgwick County Department of Public Works.

Subject property is located on the west side of Hydraulic in an area approximately 1/4 mile north of 77th Street North, contains 10 acres and is a portion of Lot 3, Block 1, Coliseum Park Addition.

The area contained in this request is zoned "R" Rural Residential and is undeveloped as are the properties to the north, south, east and west.

2. In the event the Planning Commission recommends approval of this request, the following are recommended conditions of approval:
 - a. The existing vegetative screening (hedge rows) on the north, south and west lines of the property shall remain and be maintained in good condition.
 - b. The number of access points to Hydraulic shall not exceed two.
 - c. No storage of equipment or materials shall be permitted in the platted 100 foot frontyard setback from Hydraulic.

DR 81-13 - 7 "Notice to Adjoining Property Owners" mailed 3-23-81 for the VCPC meeting meeting of April 6, 1981 and the MAPC meeting of April 9, 1981.

THE FOLLOWING RECEIVED A NOTICE, STAFF REPORT & REFERRAL SHEET:

9 Valley Center Planning Commissioners
1 City Clerk
1 Assistant City Clerk
1 Claud Shelor, County Director - Dept. of Pub. Works
1 Joe Freeman , Dept' of County Public Works (Agent)
1 Sandy Roberts, " " "
3 Applicants - County Commissioners, Chairman Don Gragg
Commissioners Tom Scott &
Jack Spratt

—
24 TOTAL

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202

March 23, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

NOTICE IS HEREBY GIVEN that on Monday, April 6, 1981 at 7:30 p.m., the VALLEY CENTER CITY PLANNING COMMISSION, City Hall, Valley Center, Kansas, will consider the following item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners.

CASE NO. DR-81-13

Special Permit to Construct a Maintenance Building and Storage Shed
for the Sedgwick County Department of Public Works
on Property Zoned the "R" Rural Residential District

South 350 feet of the east 1250 feet of Lot 3, Block A, Coliseum
Park Addition to Sedgwick County Kansas. Generally located on the
west side of Hydraulic, 1/4 mile north of 77th Street North.

If this matter is not deferred for further hearings by the Valley Center City Planning Commission, it will appear on the agenda for the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, which begins at 1:30 p.m., Thursday, April 9, 1981, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

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

South 350 feet of the
east 1250 feet of Lot
3, Block A, Coliseum
Park addition to Sedgwick
County, Kansas.

Generally located on
the west side of
Hydraulic $\frac{1}{4}$ mile
north of 77th street
North.

5557B

see "R"

MAP
5557B
DR 81-13

APPLICATION FOR APPROVAL OF SPECIAL USE PERMIT
FOR PROPERTY LOCATED WITHIN THE JURISDICTION
OF THE BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS

This is an application for a Special Use Permit. The form must be completed and filed at the Planning Department, Tenth Floor, City Hall, 455 North Main Street, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents. All owners of all property requested to be considered in this application must be listed in this item.

A. APPLICANT Board of County Commissioners
ADDRESS 525 North Main 67203 PHONE 268-7411
AGENT Joe D. Freeman

ADDRESS 1250 South Seneca 67213 PHONE 268-7901
B. APPLICANT Sandy Roberts 7901

ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

C. APPLICANT _____
ADDRESS _____ PHONE _____
AGENT _____
ADDRESS _____ PHONE _____

(Use separate sheet if necessary for names of additional applicants).

II. The applicant proposes to establish a Maintenance Building and Storage

Shed. _____ (use)

on property legally described as Lot(s) Three

Block(s) A of the

Coliseum Park Addition.

(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet). KE-228

USE
W } R

THIS PROPERTY IS LOCATED AT (ADDRESS) _____

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. AT THE _____ CORNER OF _____ AND _____, OR

B. ON THE West SIDE OF Hydraulic (AVENUE) STREET BETWEEN 85th (AVENUE) STREET AND 77th (AVENUE) STREET.

I V. THE PROPERTY INCLUDED IN THIS APPLICATION IS ZONED _____ (ZONING DISTRICT CLASSIFICATION).

V. I REQUEST THIS SPECIAL USE PERMIT FOR THE FOLLOWING REASONS:

Build a government facility.

V I. I (WE), THE APPLICANT(S), ACKNOWLEDGE RECEIPT OF THE INSTRUCTION SHEET EXPLAINING THE METHOD OF SUBMITTING THIS APPLICATION. I (WE) REALIZE THAT THIS APPLICATION CANNOT BE PROCESSED UNLESS IT IS COMPLETELY FILLED IN; IS ACCOMPANIED BY A CURRENT ABSTRACTOR'S CERTIFICATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED BY THE APPROPRIATE FEE. I (WE) FURTHER CERTIFY THAT THE ABOVE AND FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY (OUR) KNOWLEDGE. I (WE) ACKNOWLEDGE THAT THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE AUTHORITY TO IMPOSE SUCH CONDITIONS AS IT DEEMS NECESSARY IN ORDER TO SERVE THE PUBLIC INTEREST AND WELFARE.

NOTE: AT LEAST ONE OWNER MUST SIGN THIS APPLICATION. OTHER OWNERS MAY BE REPRESENTED BY AN AGENT OR AGENTS.

BY J.P. Freeman AUTHORIZED AGENT (IF ANY) BY _____ AUTHORIZED AGENT (IF ANY)

BY _____ AUTHORIZED AGENT (IF ANY) BY _____ AUTHORIZED AGENT (IF ANY)

BY _____ AUTHORIZED AGENT (IF ANY) BY _____ AUTHORIZED AGENT (IF ANY)

V I I. OFFICE USE ONLY
This application was received at the Planning Department at 3:45 (AM, PM) on March 13, 1981 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ _____.

S. Lynn Shirley Name

GT - -00235-000A- 03/13/81 1 OF 1

CHARLES W SCHLICKER ETUX
R R 2
VALLEY CENTER KS 67147 0801

46 N1/2 SW1/4 NW1/4 SEC 34-25-1E
EXC S 100 FT OF N 1393.5 FT OF W
660 FT OF NW1/4

✓

GT - -002 - - 03/13/81 1 OF 1

WATKINS, OLATA G ETAL
RT 2 BOX 37
VALLEY CENTER KS 67147 0801

S1/2 SW1/4 NW1/4
SEC 34-25-1E

✓

GT - -00235-0001- 03/13/81 1 OF 1

IRA NEWCOMER
R R 2
VALLEY CENTER KS 0801

46 N1/2 W1/2 NW1/4 SEC 34-25-1E

✓

GT - -00235-000B- 03/13/81 1 OF 1

SYLVIA JUANITA BOYER
R R 2
VALLEY CENTER KS 67147 0801

46 S 100 FT OF N 1393.5 FT OF W 660
FT NW1/4 SEC 34-25-1E

✓

D
GT - -00639- - 03/13/81 1 OF 1

BD. OF COUNTY COMM. 0804

LOT 2
BLOCK A
COLISEUM PARK ADDITION

D
GT - -00638- - 03/13/81 1 OF 1

BD. OF COUNTY COMM. 0804

LOT 1
BLOCK A
COLISEUM PARK ADDITION

GT - -00641- - 03/13/81 1 OF 1
BD. OF COUNTY COMM. 0804

RES A
BLOCK A
COLISEUM PARK ADDITION

D

GT - -00641- - 03/13/81 1 OF 1
SEDG. COUNTY PARK SYSTEM 0804

LOT 3
BLOCK A
COLISEUM PARK ADDITION

✓
40 Warren Duescher 943-0192
Sedgwick County Zoo
5555 Zoo Blvd, 67212

✓
GT - -00238- - 03/13/81 1 OF 1

ORVILLE H MILLER ETUX
% EDW MILLER
2134 E 77TH
VALLEY CENTER KS 67147 0801 N
46 SW1/4 SEC 34-25-1E

✓
GT - -00229- - 03/13/81 1 OF 1

LEE, RUTH C.
% GORDON S. LEE
716 INDIAN RIVER DR.
MELBOURNE FL 32935 0801

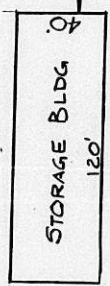
S1/2 SE1/4 EXC 3.28 ACRES DEEDED TO
STATE FOR HWY
SEC 33-25-1E

& HYDRAUL

Sec. L 2

NORTH
1" = 100'-0"

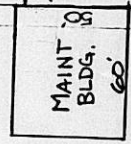
EXIST R/W
EXIST



210'



100' setback



REFERRAL FROM WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION
 TO VALLEY CENTER CITY PLANNING COMMISSION

CASE No. DR 81-13 To BE HEARD BY THE M. A. P. C. ON April 9, 1981

REQUEST FOR Special Permit for Governmental Use

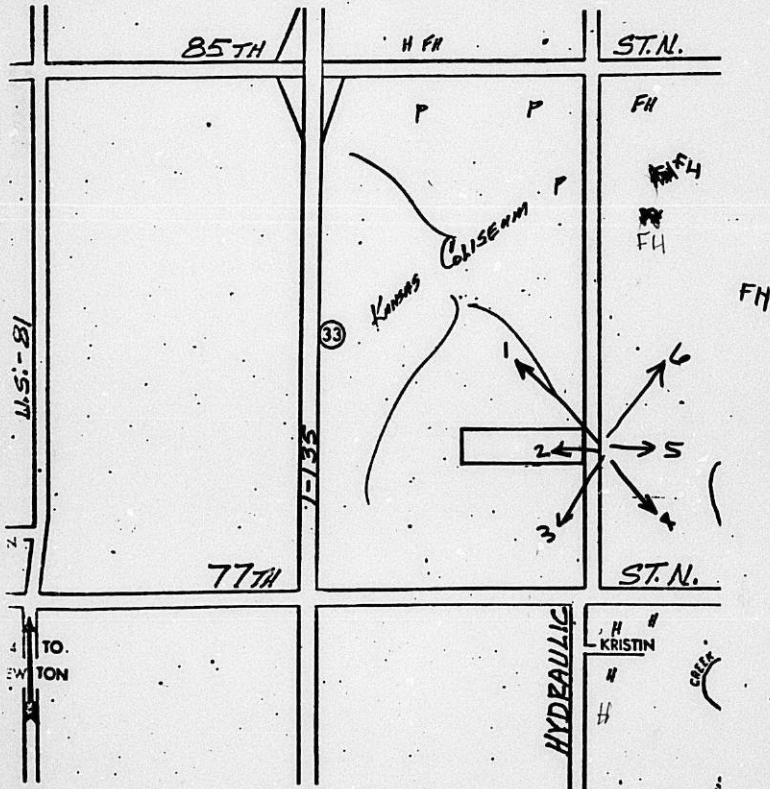
REASON FOR REQUEST (AS PROVIDED BY PETITIONER): Construct maintenance building and storage facilities.

LOCATION OF PROPERTY: West side of Hydraulic, 1/4 mile north of 77th Street North.

LEGAL DESCRIPTION OF PROPERTY: South 350 feet of the east 1250 feet of Lot 3, Block A, Coliseum Park Addition to Sedgwick County, Kansas.

APPLICANT: Board of County Commissioners
 Address: 525 North Main Street, Wichita, Kansas. 67203

AGENT FOR APPLICANT: Joe D. Freeman, County Department of Public Works.
 SURROUNDING LAND USE: East, South, West and North: Undeveloped.



Picture Sheet DR81-13

RECOMMENDATION OR COMMENTS BY V. C. P. C. :

REFERRAL FROM
TO VALLEY CENT

CASE No. D

REQUEST FOR

REASON FOR
building a

LOCATION OF

Legal Desc

Lot 3, Blo

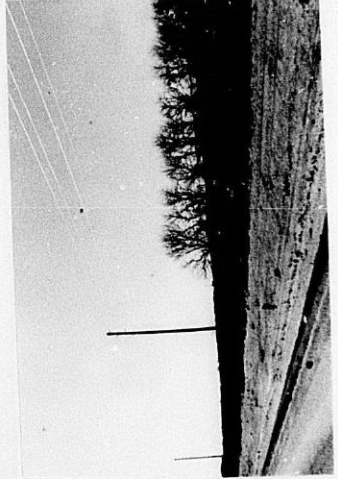
APPLICANT:
Address:

AGENT FOR AP
SURROUNDING

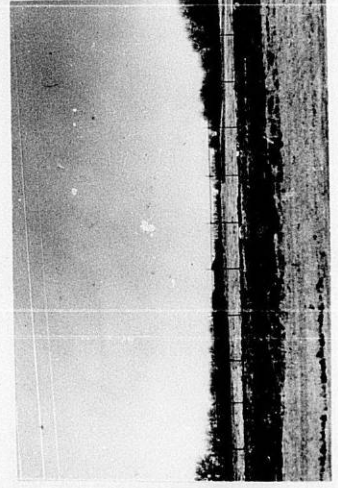
LSI-81

SECTION
TO

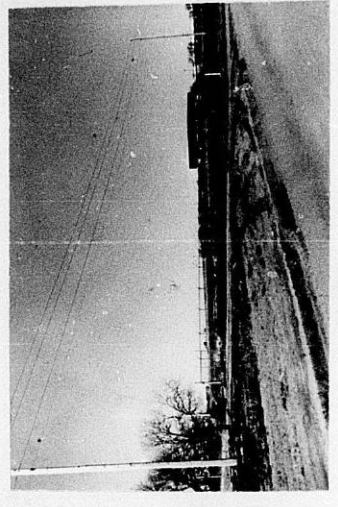
RECOMMEND



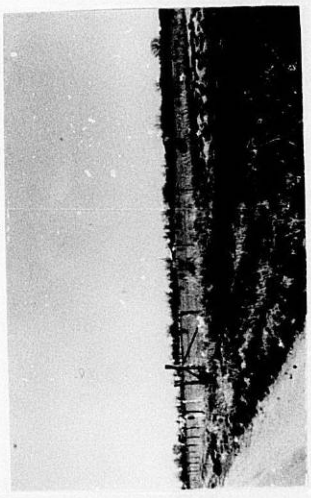
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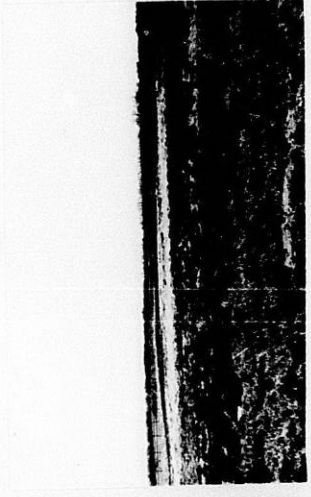
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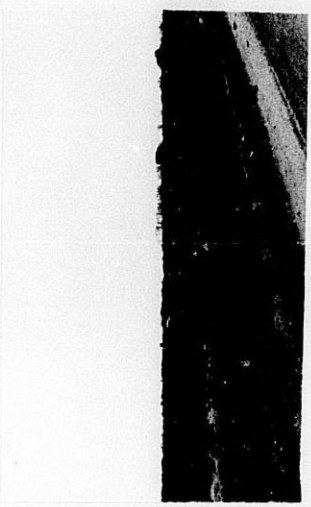
3



4

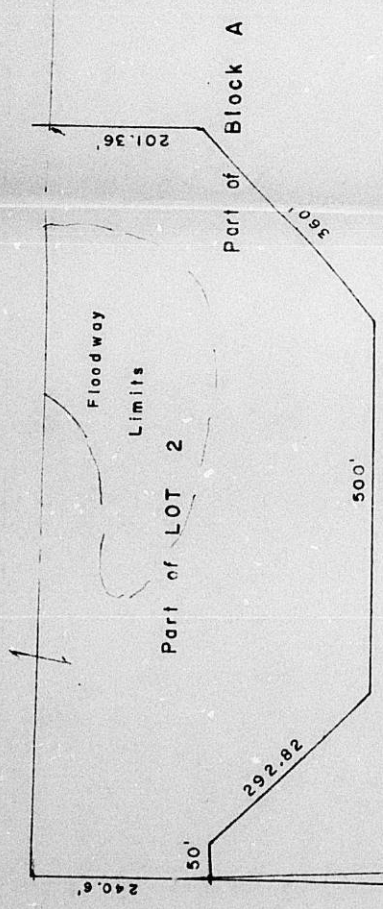


5



6

S.E. 1/4 SEC. 33, TWP. 25 S. R. 1 E



Part of LOT 3

Part of COLISEUM PARK

BASEMENT
E OF 50' MOBIL OIL PIPE LINE

1258'

1366'

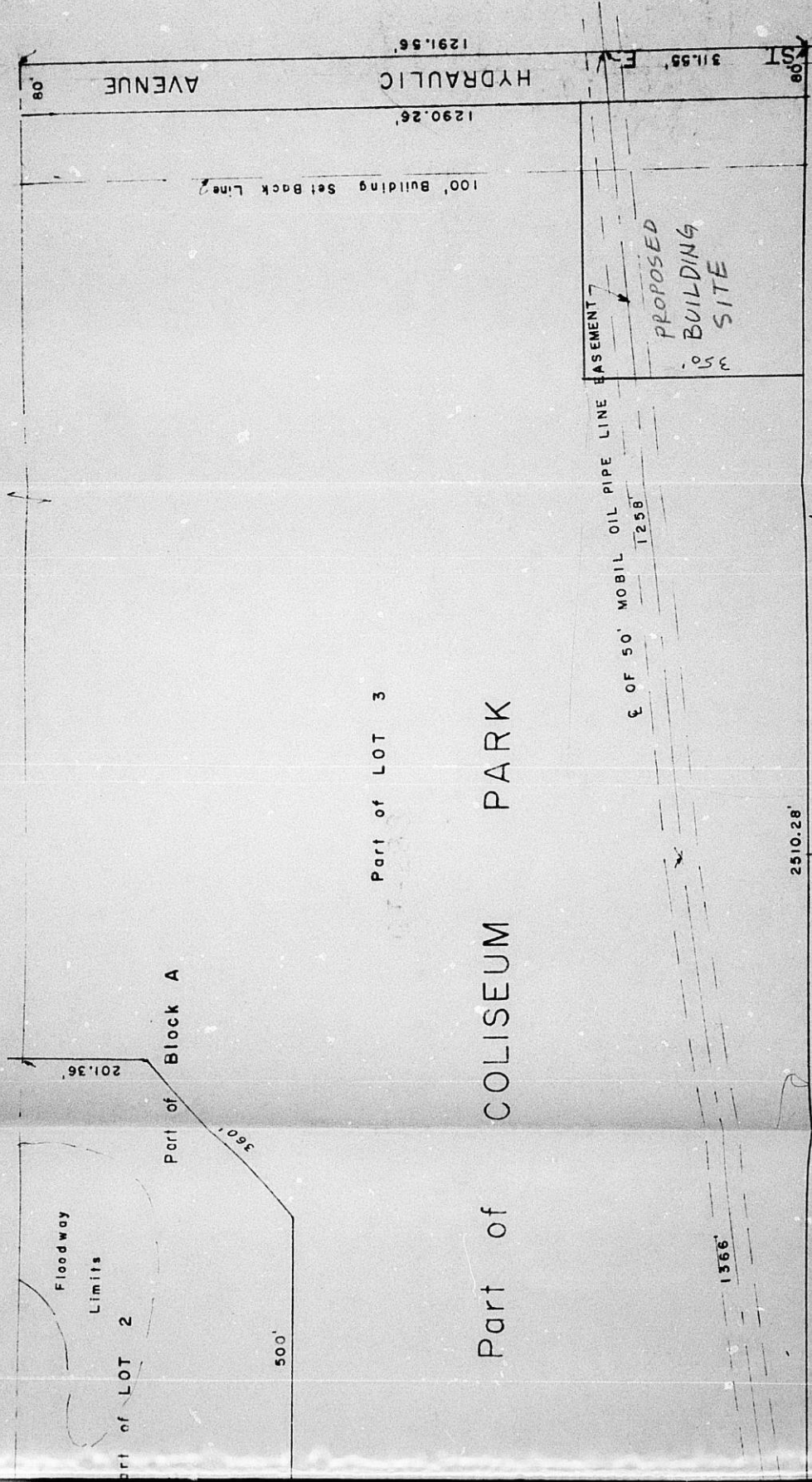
2510.28'

1250'

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GT
131

E. 1/4 SEC. 33, TWP. 25 S. R. 1 E.



3 OF 50 MOBILE OIL 1258'

1258'
1250'

1366'

2510.28'

1250'

GT-229

4-7-67
-07A
56.7

218.4'

I - 35 W N B

3-17-67
3.204

938.0'

488.3'

324.7'

1088.2

77th

ST. R.R. B.L.C. N. P. 6 7-13-1891

THIS SHEET PREPARED UNDER SUPERVISION
WADSWORTH SEDGWICK CO.

1/2 OF 50' MOBIL

1258'

PROPOSED
BUILDING
SITE

2510.28'

1250'

1366'

GT-229

311.98'

ST

16th NRR

77th

ST. RD. R. B. C. N. P. 16 7-13-1891

8

524.7

1080.4

THIS SHEET PREPARED UNDER SUPERVISION OF
MAGUIRE & ASSOCIATES, SEDGWICK COUNTY CLERK

N.W. 1/4 SEC. 34, TWP. 25 S. R. 1

5-16-62

AGREEMENT RECORDED

5-29-62

40

85th.

ST.

N.

GT-235-1

GT-235-B

GT-234

100

ST. E.

GT
134

W. 1/4 SEC. 34, TWP. 25 S. R. 1 E.

5-16-62

AGREEMENT RECORDED

5-29-62

85 ft.

ST.

N.

40

GT-235-1

GT-234

100

B

GT-234

GT-235-B

100'

660'

GT-235-A

GT-235

E SL 16th

NRR

THIS SHEET PREPARED UNDER SUPERVISION
MARION MANNING SEDGWICK CO.

GT - 234

100

GT - 235 - A

GT - 235

THIS SHEET PREPARED UNDER SUPERVISION OF
MARIANNE W. ...
SEDGWICK COUNTY CLERK

S.W. 1/4 SEC 34, TWP. 25 S. R. 1 E

GT-238

SI E

GT
136

S.W. 1/4 SEC 34, TWP. 25 S. R. 1 E.

GT-238

GT-238

77th

ST.

N.

THIS SHEET PREPARED UNDER SUPERVISION
MARIE WARDEN, SEDGWICK COUNTY

RR BK-C PG 6 7-13-1091

NRR

16 in. ST.

GT-238

77th

ST.

N.

THIS SHEET PREPARED UNDER SUPERVISION OF

MARIE WARDEN, SEDGWICK COUNTY CLERK