

DR 85-15 - SPECIAL USE PERMIT for a termination and transmission equipment building on Turnpike Right-of-Way located 650 feet east of Rock Rd. on the north side of Kansas Turnpike

ACTION

DATE

COMMITTEE _____

8-22-85

M.A.P.C. Approved

9-3-85

B.C.C./B.G.C. Approved

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 85-15
 DP- Amend

Case Filed: 5-3-85
 Associated Case: _____

APPLICATION DATA: Map No. 6046 C

- General Location: 650 feet ± east of Rock Road on the north side of the Kansas Turnpike
- From _____ to _____
- Proposed Use: Special Permit to establish a termination and transmission equipment building on Turnpike Right-of-Way
- DP Name: _____
- Applicant: U.S. Telecom, c/o O. A. Bell *see application*
 Address: 12313 Olive Blvd. Suite 75, Creve Coeur, MO. 63141 Phone (314) 878-5101
- Agent: Tom Taylor, Project Coordinator, U.S. Telecom (Local Contact)
 Address: _____ Phone 943-0271

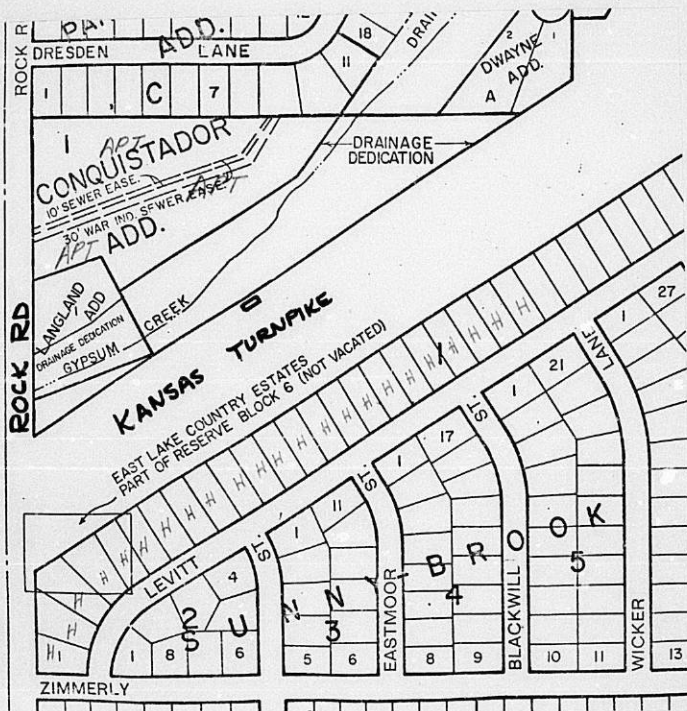
AREA DATA:

- Acres: 0.01 (12 ft. by 40 ft.)
- Adjoining Zoning: N "R-6" S "AA" E "AA" W "LC"
- Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

T9-214-2

LOS ANGELES-CINCINNATI
 HASTINGS, MN
 ROBINSON, MO
 GROVE, GA
 U.S.A.

Standard
 No. 2-153C

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: September 4, 1985

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Senior Planner

SUBJECT: DR 85-15 Special Use Permit for U.S. Telecom

On September 3, 1985, the City Commission approved a special use permit for a U.S. Telecom termination and transmission equipment building to be located on KTA right-of-way east of Rock Road.

A copy of the resolution authorizing this land use is attached. If you have any questions about the special use permit, please call.

Louise Olivarez
Senior Planner

LO/lw

cc: Tom Grimaldi, U.S. Telecom, P. O. Box 11315, Kansas City, MO
64112
Tom Taylor, Project Coordinator, 3801 West 13th St., Apt. 210,
Wichita, KS 67203
Finley Engineering, Attn: Teresa Cox, Box 352, Lamar, MO. 64759

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions of Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for construction and operation of a building housing telecommunications terminal and transmission equipment for U.S. Telecom on property legally described below:

CASE NO. DR 85-15

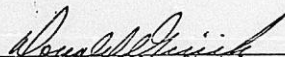
Special Use Permit for a Termination and Transmission
Equipment Building on Turnpike Right-of-Way

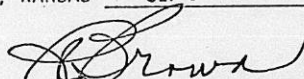
A tract in the Southwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, described as beginning approximately 650 feet northeasterly of the west line of said Section 29 (the centerline of Rock Road) and 2 feet south of the north Kansas Turnpike Right-of-Way as described in Condemnation Case A-55770 for point of beginning; thence northeasterly parallel to the North line of said Kansas Turnpike Right-of-Way 40 feet; thence southeasterly 12 feet; thence southwesterly 40 feet; thence northwesterly 12 feet to point of beginning. Generally located 650 feet ± east of Rock Road on the north side of the Kansas Turnpike.

SECTION 2. That this Resolution shall take effect and be enforced from and after its adoption by the Board of City Commissioners.

ADOPTED AT WICHITA, KANSAS SEP 3 1985

ATTEST:


DONALD C. GISICK City Clerk


R. C. BROWN Mayor

(SEAL)

Approved as to from _____ City Attorney

Planning Agenda

Item

Page

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL PERMIT

DR 85-15 - SPECIAL USE PERMIT FOR A TERMINATION AND TRANSMISSION
EQUIPMENT BUILDING FOR U.S. TELECOM. GENERALLY LOCATED 650
FEET ± EAST OF ROCK ROAD ON THE NORTH SIDE OF THE KANSAS
TURNPIKE.

The MAPC recommends that the application be approved.
(see minutes for full motion)

Bayouth moved, Moore seconded and it carried unanimously. Chisholm and Peters were absent.

- ACTION:
1. Approve the application as recommended by the Planning Commission and authorize the Mayor to sign the resolution; or
 2. Take such action as the City Commission deems appropriate.

CPO ACTION: CPO Council Area "H" had not met prior to the MAPC meeting.

DATA AND MINUTES

MAPC Hearing Date: 8-22-85

BCC Hearing Date: 9-03-85

AREA DATA:

Acres: 0.01

Size: 12' x 40'

Reason: Need a site in this part of Wichita to build a utility structure to house electronic transmission and termination equipment for a proposed nationwide toll network.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Turnpike r.o.w.	"AA"
North	Drainage r.o.w. & apartments	"R-6"
South	Turnpike r.o.w. & single-family	"AA"
East	Turnpike r.o.w. & single-family	"AA"
West	Drainage r.o.w. & retail sales	"LC"

History: None

Applicant: Kansas Turnpike Authority & U.S. Telecom, P.O. Box 11315,
Kansas City, MO 64112

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF AUGUST 22, 1985

LEGAL:

16. Case No. DR 85-15 - Kansas Turnpike Authority & U.S. Telecom request a Special Use Permit for a tract in the Southwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, described as beginning approximately 650 feet northeasterly of the west line of said Section 29 (the centerline of Rock Road) and 2 feet south of the north Kansas Turnpike Right-of-Way as described in Condemnation Case A-55770 for point of beginning; thence northeasterly parallel to the North line of said Kansas Turnpike Right-of-Way 40 feet; thence southeasterly 12 feet; thence southwesterly 40 feet; thence northwesterly 12 feet to point of beginning. Generally located 650 feet ± east of Rock Road on the north side of the Kansas Turnpike.

OLIVAREZ pointed out land use, zoning, and showed an aerial photograph of the general area. She reviewed the following staff report:

COMMENTS:

1. In accordance with 28.04.180 of the Wichita Zoning Ordinance, a request has been submitted for a special use permit to allow construction on Kansas Turnpike right-of-way of a building to house equipment for U.S. Telecom. The building is to be a 12' x 40' pre-fabricated, reinforced concrete building approximately 10 feet in height, housing telecommunications terminal and transmission equipment. It will be part of a proposed nationwide toll network. The site is to be leased from the K.T.A.
2. As this site is somewhat isolated from adjacent developments because of the drainage system to the north and west and the turnpike to the south and east, it would seem to be an appropriate site for this use and one which should not have adverse impact on privately owned lands in the area. As the site is totally contained within turnpike right-of-way, there should be no need for platting the property, or for screening the building. Access to the building from the south-bound lane of the turnpike will be provided in accordance with the turnpike's requirements. The building will be approximately 90 feet north of the southbound lane.

OLIVAREZ said that several U.S. Telecom representatives were in the audience to answer any questions the Commissioners may have regarding their request.

TOM GRIMALDI, U.S. Telecom representative from Kansas City was present and stated his company needed to construct a small building in this part of town to house equipment which would be part of a nationwide network.

There was no one in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood and the relative isolation of this site due to turnpike right-of-way and drainage channels in the area; the zoning and uses of nearby properties; the suitability of subject site for the use proposed; and the recommendation of staff; I move that we to the governing body that application be approved. Bayouth moved, Moore seconded and it carried unanimously. Chisholm and Peters were absent.

5. Applicant: U.S. Telecom, c/o O. A. Bell
 Address 12313 Old Blvd, Suite 75, Creve Coeur, 63141 Phone (314) 878-5101
 6. Agent: Tom Taylor, Project Coordinator, U.S. Telecom (Local Contact)
 Address _____ Phone 913-0271

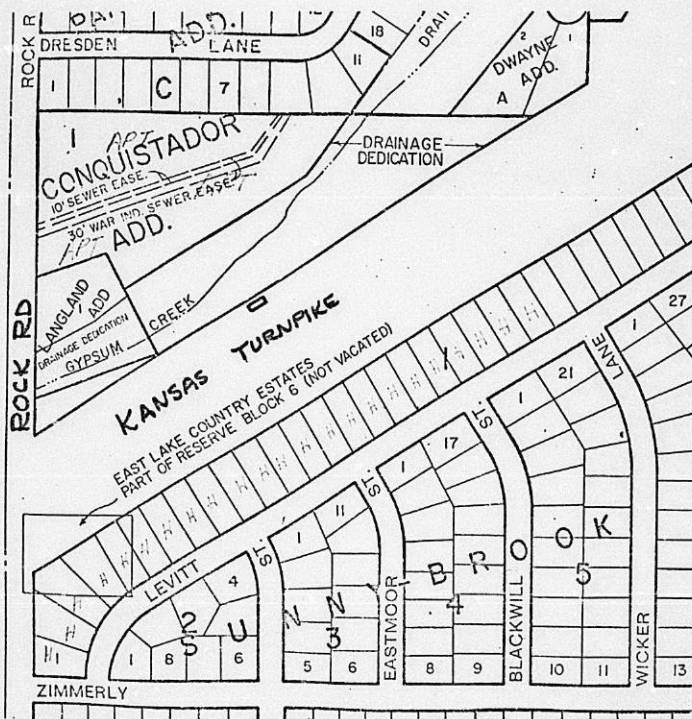
AREA DATA:

1. Acres: 0.01 (12 ft. by 40 ft.)
 2. Adjoining Zoning: N "R-6" S "AA" E "AA" W "DC"
 3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

August 23, 1985

Tom Grimaldi
P. O. Box 11315
Kansas City, Mo. 64112

Re: DR 85-15 - Special Use Permit
for U.S. Telecom

Dear Mr. Grimaldi:

At its regular meeting on August 22, 1985, the Metropolitan Area Planning Commission considered the above-captioned special use permit request. The action of the Planning Commission was to recommend that this application be approved.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on September 3, 1985, 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,

Louise Olivarez
Senior Planner

LO:sd

cc: Tom Taylor, Project Coordinator, U.S. Telecom, 3801 W. 13th,
Apt. 210, Wichita 67203
Kansas Turnpike Authority, John E. Cillissen, Box 18007, SE Station,
Wichita 67218
Finley Engineering Co., Attn: Teresa Cox, Box 352, Lamar, Mo. 64759

RE: AGENDA ITEM NO

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DR 85-15 - SPECIAL USE PERMIT FOR A TERMINATION AND TRANSMISSION
EQUIPMENT BUILDING FOR U.S. TELECOM.
Generally located 650 feet + east of Rock Road on the north
side of the Kansas Turnpike.

MAPC HEARING DATE: 8-22-85

Acres: 0.01

Size: 12' x 40'

Reason: Need a site in this part of Wichita to build a utility structure
to house electronic transmission and termination equipment for a
proposed nationwide toll network.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Turnpike r.o.w.	"AA"
North	Drainage r.o.w. & apartments	"R-6"
South	Turnpike r.o.w. & single-family	"AA"
East	Turnpike r.o.w. & single-family	"AA"
West	Drainage r.o.w. & retail sales	"LC"

History: None

Applicant: Kansas Turnpike Authority & U.S. Telecom, 12313 Olive Blvd.,
Suite 75, Creve Coeur, Mo. 63141

COMMENTS:

1. In accordance with 28.04.180 of the Wichita Zoning Ordinance, a request has been submitted for a special use permit to allow construction on Kansas Turnpike right-of-way of a building to house equipment for U.S. Telecom. The building is to be a 12' x 40' pre-fabricated, reinforced concrete building approximately 10 feet in height, housing telecommunications terminal and transmission equipment. It will be part of a proposed nationwide toll network. The site is to be leased from the K.T.A.
 2. As this site is somewhat isolated from adjacent developments because of the drainage system to the north and west and the turnpike to the south and east, it would seem to be an appropriate site for this use and one which should not have adverse impact on privately owned lands in the area. As the site is totally contained within turnpike right-of-way, there should be no need for platting the property, or for screening the building. Access to the building from the southbound lane of the turnpike will be provided in accordance with the turnpike's requirements. The building will be approximately 90 feet north of the southbound lane.
-

WICHITA-SEDCWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

August 8, 1985

NOTICE OF PUBLIC HEARING

Case No.: DR 85-15.

Location: 650 feet ± east of Rock Road on the north side of the Kansas Turnpike.

Address: N/A.

Request: Special Use Permit to Establish a Termination and Transmission Equipment Building on Turnpike Right-of-Way.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on

AUGUST 22, 1985

The meeting will begin at 1:30 p.m. in the City of Wichita City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

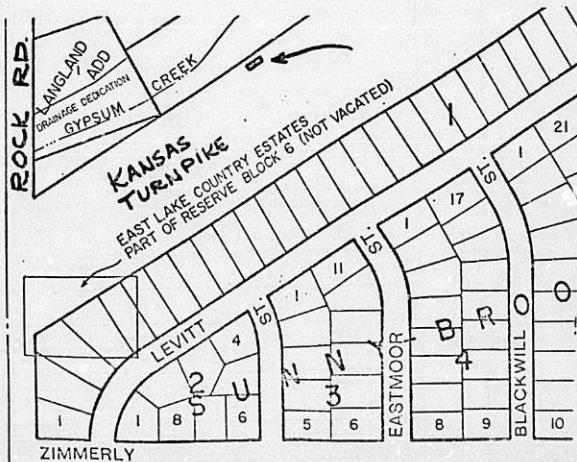
As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

The Citizen Participation Organization (CPO) neighborhood council will consider this case for the purpose of making a formal recommendation to the MAPC and City Commission. If you have an interest in this case, you are encouraged to express your thoughts at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

If you have any questions or wish additional information, please call 268-4421.

WICHITA-SEDCWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

APPLICATION
AREA



SEE REVERSE SIDE

CASE NO. DR 85-15

Special Use Permit for a Termination and Transmission Equipment Building on Turnpike Right-of-Way

A tract in the Southwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, described as beginning approximately 650 feet northeasterly of the west line of said Section 29 (the centerline of Rock Road) and 2 feet south of the north Kansas Turnpike Right-of-Way as described in Condemnation Case A-55770 for point of beginning; thence northeasterly parallel to the North line of said Kansas Turnpike Right-of-Way 40 feet; thence southeasterly 12 feet; thence southwesterly 40 feet; thence northwesterly 12 feet to point of beginning. Generally located 650 feet ± east of Rock Road on the north side of the Kansas Turnpike.

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-8	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 29 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odor and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses

Special Districts		
D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
Q	MOBILE HOME	Mobile home park when conforming with Title 28 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial/residential. Permits those uses approved as part of a total development plan

Most Restrictive

Least Restrictive

Special Districts

CASE NO. DR 85-15

Special Use Permit for a Termination and Transmission Equipment
Building on Turnpike Right-of-Way

A tract in the Southwest Quarter of Section 29, Township 27 ^{South,} Range 2 East of the 6th P.M., Sedgwick County, ^{and} described as beginning approximately 650 feet northeasterly of the west line of said Section 29 (the centerline of Rock Road) and 2 feet south of the north Kansas Turnpike Right-of-Way as described in Condemnation Case A-55770 for point of beginning; thence northeasterly parallel to the North line of said Kansas Turnpike Right-of-Way 40 feet; thence southeasterly 12 feet; thence southwesterly 40 feet; thence northwesterly 12 feet to point of beginning. Generally located 650 feet ± east of Rock Road on the north side of the Kansas Turnpike.

Ms. Clayton
Called 5/8/85
to say they were
changing the location.

She will get me a new
legal. I told her it might
not get on the 5/30 agenda.

Joan Clayton called 7-30-85 to ask that the
original location be used in the request and that this
be scheduled on MAPC asap. Will be 8-22-85.

Thomas A. Grimaldi
Attorney
(913) 676-3581



US Telecom.

US Telecom, Inc. • Box 11315 • Kansas City, Missouri 64112
A United Telecom Company

Louise,
This gentleman
was in at 1:20 p.m.
6/29/85 regarding
DR 85-15.
Will contact you
later.
Shonda

8-1-85 Please have lead from
this man. LC.

APPLICATION FOR SPECIAL PERMIT

DR 85-15

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

This is an application for a Special 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.

1. The names of the owners of all property included in this application must be listed as applicants. Contract purchasers, leasees or others directly associated with the property may also be listed if they desire to be advised of the proceedings.

A. APPLICANT Kansas Turnpike Authority, owner, John E. Gillissen
Box 18007, SE Station
ADDRESS Wichita, Kansas 67218 Zip Code 67207 PHONE 316-682-4537

AGENT _____
ADDRESS _____ Zip Code _____ PHONE _____

B. APPLICANT US Telecom, lessee, Attn: Mr. D. A. Bell, Dir. OSP Const. & Eng.
12313 Olive Blvd., Suite 75
ADDRESS Crest Coeur, Missouri Zip Code 63141 PHONE 314-878-5101

AGENT Finley Engineering Co., attn: Teresa Col
Box 352
ADDRESS Lamar, Missouri Zip Code 64759 PHONE 417-682-5531

C. APPLICANT _____
ADDRESS _____ Zip Code _____ PHONE _____

local contact: AGENT Tom Taylor, Project Coordinator, US Telecom
(7/31/85) (3-1186) 3801 W. 13th Apt. 210 Zip Code 67203 PHONE 316-943-0271

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

2. A. The applicant proposes to establish a termination and transmission
equipment building (use)

on property legally described as Lot(s) _____
Block(s) _____
of the _____ Addition.

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

*Use local
from on building
dist*

500' ⁽⁺⁾ east of the west line of section 29 & 500' ⁽⁺⁾ south of the north line of the SW 1/4 of section 29 for a P.O.B., southeasterly 12', southwesterly 40', northwesterly 12', northeasterly 40' to P.O.B. in Section 29, T27S, R2E, Sedgwick County Kansas

B. There are 0.01 ~~0.1~~ acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 6046C Zoning (N) R-6 (S) AA (E) AA (W) LC MAPC 5-30-85

3. This property is located at (address) _____.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. ~~650~~⁶⁵⁰ ~~1/2~~^{1/2} northeast of the corner of _____ Rock Road _____ and _____ Kansas Turnpike _____, OR

B. On the northwest side of the Kansas turnpike (~~Ave./Street~~) between _____ Rock Road _____ and _____ interchange _____ the east Wichita (~~Ave./Street~~).

4. The property included in this application is zoned UNZONED (ZONING DISTRICT CLASSIFICATION). (PUBLIC R.O.W.)

5. We request this special permit for the following reasons:
a utility structure to house electronic transmission and termination equipment for a proposed ~~toll~~ nationwide toll network -- This equipment will provide a vital link in this network.

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

US Telecom Inc
APPLICANT'S SIGNATURE

BY OC/ta
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

APPLICANT'S SIGNATURE

BY _____
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 4
(AM, PM) on 5/3/85 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

Lemie Olwaney Name
Is Planner Title

FINLEY ENGINEERING COMPANY

CONSULTING ENGINEERS

LAMAR, MISSOURI 64789

Box 352

K.T.A.
John E. Cillisson
Box 18007
SE Station
67218

April 11, 1985

Mr. Jack Gailbraith
Chief Planner, Current Plans Division
Metropolitan Area Planning Department
City of Wichita
City Hall, Tenth Floor
455 North Main Street
Wichita, Kansas 67202

U.S. Telecom
ATTN: O.A. Bell
Dir. OSP Const. & Eng.
12-313 Olive Blvd.
Suite 75
Chavez, Mo.
63141

RE: US Telcom Building Permit Request - RS # 9

US Telecom's application for special permit with a check for \$150 is enclosed. Also enclosed is a certified list of property owner's within a 200' radius of the proposed building, a copy of the building plans, and a copy of the site plans.

US Telecom requests this permission to place a 12' x 40' utility structure on the Kansas Turnpike right-of-way in the southwest quarter of Section 29, T27S, R2E, Sedgwick County, Kansas.

This will be a pre-fabricated, reinforced concrete building. A concrete foundation, outside wiring and an access road will be constructed on the site. The Kansas Turnpike has already granted US Telecom permission to place this building.

This building will house electronic equipment (telecommunications terminal and transmission equipment). The equipment will provide a vital link in a proposed nationwide toll and data transmission network.

Please let us know if a US Telecom representative needs to be present at the review or appeals hearing.

Please process this application as soon as possible. If you have any question feel free to call me or Robert Finley at 417-682-5531.

Thank you.

Joan Clayton

Joan Clayton

jfc

encl

cc: Ms. Delores Mast
Mr. Jim Jurgensen
Mr. O. A. Bell
Mr. Tom Taylor

RECEIVED

MAY 03 1985

METROPOLITAN PLANNING

ROUTE _____

FINLEY ENGINEERING COMPANY
CONSULTING ENGINEERS
LAMAR, MISSOURI 64759

April 11, 1985

Ms. Delores Mast, Building
Plans Examiner, Central Inspection Division
Wichita City Hall, 7th Floor
455 North Main
Wichita, Kansas 67202

RE: US Telecom Permit Request for a Building in Wichita - RS #9

US Telecom requests permission from the City of Wichita to place a 12' X 40' utility structure on the Kansas Turnpike right-of-way in the southwest quarter of section 29, T27S, R2E, Sedgwick County, Kansas.

This will be a pre-fabricated, reinforced concrete building. A concrete foundation, outside wiring and an access road will be constructed on the site. The Kansas Turnpike Authority has already granted US Telecom permission to place this building. The building will be valued at \$34,500.

This building will house electronic equipment (telecommunications terminal and transmission equipment). The equipment will provide a vital link in a proposed nationwide toll and data transmission network.

As you requested two certified sets of the building plans are enclosed. Application is being made to Metro Planning for zoning, and Mr. Jim Jurgensen, Building Code Engineer, has been contacted.

Please call me or Robert Finley if you need more information.

Thank you.

Joan Clayton

F02 Joan Clayton

rt

encl.

cc: Mr. Jim Jurgensen
Mr. Jack Galbraith
Mr. O. A. Bell
Mr. Tom Taylor

RECEIVED

APR 15 1985

METROPOLITAN PLANNING

ROUTE _____

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
Lot 1, Conquistador Addition	H. Marvin Bastian Frank M. Kessler 229 S. Market Wichita, KS 67202

Remainder of property within 200 foot radius is Kansas Turnpike Authority Condemnation Case A-55770 and Drainage Right-of-Way adjoining the North line of said Turnpike and platted in Conquistador Addition.

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lot within a 200 foot radius of:

use for legal } *centerline of* A tract in the Southwest Quarter of Section 29, Township 27, Range 2 East, described as beginning approximately 650 feet ~~more or less~~ ^{of the 6th PM, Sedgwick} northeasterly of the ~~center~~ ^{west} line of said Section 29 (the Rock Road) and 2 feet south of the north Kansas Turnpike Right-of-Way as described in Condemnation Case A-55770 for point of beginning; thence northeasterly parallel to the North line of said Kansas Turnpike Right-of-Way 40 feet; thence southeasterly 12 feet; thence southwesterly 40 feet; thence northwesterly 12 feet to point of beginning.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 8th day of April, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By *Mary Gable*
Sr. Vice-President

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688



RECEIVED

AUG 15 1985

METROPOLITAN PLANNING

ROUTE _____

Mr. O. A. Bell, Director
OSP Contruction & Engineering
12313 Olive Blvd., Suite 75
Creve Coeur, Missouri 63141

BEL 13 481085N1 08/10/85
OSP 13 481085N1 08/10/85

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

Important! Notice of Meeting Enclosed

DR 85-15

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL, TENTH FLOOR, 455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688

August 8, 1985

NOTICE OF PUBLIC HEARING

Case No.: DR 85-15.

Location: 650 feet ± east of Rock Road on the north side of the Kansas Turnpike.

Address: N/A.

Request: Special Use Permit to Establish a Termination and Transmission Equipment Building on Turnpike Right-of-Way.

A public hearing to consider the above noted request has been scheduled before the Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) on

AUGUST 22, 1985

The meeting will begin at 1:30 p.m. in the City of Wichita City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the MAPC meeting, either in person or by agent or attorney, to support or oppose this request. If you have no interest in or objection to the request, you have no obligation to appear at the public hearing.

The Citizen Participation Organization (CPO) neighborhood council will consider this case for the purpose of making a formal recommendation to the MAPC and City Commission. If you have an interest in this case, you are encouraged to express your thoughts at your CPO Council meeting. The date, time and location of the CPO meeting may be obtained by calling 268-4516.

If you have any questions or wish additional information, please call 268-4421.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

APPLICATION
AREA



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 85-15

Special Use Permit for a Termination and Transmission Equipment Building on Turnpike Right-of-Way

A tract in the Southwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, described as beginning approximately 650 feet northeasterly of the west line of said Section 29 (the centerline of Rock Road) and 2 feet south of the north Kansas Turnpike Right-of-Way as described in Condemnation Case A-55770 for point of beginning; thence northeasterly parallel to the North line of said Kansas Turnpike Right-of-Way 40 feet; thence southeasterly 12 feet; thence southwesterly 40 feet; thence northwesterly 12 feet to point of beginning. Generally located 650 feet ± east of Rock Road on the north side of the Kansas Turnpike.

DISTRICT	NAME OF DISTRICT AND USES PERMITTED (FOR COMPLETE REGULATIONS AND EXCEPTIONS - SEE TEXT OF ORDINANCE)	
AA	ONE FAMILY DWELLINGS	One family dwellings, parks, schools, libraries, golf courses, nurseries, churches
A	TWO FAMILY DWELLINGS	Uses permitted in "AA" district and two family dwellings, care homes (5 or less)
RB	FOUR FAMILY DWELLINGS	Any use permitted in "AA" or "A" districts and four family dwellings
R-5	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 17.5 dwelling units per acre
R-6	GENERAL RESIDENCE DISTRICT	Any use permitted in more restrictive districts and multiple family dwellings. Density: 23 dwelling units per acre
B	MULTIPLE FAMILY DWELLING	Any use permitted in more restrictive districts and multiple family dwellings, boarding houses, medical offices, hospitals, greenhouses, parking lots. Density: 75 dwelling units per acre
BB	OFFICE DISTRICT	Any uses permitted in more restrictive districts any general offices, medical laboratories
OC	OFFICE COMMERCIAL DISTRICT	Offices, limited retail and service uses operated within a building, and residential uses as permitted in the "R-5" district
LC	LIGHT COMMERCIAL DISTRICT	Any use permitted in more restrictive districts and purely retail business operated in a building
C	COMMERCIAL DISTRICT	Uses permitted in more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
E	LIGHT INDUSTRIAL DISTRICT	All industrial and commercial uses except those most offensive because of noise, dust, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses
D	CENTRAL BUSINESS DISTRICT	Those uses permitted in the "C" district and more restrictive districts and other uses not offensive because of dust, noise, odor or smoke
O	MOBILE HOME	Mobile home park when complying with Title 26 of the City Code, schools, churches, parks, day nurseries, home occupations
U	UNIVERSITY	Universities, colleges, seminaries and other institutions of learning and related uses
CUP	COMMUNITY UNIT PLAN	Commercial residential. Permits those uses approved as part of a total development plan

Most Restrictive

Least Restrictive

Special Districts

5/7/85

Ms. Joan Clayton
Finley Engineering Company
Box 352
Lamar, Mo. 64759

Re: DR 85-15 Request for special permit
to install a utility structure on K.T.A.
right-of-way

Dear Ms. Clayton:

We have received your application for a
special use permit to construct a 12' x 40'
utility structure to house electronic telecommunication
equipment on Kansas Turnpike right of way
east of Rock Road in Wichita. Your request
will be scheduled for review by the M. A.
P. C. on Thursday, May 30, 1985.
Their meeting begins at 1:30 pm in the Commission
Meeting Room on the first floor of City Hall,
455 N. Main, Wichita, Kansas. Their
recommendation will be forwarded to the
Board of City Commissioners for final action.
There is normally 26 days between
Planning Commission and City Commission ^{meeting} but
I will try to schedule your request for City
Commission consideration on June 11, 1985.

Someone should be present at the
Planning Commission hearing to represent the
applicant in case there are questions about
the request. It should not be necessary
to be present for the City Commission meeting.
A copy of the Planning Commission agenda
and staff report will be mailed to everyone
listed on the application about one week prior to
the May 30th meeting.

over

This letter not written as Ms Clayton
called to say they were changing
Locations!

Enclosed is the receipt for your
\$150 application fee. If you have any
questions, please call me at 316-268-4421.

L.O.

cc: U.S. Telecom attn O.A. Bell
Director, OSP Construction & Engineering
12313 Oline Blvd. Suite 75
Creve Coeur, Mo. 63141

→ Kansas Turnpike Authority
→ John E. Cilliesen
Box 18007 Southeast Station
Wichita 67218

Dolores Mast, Central Inspection Division

FORM 29-021 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.
	<u>Planning</u>		

DESCRIPTION	150 ⁰⁰	AMOUNT
Special use permit		
Sec. 29 - 275 - 2E		

NAME U.S. Telecom Communications Inc
 ADDRESS P.O. Box 26158 Santa Ana, Ca. 92799
 FUND 755-46710-003 DUE DATE 5/6/85
 COMMENTS
 DATE 5/3/85 BY L.O.

NAME U.S. Telecom Commu. Inc.
 FOR Special use permit

11:11 AM
 11:11 AM
 75540710003
 6870 13 05/07/85 CASH 150.00 TR 1
 150.00 TOTL 150.00 CHECK

20820

150⁰⁰ CITY OF WICHITA
 CASH REGISTER RECEIPT

UNITED TELECOM COMMUNICATIONS, INC. REMITTANCE STATEMENT
 PROJECT DISBURSEMENTS IN FULL PAYMENT OF
 POST OFFICE BOX 26158 ITEMS LISTED BELOW CHECKED BY _____ 01376
 SANTA ANA, CA 92799-6158

ACCOUNT NUMBER	YOUR INVOICE NUMBER OR INVOICE DATE	NET AMOUNT
CITY OF WICHITA	0443700 154PR85	150.00
	TOTAL	150.00

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-021 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 151- AMOUNT

NAME 157-

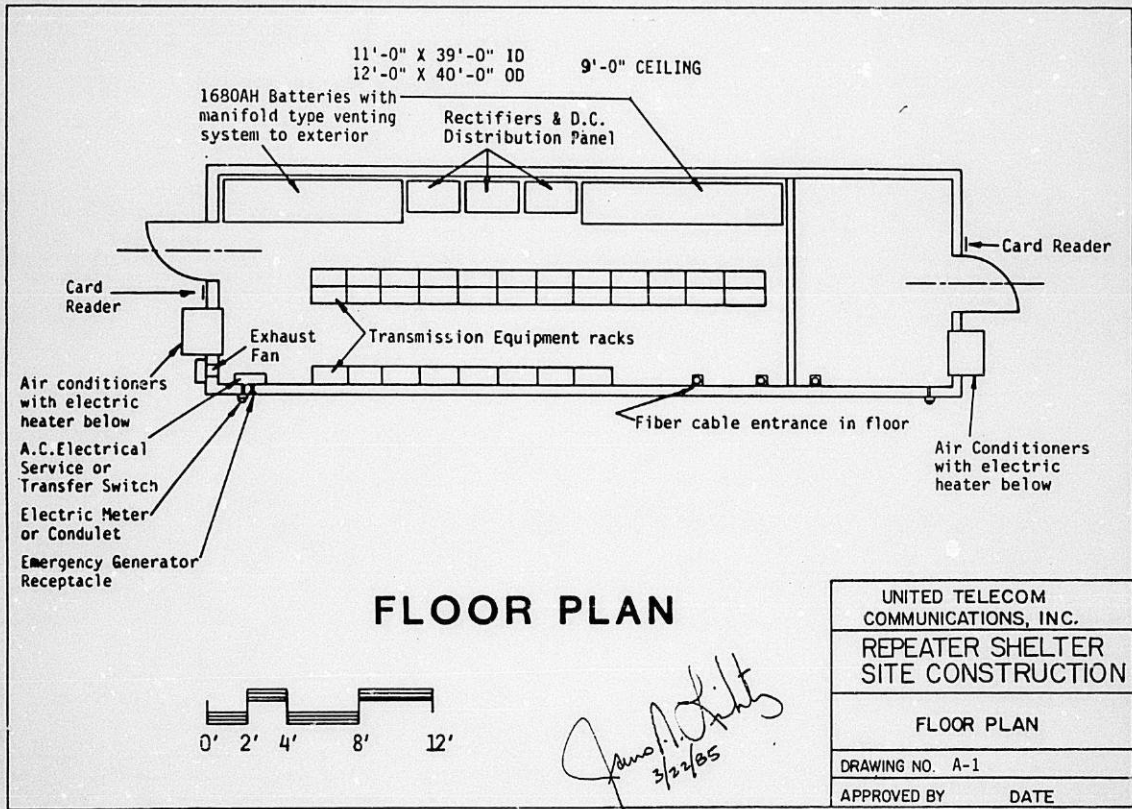
ADDRESS 158-

FUND 4-2-3 DUE DATE 5/1/5

COMMENTS

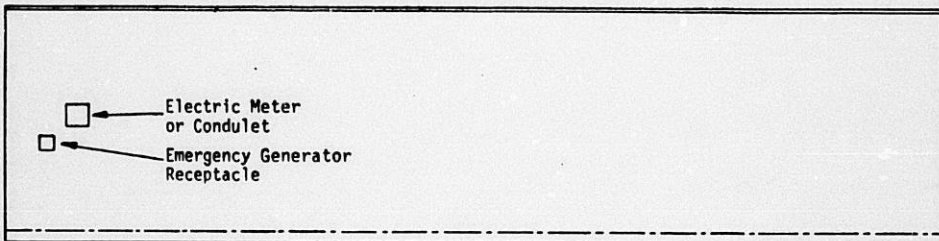
DATE 5/1/5 BY

Wichita, Kansas

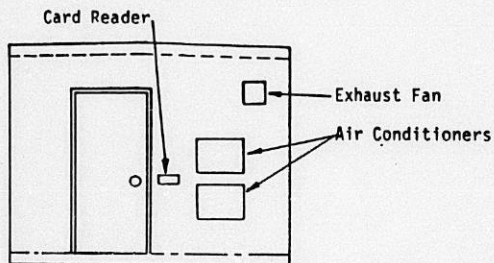


Wichita, Kansas

11'-0" X 39'-0" ID
12'-0" X 40'-0" OD
9'-0" CEILING



SIDE ELEVATION



END ELEVATION



John A. Smith
3/2/85

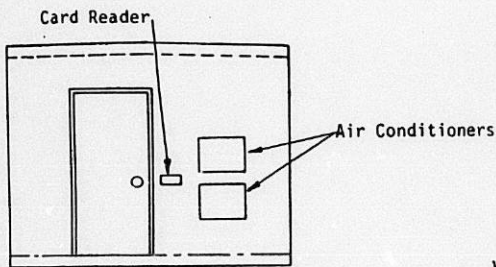
UNITED TELECOM COMMUNICATIONS, INC.	
REPEATER SHELTER SITE CONSTRUCTION	
ELEVATIONS	
DRAWING NO.	A-2
APPROVED BY	DATE

Wichita, Kansas

11'-0" X 39'-0" ID
12'-0" X 40'-0" OD 9'-0" CEILING

Exposed Aggregate
Concrete (typical)

SIDE ELEVATION



END ELEVATION



John A. [Signature]
2/22/85

UNITED TELECOM COMMUNICATIONS, INC.	
REPEATER SHELTER SITE CONSTRUCTION	
ELEVATIONS	
DRAWING NO.	A-3
APPROVED BY	DATE

Wichita, Kansas

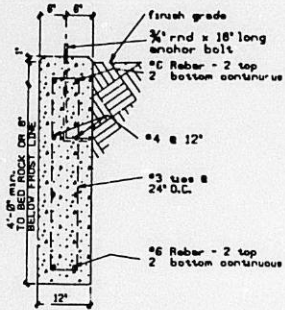
GENERAL NOTES:

1. Concrete shall be 6% air entrained high early strength (type III) with 4" maximum Slump and test at 3500 PSI at 28 days. All concrete shall be in accordance with ACI-318-83 requirements for reinforced concrete.
2. All foundations and piers shall be at a depth of 8" below frost line and not less than 4'-0" deep.
3. Chamfer all exposed edges.
4. Top of all piers and foundations shall be level to + or - 1/8" with trowel finish.
5. All anchor bolts, nuts, plates, washers and spacers shall be galvanized. All threads shall be clean and free of all concrete.
6. All reinforcing steel shall be grade #60 steel ASTM A615 deformations. Reinforcing shall be in accordance with ACI-315-83 Manual.
7. 1" Neoprene gasket placed on the foundation shall be 6" X 10".
8. Do not scale for dimensions.

James A. Smith
3/22/85

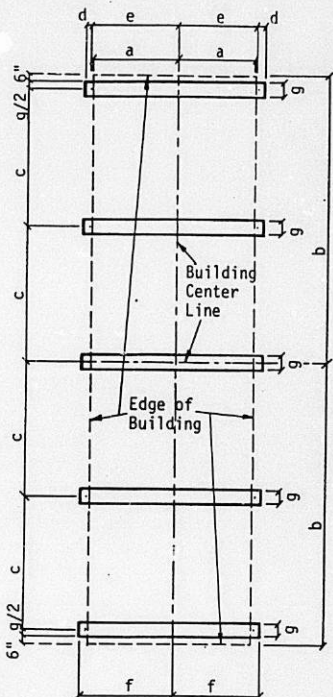
UNITED TELECOM COMMUNICATIONS, INC.	
REPEATER SHELTER SITE CONSTRUCTION	
GENERAL NOTES	
DRAWING NO.	S-6
APPROVED BY	DATE

Wichita, Kansas

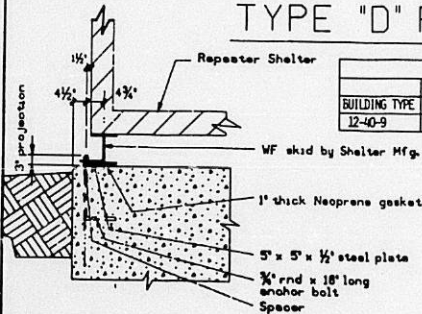


WALL SECTION

John A. D. H. 3/24/85



TYPE "D" FOUNDATION PLAN



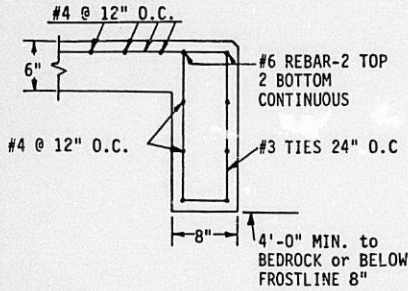
CONNECTION DETAIL

DIMENSION SCHEDULE		DIMENSIONS						
BUILDING TYPE	BUILDING SIZE	a	b	c	d	e	f	g
12-40-9	12'-0" X 40'-0"	6'-0"	20'-0"	9'-6"	14"	6'-3 1/2"	6'-6"	12"

UNITED TELECOM COMMUNICATIONS, INC.	
REPEATER SHELTER SITE CONSTRUCTION	
FOUNDATION TYPE 'D' PLAN AND DETAILS	
DRAWING NO.	S-4
APPROVED BY	DATE

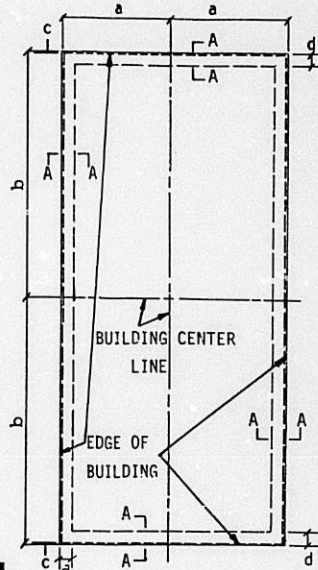
NO SCALE

Wichita, Kansas

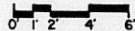


SECTION A-A

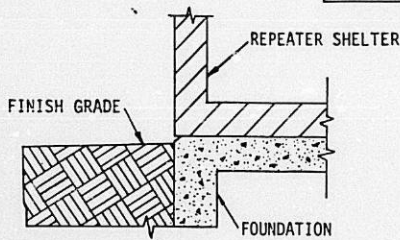
James A. Schultz
3/22/85



TYPE "B" FOUNDATION PLAN



BUILDING TYPE	BUILDING SIZE	DIMENSION SCHEDULE			
		a	b	c	d
12-26-9	12'-0" X 26'-0"	6'-0"	13'-0"	3/4"	8"
12-40-9	12'-0" X 40'-0"	6'-0"	20'-0"	3/4"	8"

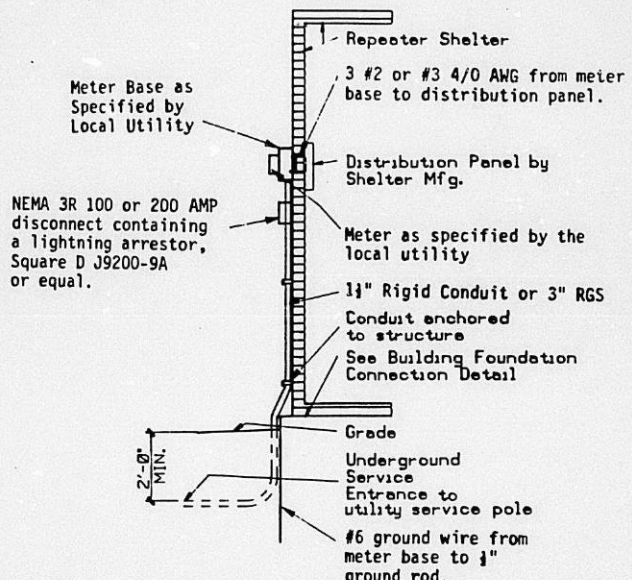


CONNECTION DETAIL

UNITED TELECOM COMMUNICATIONS, INC.	
REPEATER SHELTER SITE CONSTRUCTION	
FOUNDATION TYPE "B" PLAN AND DETAILS	
DRAWING NO.	S-7
APPROVED BY	DATE

NO SCALE

Wichita, Kansas

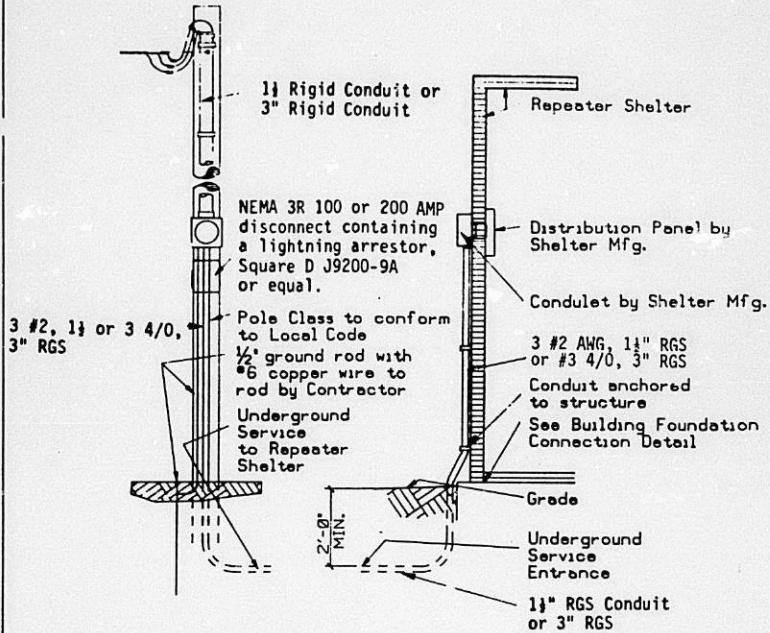


UNDERGROUND ELECTRICAL SERVICE ENTRANCE
NO SCALE

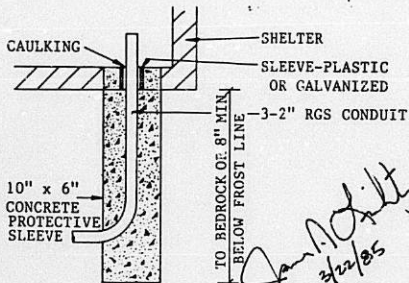
James A. O'Neil
3/22/85

UNITED TELECOM COMMUNICATIONS, INC.	
REPEATER SHELTER SITE CONSTRUCTION	
ELECTRICAL SERVICE ENTRANCE	
DRAWING NO.	E-2
APPROVED BY	DATE

Wichita, Kansas



ALTERNATE ELECTRICAL SERVICE ENTRANCE
NO SCALE REPEATER SHELTER

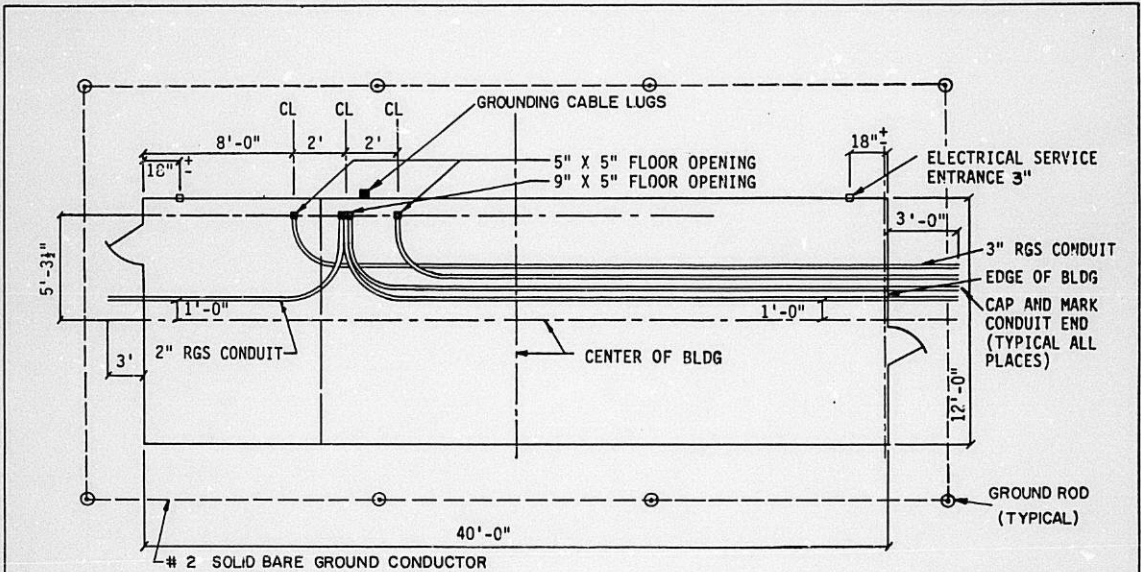


FIBER CABLE ENTRANCE

Jan. A. Dilt
3/22/85

UNITED TELECOM COMMUNICATIONS, INC.	
REPEATER SHELTER SITE CONSTRUCTION	
ALTERNATE ELECTRICAL SERVICE ENTRANCE	
DRAWING NO.	E-3
APPROVED BY	DATE

Wichita, Kansas



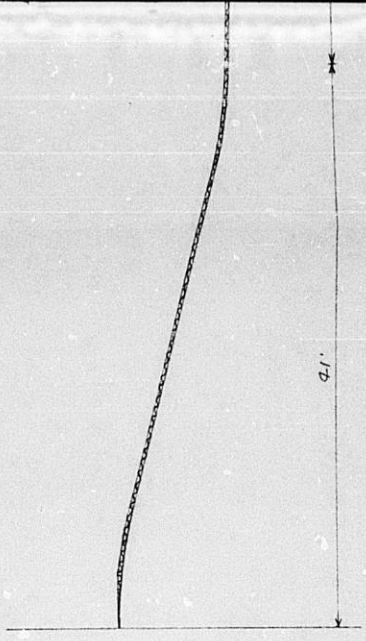
CONDUIT PLAN

BUILDING 12-40-9
NO SCALE

John A. O'Neil
3/22/65

UNITED TELECOM COMMUNICATIONS, INC.	
REPEATER SHELTER SITE CONSTRUCTION	
CONDUIT PLAN AND DETAILS	
DRAWING NO. E-7	
APPROVED BY	DATE

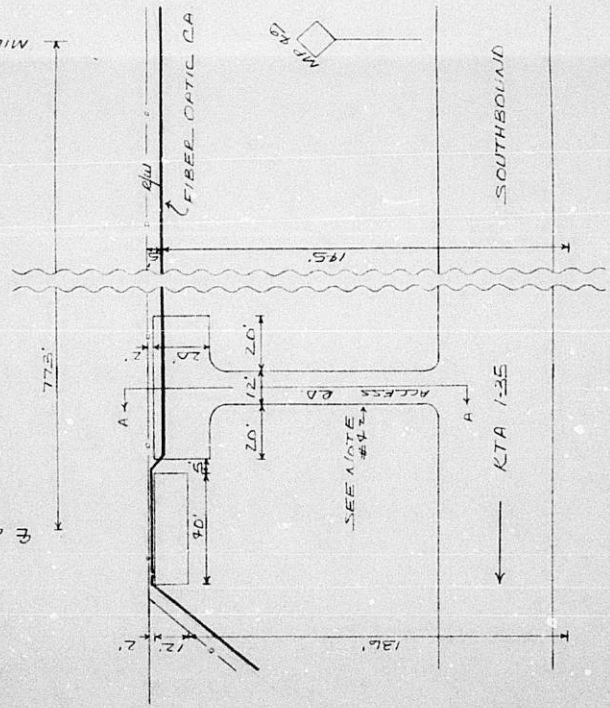
EDGE OF PAVEMENT ELEV. 100.0
TOE OF SLOPE ELEV. 89.5



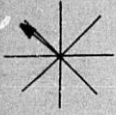
WICHITA, KS
SEDCWICK CO
SEC 23
T27S, R2E

E OF REPEATER 119+52.7

MILE POST 42 118+82.4



PLAN
SCALE 1" = 40'



CONSTRUCTION NOTES:

1. BUILDING TYPE "TR1" 12' X 90'
2. FOUNDATION TYPE "B"
3. EARTH FILL, IF REQUIRED, TO BE PROVIDED BY THE CONTRACTOR. FILL SHALL BE COMPACTED IN 6" LIFTS 95% COMPACTION WHEN COMPLETE. DISTURBED EARTH SHALL BE SEEDED AND MULCHED.
4. THE ACCESS ROAD SHALL BE CONSTRUCTED USING THE SURFACE MATERIAL AS SHOWN IN THE SP...

ELEV. 88.0

ELU

ELEV. 88.0

REPAVED

WICHITA P.O.P.
 REPEAT
 SHAPE
 N.O.S.
 SEE NOTE #3
 TYPE "B"
 FOUNDATIONAL

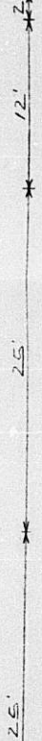
FILL
 SEE NOTE #3

ELEV. 88.7

REPAVED

ELEV. 89.5

TOE OF SLOPE

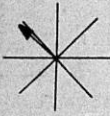


ELEVATION LOOKING SOUTHWEST

SECTION A-A

SCALE
 HORIZONTAL 1/8" = 1'
 VERTICAL 1/10" = 1'

REPEAT	00
PROJECT	72
W.O.	
W.O.	
EST. NO.	
REGION	C
ENG. CO.	A
A-APPROVED	
REVISED	
POSTED	



CONSTRUCTION NOTES

1. BUILDING TYPE "TR1" 12' X 40'
2. FOUNDATIONAL TYPE "B"
3. EARTH FILL, IF REQUIRED, TO BE PROVIDED BY THE CONTRACTOR. FILL SHALL BE COMPACTED IN 6" LIFTS TO 95% COMPACTION WHEN COMPLETED, DISTURBED EARTH SHALL BE SEEDED & MULCHED.

THE ACCESS ROAD SHALL BE CONSTRUCTED USING THE SURFACE MATERIAL AND DEPTH OF MATERIAL AS SHOWN IN THE SPECS.

ELEV 88.0

ELEV 88.0

ELEV 88.7

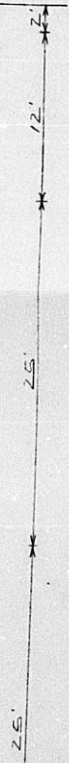
GROUND

GROUND

exit

WICHITA R.O.P.
REPEATER
SHELTER
NO. 5
FOUNDATION

FILL,
SEE NOTE
#3



ELEVATION LOOKING SOUTHWEST

SECTION A-A

SCALE
HORIZONTAL 1/8" = 1'
VERTICAL 1/10" = 1'

REPEATER SHELTER NO. 5	
UNITED TELECOM COMMUNICATIONS, INC.	
PROJECT TOPEKA-WICHITA SEC	
W.O.	
W.O.	
EST. NO.	PRINT NO. 5-1A
REGION CENTRAL	ISSUE DATE
ENG. CO. FAULEY	
APPROVED BY	DATE
REVISED BY	DATE
POSTED BY	DATE

STAKED LOCATIONS

- 0+256
- 0+335
- 0+400
- 0+503
- 0+604
- 0+700
- 1+000
- 1+400
- 1+715
- 2+000
- 2+400
- 2+800
- 3+200

PIPELINE
 CONTINENTAL PIPELINE CO.
 BRET BOUMMAN OR JERRY BOYD
 316-651-2091
 48 HRS PRIOR TO CONST

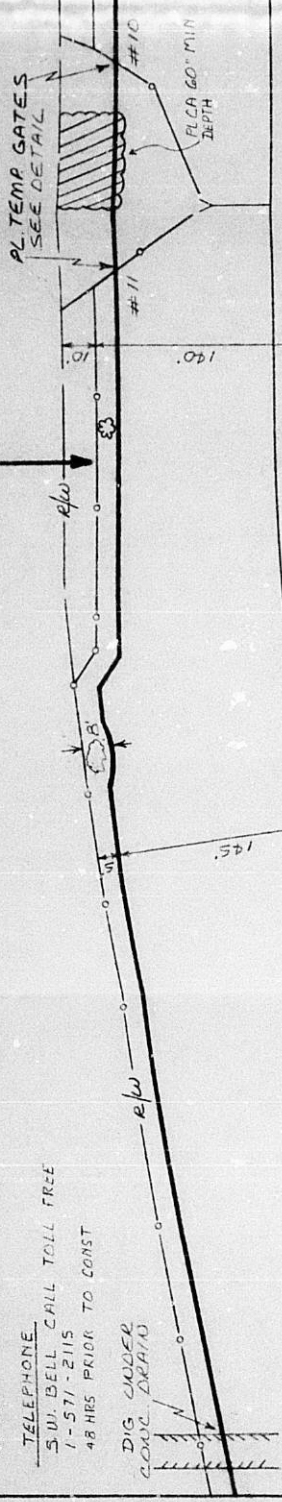
TELEPHONE
 S.W. BELL CABLE TOLL FREE
 1-577-2115
 48 HRS PRIOR TO CONST

**DIG UNDER
 CONCRETE DRAIN**

SEWER
 WICHITA CITY SEWER
 JERRY BLAIN
 316-268-4210

WATER
 WICHITA WATER DEPT
 316-268-4555
 48 HRS PRIOR TO CONST
 #12

**SEDGWICK CO
 2725 RZE
 WICHITA, KAN**



SEE PRINT 9-2

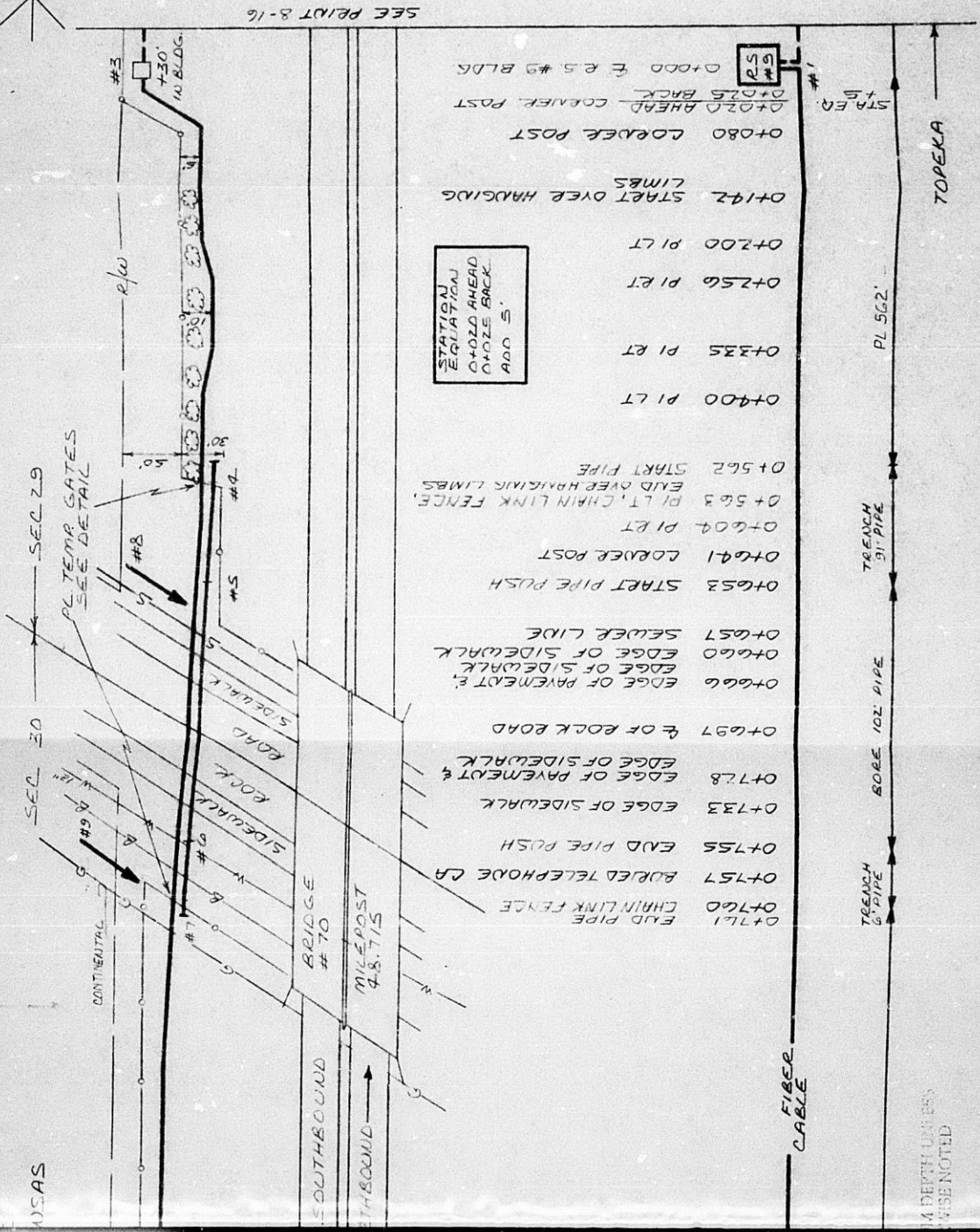
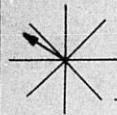
3+200	CONCRETE DRAIN
3+180	CONCRETE LEAK
3+175	LEAK
2+453	TREE
2+328	CONCRETE POST
2+308	CONCRETE POST
2+000	TREE TRIM
1+947	TREE TRIM
1+715	CHAIN LINK FENCE
1+635	E OF GUYEET- TOP OF BANK- E.D. EXPLANATION
1+619	BOTTOM
1+615	BOTTOM
1+604	TOP OF BANK START EXPLANATION
1+558	CHAIN LINK FENCE

PL 2439

WICHITA

42" MINIMUM OTHER

PLACING DETAILS	
CABLE	FIBER CABLE
OPU#	ML=37.05 +30 IN RS
CONDUIT	
OPU#	AL 9" OF 4" BSP
4-5	PUSH 102" OF 4" BSP
6-7	PL 6" OF 4" BSP
RS.	
OPU#3	
PL	TYPE TEL. BLDG.
PL	TYPE 'B' FOUNDATION
	SEE PRINT 9-1A FOR SPECIFICATIONS
MARKERS	
	PL 9" STEEL MARKER
	POST OPU# 8, 9, 12
	TYPE A SIGMA-ALL
MISC.	
OPU#	4, 7, 10, 11
	PL. TEMP GATES
UNITED TELECOM COMMUNICATIONS, INC.	
PROJECT (TOPEKA - WICHITA SEC)	
W.O.	
W.O.	
EST. NO.	9-1
REGION	CENTRAL
ENG. CO.	FIJALEB
APPROVED BY	DATE
REVISED BY	DATE
POSTED BY	DATE



SEE PRINT 8-16

STATION ELEVATION
 0+020 AHEAD
 0+025 BACK
 ADD 5'

FIBER CABLE

4 DEPTH DIMENSIONS
 UNLESS NOTED