

DR 85-23 - Kansas Dept. of Transportation requests special use permit to establish an area for office, equipment garage and storage on Highway R.O.W. generally located at the N.E. corner of I-235 and K-42.

D
LISTED 10-2-85 KX

ACTION

DATE

COMMITTEE

Approved 9/16/85
Committee

M.A.P.C.

10-17-85

B.C.C./B.C.C.C. Approved 10-11-85
Reviewed

11-17-85

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 85-23
 DP- _____

Amend
 Case Filed: 9-24-85
 Associated Case: _____

- APPLICATION DATA: Map No. 5144 A
1. General Location: At the northeast corner of I-235 and K-42 Highways
2. From _____ to _____
3. Proposed Use: To establish an area for office, equipment garage and storage on highway right-of-way
4. DP Name: _____
5. Applicant: Kansas Department of Transportation
 Address P.O. Box 769, Hutchinson, Kansas 67504 Phone 664-3361
6. Agent: Clifford Meredith, KDOT (local contact)
 Address 3200 East 45th Street North, Wichita, KS. 67226 Phone 744-1271

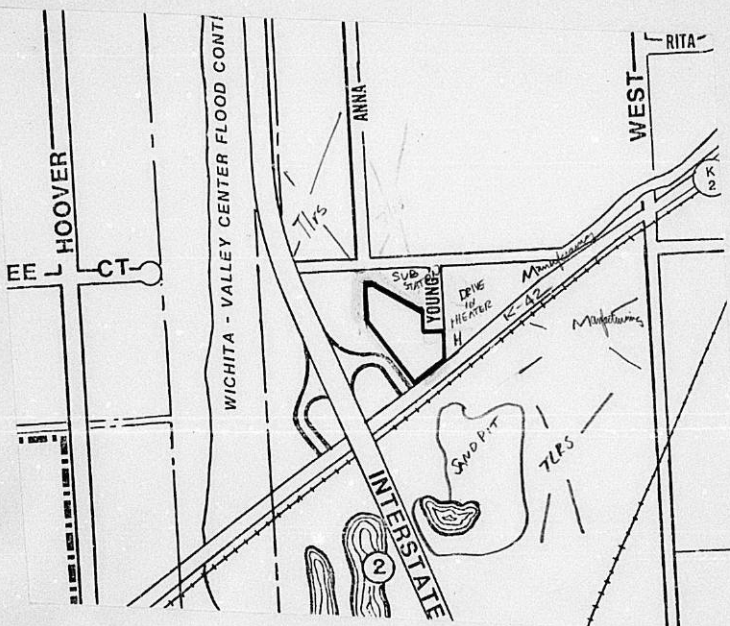
AREA DATA:

1. Acres: 8.5 (_____ ft. by _____ ft.)
2. Adjoining Zoning: N "E" S "E" & "C" E "E" W N/A
3. Land Use: North SUBSTATION / KENNELS S.E. East SINGLE FAMILY HOME / AM. LEGION POST
 South RAILROAD / SANDPIT (new) West INTERSTATE HIGHWAY
Mobile Home Park

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____

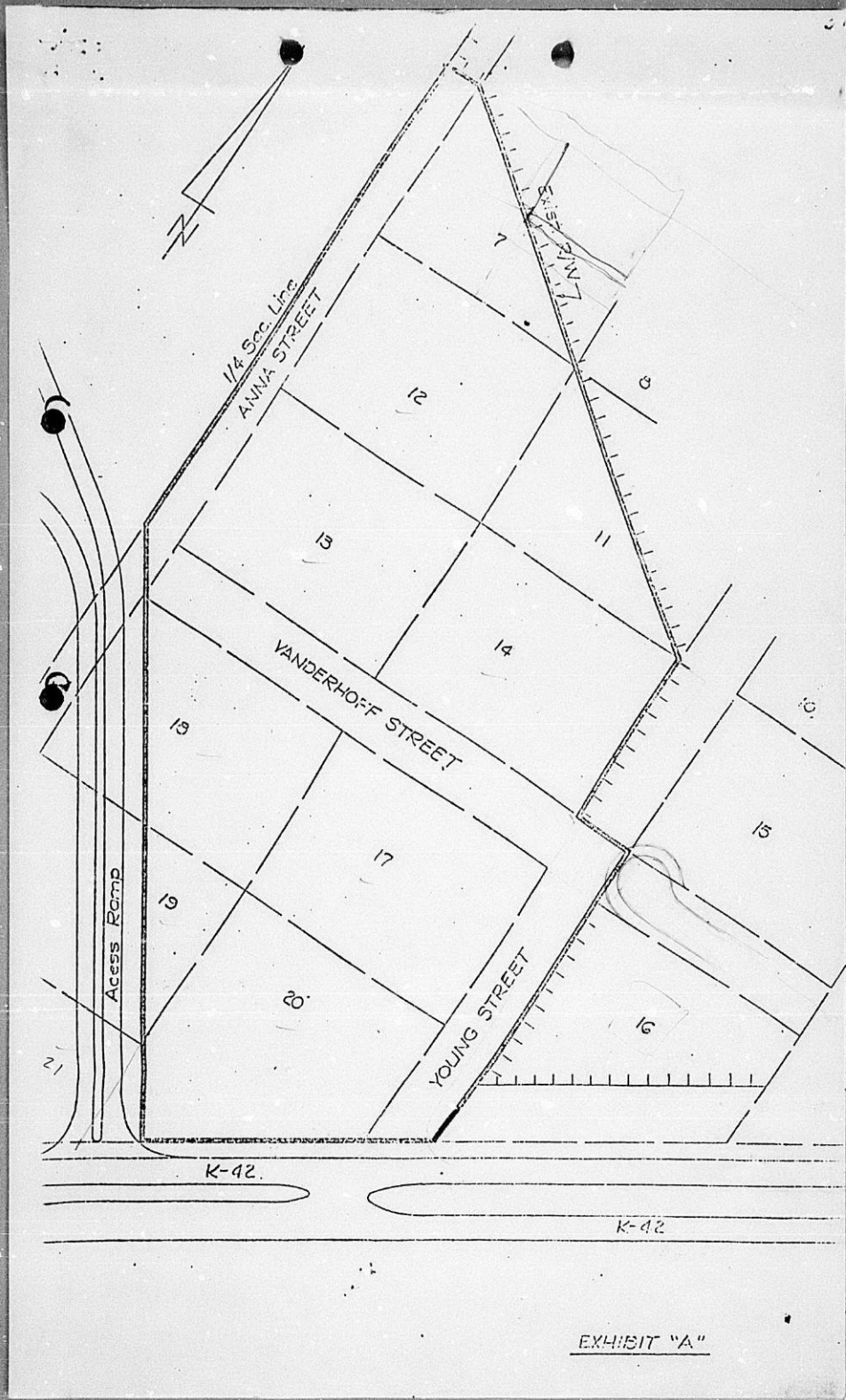


NOTES:

LOS ANGELES - CHICAGO - LOBAN, OH
 MEMPHIS, TX - OGDEN GROVE, GA
 U.S.A.



No. 2153C



June 20, 1986

Wade Caldwell, District Engineer
Kansas Department of Transportation
P. O. Box 769
Hutchinson, Kansas 67504

RE: DR 85-23 - Special Use Permit to establish an area for offices, equipment garage, and storage on highway right-of-way. Northeast corner of I-235 and K-42 Highway in Wichita.

Dear Mr. Caldwell:

You will recall that in September of 1985 an application for a special use permit as referenced above was submitted for review by the Wichita-Sedgwick County Metropolitan Area Planning Commission. The Planning Commission and subsequently the City Commission recommended approval of the request subject to several conditions as listed in the resolution, a copy of which is attached for your reference.

Regarding condition one and the relocation of the fence, now that Young Street is proposed to be vacated there will be no Young/Vanderhoff Street intersection. Vanderhoff will terminate in a cul-de-sac at your east property line. You should, however, move the fence to include as part of your land the west half of Young Street adjacent to Lot 14 after the vacation of Young is completed.

Regarding condition two of the resolution, please remember that replatting of the land or the vacation of streets, easements and building setback lines is required prior to development of the site. We have noticed that much material has already been stored on site. Before any buildings can be constructed on or moved onto the site, the plat or vacation case must be filed and completed.

Wade Caldwell
June 20, 1986
Page 2

If you have any questions about this matter, please call our office at 268-4421. We are anxious to assist in any way we can the expeditious completion of the requirements of this special use permit.

Sincerely,

Louise Olivarez
Senior Planner

LO:blw
Attachment

cc: Dean M. Testa, Chief of Construction & Maintenance, Kansas Dept.
of Transportation, State Office Building, Topeka, KS. 66612
Clifford Meredith, Area Engineer, Kansas Dept. of Transportation,
3200 East 45th Street North, Wichita, KS. 67220
Monty Robson, Superintendent of Central Inspection, City of Wichita

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 19, 1985

TO: Monty Robson, Superintendent of Central Inspection

FROM: Louise Olivarez, Senior Planner, Current Planner

SUBJECT: DR 85-23 - Special Use Permit for KDOT at the
Northeast corner of I-235 and K-42.

On November 12, 1985, the Board of City Commissioners approved the above-referenced special use permit subject to several conditions. The conditions of approval are listed in the resolution, a copy of which is attached. Please note condition number 2 which requires a replat or a vacation case to be filed and approved so that streets, easements and building setback lines in the old Vanderhoff Gardens which may interfere with this development can be vacated.

If you have any questions about this permit, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO/blw

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 an office, equipment garage and storage yard for the Kansas Department of Transportation on property legally described below subject to the following conditions:

CASE NO. DR 85-23

Special Use Permit to Establish an Area for Office,
Equipment Garage and Storage Yard on Highway Right-of-Way

Beginning at a point 56.4 feet North of the intersection of the West property line of Lot 16, Vanderhoff Gardens, an addition to Sedgwick County, Kansas, with the North right-of-way line of K-42 highway; thence North along the west property line of said Lot 16 to the Northwest corner of said Lot 16; thence West to the Northeast corner of Lot 17, Vanderhoff Gardens; thence North along the East line extended of Lot 17 and the east line of Lot 14, Vanderhoff Gardens, to the Northeast corner of said Lot 14; thence Northwesterly across Lots 11 and 7 of the Vanderhoff Gardens, on a line through the Northwest corner of Lot 11, and the Northwest corner of Lot 7, and along the existing right-of-way line to the Quarter Section line of Northeast quarter, Section 2, Township 28 South, Range 1 West which is also the East property right-of-way line of I-235; thence South on said Quarter Section line to the point of intersection of the Northeast right-of-way line of the access ramp of said I-235; thence Southeast along said ramp right-of-way line to the intersection of said line with the North right-of-way line of K-42 Highway; thence Northeast to the Southwest corner of Lot 16, Vanderhoff Gardens; thence North to the place of beginning. Generally located at the northeast corner of I-235 and K-42 Highways.

CONDITIONS OF APPROVAL:

- 1 The fence now closing off the Young/Vanderhoff Street intersection, as platted, shall be relocated to allow for the possible future opening and construction of this intersection.
2. Prior to the development of the site, the property included in this application shall be replatted, if KDOT has fee title, in order to vacate existing streets, easements and building setbacks. If KDOT does not have fee title to the land, then a vacation application shall be submitted requesting the vacation of any streets, easements or setbacks which, if left as they are, would prohibit the development of this property as proposed.
3. Adequate screening shall be provided for any area which is to be used for the storage of impounded vehicles.
4. No direct access to K-42 shall be permitted from this site except for one emergency access.


V-1405

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

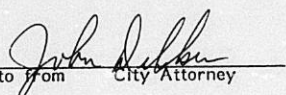
ADOPTED AT WICHITA, KANSAS NOV 12 1985

ATTEST:


R. C. BROWN Mayor


DONALD C. GISICK City Clerk

(SEAL)


Approved as to form City Attorney

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF CITY COMMISSIONERS

REQUEST FOR SPECIAL USE PERMIT

DR 85-23 - SPECIAL USE PERMIT TO ESTABLISH AN AREA FOR OFFICE,
EQUIPMENT GARAGE, AND STORAGE YARD ON HIGHWAY RIGHT-OF-WAY,
GENERALLY LOCATED AT THE NORTHEAST CORNER OF I-235 and K-42.

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

Gardner moved, Peters seconded and it carried unanimously. Moore
was not present.

- ACTION:
1. Concur with the findings of fact of the Planning Commission and approve the special use permit subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
 2. Take such action as the City Commission deems appropriate, stating the following reasons:

CPO ACTION: CPO Council Area "B" voted 9-0 to recommend approval of
the request.

DATA AND MINUTES

MAPC Hearing Date: 10-17-85

BCC Hearing Date: 11-12-85

AREA DATA:

Acres: 8.5

Size: irregular

Reason: To provide a site for relocation of the KDOT facilities now at
4448 West Kellogg.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Vacant highway r.o.w.	Unzoned
North	K.G. & E substation, kennels, and single family home	"E"
South	Highway and railroad r.o.w., mobile home park	"E" & "C"
East	Single family dwelling, American Legion building	"E"
West	Highway r.o.w.	Unzoned

History: None.

Applicant: Kansas Department of Transportation
c/o Milton Fry
P. O. Box 769
Hutchinson, Kansas 67504

Protestors: Kenneth Mount, 4522 Southwest Boulevard, Wichita, KS

EXCERPT FROM PLANNING COMMISSION MINUTES OF OCTOBER 17, 1985

LEGAL:

10. Case No. DR 85-23 - Kansas Department of Transportation requests Special Use Permit to establish an area for office, equipment garage, and storage yard on Highway Right-of-Way beginning at a point 56.4 feet North of the intersection of the West property line of Lot 16, Vanderhoff Gardens, an addition to Sedgwick County, Kansas, with the North right-of-way line of K-42 highway; thence North along the west property line of said Lot 16 extended to the Southwest corner of Lot 15, Vanderhoff Gardens; thence West to the Southeast corner of Lot 14, Vanderhoff Gardens; thence North along the East property line of Lot 14, Vanderhoff Gardens, to the Northeast corner of said Lot 14; thence Northwesterly across Lots 11 and 7 of Vanderhoff Gardens, on a line through the Northwest corner of Lot 11, and the Northwest corner of Lot 7, and along the existing right-of-way line to the Quarter Section line of Northeast Quarter, Section 2, Township 28 South, Range 1 West which is also the East property right-of-way line of I-235; thence South on said Quarter Section line to the point of intersection of the Northeast right-of-way line of the access ramp of said I-235; thence Southeast along said ramp right-of-way line to the intersection of said line with the North right-of-way line of K-42 Highway; thence Northeast to the Southwest corner of Lot 16, Vanderhoff Gardens; thence North to the place of beginning. Generally located at the northeast corner of I-235 and K-42 Highways.

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

COMMENTS:

The following comments should be considered by the Planning Commission in making findings of fact:

1. The applicant has requested a special use permit to establish a governmental use (facilities for the Kansas Department of Transportation) on land which was acquired by the state for highway purposes. Prior to acquisition by the state, the property was part of Vanderhoff Gardens and was zoned light industrial. Representatives of KDOT have advised us that they have researched their records and have determined that this land may be used for any highway related purposes, not just for road right-of-way, subject to local regulations.
2. The legal description submitted with the application encompasses several platted streets in the old Vanderhoff Gardens as well as platted lots with their associated platted easements and building setback lines. The proposed site plan shows a building which would extend over some of these platted easements and setback lines. The site plan also shows the existing highway right-of-way fence as remaining at its current location which would prohibit the future opening and extension of Young Street south to its intersection with Vanderhoff Street or even further south to K-42. In order to solve all the problems associated with this property in regards to getting rid of existing utility easements and building setback lines and platted street rights-of-way which are not needed for public street access, and to determine where vehicular access to this site should be provided, it is recommended that the property be platted prior to trying to obtain building permits.

DISCUSSION:

OLIVAREZ reported that the applicant has stated that their legal counsel has researched the records and determined that this property could be used for highway related purposes and not just the travel portion of the roadway itself. They feel that they can use that property for the purpose that they are intending, however, they are requesting this special use permit. Pointing to the map, OLIVAREZ said that the

official maps right now do not show any existing lots or existing zoning, and that is because when land is acquired for highway right-of-way, staff takes it off of the maps as far as it being zoned or platted. She pointed out that this property was previously zoned light industrial and it was previously platted with the lots the size of those shown in the remaining portion of Vanderhoff Gardens.

OLIVAREZ stated that Lindebak, since the staff report had been written, has had an opportunity to meet with some of the officials from KDOT to discuss their proposed development of the property. She said that on their preliminary development plan one access point out to K-42 was shown. After some discussions with Lindebak, they indicated that they would be agreeable to having their access off of Vanderhoff and where it comes out into K-42 and not make another cut onto the highway. She said that also in discussing staff's suggestion for replatting the property in order to get rid of the interior lots, setbacks and easements, they realized the need to clear up some of those things and have suggested that they would be willing to file a vacation case to get rid of any easements or building setbacks that may be in the way of the buildings that they propose. She said that staff would be agreeable to taking care of those things through a vacation case, and since this is a special use permit, any of the other things that the Commission would like to see controlled, such as the access to K-42, could be stipulated as conditions of the special use permit. Staff recommends approval of the special use permit subject to whatever conditions the Planning Commission deems appropriate which staff feels would include the vacation of any building setbacks, utility easements, or street right-of-way that would be necessary for them to construct the building where ever they would propose it on the site. It also should be subject to them relocating their fence in order to keep open the Vanderhoff and Young Street intersection.

OLIVAREZ mentioned that letters were given to the Commissioners that were received from two property owners in the area that had concerns about this request.

GARDNER asked if the proposed use was similar to some of the other KDOT facilities. He said that they have, on occasion, appeared somewhat like a salvage yard and are not unlike a contractor's storage yard in terms of what accumulates there and the manner in which it seems to remain over a time period. He said that he was not trying to nitpick but felt that the Planning Commission has a level of responsibility sometimes on some of these issues to either screen or require some kind of setbacks on that sort of exposure, and he wondered why they were not approaching this from a zoning case where they would seek commercial or industrial as opposed to a special use permit.

OLIVAREZ responded that a special use permit provision allows governmental type uses within any zoning district subject to special permit approval.

OLIVAREZ mentioned that CPO Council Area "B" recommended 9-0 that the application be approved. She said that there were no adjoining property owners present at the CPO meeting to speak for or against the request.

FRANK THOMAS, District Manager, Hutchinson, Kansas, with the Kansas Department of Transportation, stated that they knew they were getting in trouble on Kellogg getting in and out, and finally they got money appropriated for new facilities. He said that hopefully they could move out of their present facility before winter because it has become physically impossible to get in and out, plus the danger of trying to get snowplowers and motor graders out. He said that all they were trying to do was to move this facility down to this corner. THOMAS said that they built the facility on Kellogg in 1957, and in 1958 they started I-235, and he remembered well the controversy that they were building I-235 too far west, that no one would ever go that far west to use it, and they never dreamed that they would have a problem of getting over to the highway. He said that they needed an emergency access to K-42.

GARDNER asked Thomas if he would have any objections to replatting the site to clear up vacating some of the easements and other details.

THOMAS said that speaking as a local representative he would say no, they have no objections. He said that they would go through their legal department to make sure that all of this could be done.

GARDNER continued that if they get into a situation causing this to be an impound yard or accumulation facility like 45th Street is, would Thomas have any objections to screening with shrubbery or fencing.

THOMAS said that he had no objections to screening the property.

LINDEBAK commented that staff has talked about platting versus the vacation and there were some questions about, when you have a condemnation case, whether you have the ability to plat. If it poses a problem, staff believes that a vacation case or the special use permit can accomplish the needs for the site.

KENNETH MOUNT, 4522 Southwest Boulevard, stated that he and Bill Vanderhoff originally platted this ground. He said that he lives in the house that is still there. He said that he started building another house west of his house to sell, with the Planning Commission's approval, and the day they started it and poured the basement, the City came along and took the ground that day. He said that they were out a lot of money on that. He felt that he was entitled to be told what was going to happen out there. No one came around and no one said anything until he got the notice.

GALBRAITH restated the purpose of the request, pointing out that the application was so that they could relocate their facilities which are now on Kellogg near Towne West.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of nearby properties; the suitability of subject site for the proposed use; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to the following conditions:

1. The fence now closing off the Young/Vanderhoff Street intersection, as platted, shall be relocated to allow for the possible future opening and construction of this intersection.
2. Prior to the development of the site, the property included in this application shall be replatted, if KDOT has fee title, in order to vacate existing streets, easements and building setbacks. If KDOT does not have fee title to the land, then a vacation application shall be submitted requesting the vacation of any streets, easements or setbacks which, if left as they are, would prohibit the development of this property as proposed.
3. Adequate screening shall be provided for any area which is to be used for the storage of impounded vehicles.
4. No direct access to K-42 shall be permitted from this site except for one emergency access.

Gardner moved, Peters seconded and it carried unanimously. Moore was not present.

October 21, 1985

Milton S. Fry, District Engineer
Kansas Department of Transportation
P. O. Box 769
Hutchinson, Kansas 67504

RE: DR 85-23 Special Use Permit. I-235 at K-42 in Wichita.

Dear Mr. Fry:

At its regular meeting on October 17, 1985, the Metropolitan Area Planning Commission considered the above-captioned special use application. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

1. The fence now closing off the Young/Vanderhoff Street intersection, as platted, shall be relocated to allow for the possible future opening and construction of this intersection. *(6-17-86 See V-1402 and Vanderhoff Gardens 2nd Add which vacate Young St. north of Vanderhoff Street.)*
2. Prior to the development of the site, the property included in this application shall be replatted, if KDOT has fee title, in order to vacate existing streets, easements and building setbacks. If KDOT does not have fee title to the land, then a vacation application shall be submitted requesting the vacation of any streets, easements or setbacks which, if left as they are, would prohibit the development of this property as proposed.
3. Adequate screening shall be provided for any area which is to be used for the storage of impounded vehicles.
4. No direct access to K-42 shall be permitted from this site except for one emergency access.

This matter will be forwarded to the Board of City Commissioners for consideration at their regular meeting on November 12, 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.

Sincerely yours,

Louise Olivarez
Senior Planner

LO:lw

Page 2

cc: Frank Thomas, P. O. Box 769, Hutchinson, KS 67504
Dean M. Testa, Chief of Const. & Maint., Kansas Dept. of
Transportation, State Office Building, Topeka, KS 66612
Clifford Meredith, Kansas Dept. of Transportation, 3200 E. 45th St.
North, Wichita, Kansas 67220
Kenneth Mount, 4522 Southwest Blvd., Wichita, KS 67215

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE October 10, 1985

TO Jack Galbraith, Chief Planner, Current Plans

FROM Shirley Mast, Administrative Aide III

SUBJECT DR 85-23 Northwest corner of
1-235 and K-42 Highway

CPO Council "B" considered the captioned case at its October 8th meeting and voted 9-0 to recommend the special use permit to establish an area for office, equipment garage, and storage yard on Highway right-of-way at the aforementioned location be approved.

Cliff Meredith was present representing KDOT. Meredith explained the request and responded to questions from the Council. A preliminary site plan of the proposed development was also shown. No adjoining property owners or area residents were present concerning the case.

Please provide the Council's recommendation to the MAPC and City Commission when case DR 85-23 is considered.

Shirley Mast
Shirley Mast
Administrative Aide III

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

OCT 11 1985

METROPOLITAN PLANNING

ROUTE _____

43722

SHERWOOD & HENSLEY

ATTORNEYS AT LAW
RIVERFRONT PLACE - 833 N WACO
P. O. BOX 830
WICHITA, KANSAS 67201

ROGER SHERWOOD
WILLIAM A. HENSLEY
KURTA HARPER
BRYCE A. ABBOTT

267-1281
AREA 316

October 9, 1985

Metropolitan Area Planning Commission
City Hall, 10th Floor
455 North Main Street
Wichita, KS 67202-1688

Re: Case No. DR 85-23

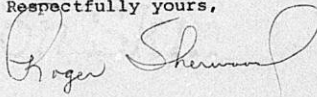
Gentlemen:

I am the owner of the Fishin Mobile Home Park which lies directly north of Pawnee Street and west of Anna Street. There are 49 mobile homes and 1 rental house on this property.

In regard to the above application, I note that the applicant intends to cut off any possibility that Young Street could be used for access to residents who reside on Anna Street to and from K-42. It is somewhat inconvenient for those residents on Anna Street to be required to go almost to West Street if they intend to head west or north. For some time, I had hoped that Young Street could be completed, but if this application is approved, that possibility will probably no longer exist.

I would suggest that the application be approved subject to the applicant being required to dedicate an easement for the extension of Young Street south to K-42.

Respectfully yours,



ROGER SHERWOOD

RS:eaf

RE. AGENDA ITEM NO 10

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

DR 85-23 - SPECIAL USE PERMIT TO ESTABLISH AN AREA FOR OFFICE, EQUIPMENT GARAGE, AND STORAGE YARD ON HIGHWAY RIGHT-OF-WAY. Generally located at the northeast corner of I-235 and K-42.

MAPC HEARING DATE: October 17, 1985

Acres: 8.5

Size: irregular

Reason: To provide a site for relocation of the KDOT facilities now at 4448 West Kellogg.

	<u>Land Use</u>	<u>Zoning</u>
Existing	Vacant highway r.o.w.	Unzoned
North	K.C.&E substation, kennels, and single family home	"E"
South	Highway and railroad r.o.w., mobile home park	"E" & "G"
East	Single family dwelling, American Legion building	"E"
West	Highway r.o.w.	Unzoned

History: None.

Applicant: Kansas Department of Transportation
c/o Milton Fry
P. O. Box 769
Hutchinson, Kansas 67504

COMMENTS:

The following comments should be considered by the Planning Commission in making findings of fact:

1. The applicant has requested a special use permit to establish a governmental use (facilities for the Kansas Department of Transportation) on land which was acquired by the state for highway purposes. Prior to acquisition by the state, the property was part of Vanderhoff Gardens and was zoned light industrial. Representatives of KDOT have advised us that they have researched their records and have determined that this land may be used for any highway related purposes, not just for road right-of-way, subject to local regulations.
2. The legal description submitted with the application encompasses several platted streets in the old Vanderhoff Gardens as well as platted lots with their associated platted easements and building setback lines. The proposed site plan shows a building which would extend over some of these platted easements and setback lines. The site plan also shows the existing highway right-of-way fence as remaining at its current location which would prohibit the future opening and extension of Young Street south to its intersection with Vanderhoff Street or even further south to K-42. In order to solve all the problems associated with this property in regards to getting rid of existing utility easements and building setback lines and platted street rights-of-way which are not needed for public street access, and to determine where vehicular access to this site should be provided, it is recommended that the property be platted prior to trying to obtain building permits.

To

Milton Fry
KDOT

From

Louise Oliveira
M.A.P.D.

Subject

DR 85-23 Request for special use permit

Date

10-14-85

Message

Attached are two letters we have
received regarding your special use application.
Thought you should be aware of these concerns.

SIGNED

Louise Oliveira

DATE

Reply

-

-

-

-

-

-

-

-

-

-

-

-

-

-

 47-223
Made in U.S.A.

SIGNED

SENDER RETAIN THIS COPY

SHERWOOD & HENSLEY

ATTORNEYS AT LAW
RIVERFRONT PLACE - 833 N WACO
P O BOX 830
WICHITA, KANSAS 67201

ROGER SHERWOOD
WILLIAM A. HENSLEY
KURT A. HAMPER
BRYCE A. ABBOTT

267-1281
AREA 316

October 9, 1985

Mrs. Louise Olivarez
Metropolitan Area Planning Department
City Hall, 10th Floor
455 North Main Street
Wichita, KS 67202-1688

Re: Case No. DR 85-23

Dear Louise:

I am enclosing a copy of a letter that I would appreciate if you would circulate as we discussed.

Respectfully yours,



ROGER SHERWOOD

RS:eaf
Enclosure

RECEIVED

OCT 10 1985

METROPOLITAN PLANNING

ROUTE _____

cc to each Planning Commissioner mailed 10-11-85 with agenda for 10-17-85

SHERWOOD & HENSLEY

ATTORNEYS AT LAW
RIVERFRONT PLACE - 833 N. WACO
P O BOX 830
WICHITA, KANSAS 67201

ROGER SHERWOOD
WILLIAM A. HENSLEY
KURT A. HARPER
BRYCE A. ABBOTT

267-1281
AREA 316

October 9, 1985

Metropolitan Area Planning Commission
City Hall, 10th Floor
455 North Main Street
Wichita, KS 67202-1688

Re: Case No. DR 85-23

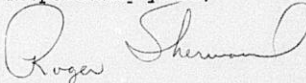
Gentlemen:

I am the owner of the Fishin Mobile Home Park which lies directly north of Pawnee Street and west of Anna Street. There are 49 mobile homes and 1 rental house on this property.

In regard to the above application, I note that the applicant intends to cut off any possibility that Young Street could be used for access to residents who reside on Anna Street to and from K-42. It is somewhat inconvenient for those residents on Anna Street to be required to go almost to West Street if they intend to head west or north. For some time, I had hoped that Young Street could be completed, but if this application is approved, that possibility will probably no longer exist.

I would suggest that the application be approved subject to the applicant being required to dedicate an easement for the extension of Young Street south to K-42.

Respectfully yours,



ROGER SHERWOOD

RS:eaf

LAW OFFICES OF
C. ROBERT BELL, P.A.
SUITE 816 - BITTING BUILDING
WICHITA, KANSAS 67202
(316) 267-5277

October 7, 1985

Wichita-Sedgwick County
Metropolitan Area Planning Commission
City Hall
Tenth Floor
455 North Main Street
Wichita, Kansas, 67202

RECEIVED
OCT 08 1985
METROPOLITAN PLANNING
ROUTE _____

Re: Case No. DR 85-23
Special Use Permit at 4534 Southwest
Boulevard, Wichita, Kansas, for
Relocation of KDOT Facilities, in-
cluding Office Equipment, Garage and
Storage Yard

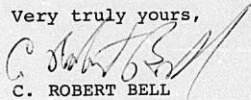
Dear Members of the Planning Commission:

The undersigned represents Richard Alcorn, who is the owner of certain property in close proximity to the above requested special use permit. Mr. Alcorn's position is that he is opposed to the granting of this special use permit, for the reason that the KDOT also owns three acres on the southeast side of the railroad track and Highway K-42, which is eminently connected with his property in which he has been attempting for a number of years to re-purchase from the KDOT, because of its location and original acquisition from his family. Mr. Alcorn's position is that in the event this special use permit is granted as is usually the case, it will no doubt develop at some point in the future that this area is not sufficient for the activities of the KDOT and it will then no doubt then wish to expand the use across the railroad and the highway to an area which will substantially affect the use of his adjoining property, which is currently zoned for and used as a Mobile Home Park. The undersigned is required to be out of town on the date of your hearing, October 17, 1985, and consequently is unable to appear in person on behalf of Mr. Alcorn. However, we would appreciate any consideration that you could extend to him,

Page -2-

in connection with this matter.

Very truly yours,


C. ROBERT BELL

CRB:bjt

cc: Richard Alcorn
cc: Jerry L. Banzer
cc: Mary Ellen Conlee
cc: James Gardner II
cc: William J. Goebel
cc: James C. Wilson
cc: David Bayouth
cc: David G. Crockett
cc: Harley Miles
cc: John Terry Moore
cc: Elmer S. Peters

CASE NO. DR 85-23

13	Notices to Adjoining Property Owners mailed on 10-3-85 for MAPC meeting on 10-17-85.
4	One each to Applicants and Agents.
3	One each to Karen Crook, CPO and Don Schneider.
3	One each to Terry, Louise and Glen.
10	Board of City Commissioners.
<hr/>	
33	TOTAL

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

October 3, 1985

NOTICE OF PUBLIC HEARING

Case No.: DR 85-23.

Location: At the northeast corner of I-235 and K-42 Highways.

Address: 4524 Southwest Boulevard, Wichita, Kansas 67215.

Request: Special Use Permit to establish an area for office, equipment garage, and storage yard on Highway 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 Thursday,

OCTOBER 17, 1985

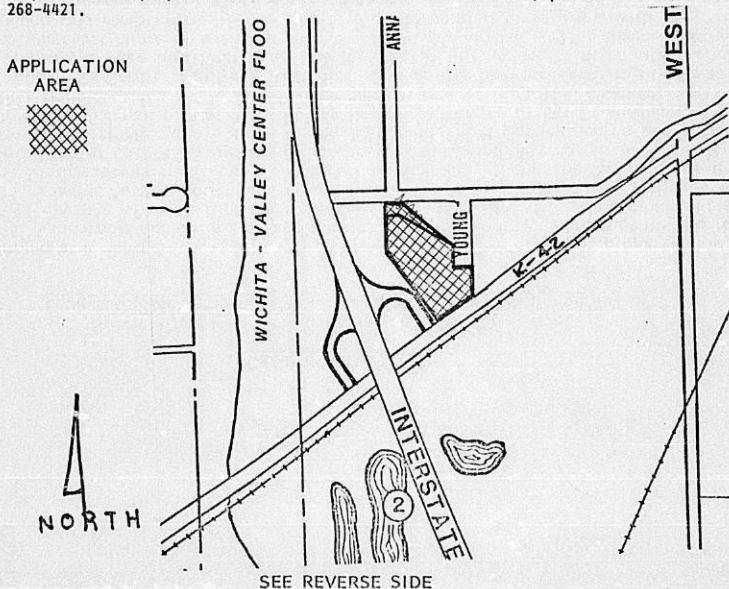
The meeting will begin at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

The existing KDOT facilities at 4448 West Kellogg are proposed to be relocated to this site.

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.



LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 85-23

Special Use Permit to Establish an Area for Office,
Equipment Garage and Storage Yard on Highway Right-of-Way

Beginning at a point 56.4 feet North of the intersection of the West property line of Lot 16, Vanderhoff Gardens, an addition to Sedgwick County, Kansas, with the North right-of-way line of K-42 highway; thence North along the west property line of said Lot 16 extended to the Southwest corner of Lot 15, Vanderhoff Gardens; thence West to the Southeast corner of Lot 14, Vanderhoff Gardens; thence North along the East property line of Lot 14, Vanderhoff Gardens, to the Northeast corner of said Lot 14; thence Northwesterly across Lots 11 and 7 of Vanderhoff Gardens, on a line through the Northwest corner of Lot 11, and the Northwest corner of Lot 7, and along the existing right-of-way line to the Quarter Section line of Northeast Quarter, Section 2, Township 28 South, Range 1 West which is also the East property right-of-way line of I-235; thence South on said Quarter Section line to the point of intersection of the Northeast right-of-way line of the access ramp of said I-235; thence Southeast along said ramp right-of-way line to the intersection of said line with the North right-of-way line of K-42 Highway; thence Northeast to the Southwest corner of Lot 16, Vanderhoff Gardens; thence North to the place of beginning. Generally located at the northeast corner of I-235 and K-42 Highways.

Most Restrictive



Least Restrictive

DISTRICT	NAME OF DISTRICT AND USES PERMITTED
R	RURAL RESIDENTIAL Agriculture and One Family Dwellings
R-1	SUBURBAN RESIDENTIAL Agriculture, One Family Dwellings, Schools and Churches
AA	ONE FAMILY DWELLING Agriculture, One Family Dwellings, Schools and Churches
BB	OFFICE All Uses Permitted in More Restrictive Zones and Business and Professional Offices
OC	OFFICE COMMERCIAL Offices, Limited Retail and Service Uses Operated Within a Building.
LC	LIGHT COMMERCIAL All Uses Permitted in More Restrictive Zones and Purely Retail Businesses Operated Within a Building
C	GENERAL COMMERCIAL All Uses Permitted in More Restrictive Zones Plus All Commercial Uses
E	LIGHT INDUSTRIAL All Uses Permitted in More Restrictive Zones Plus Industrial Uses Which Do Not Create Hazards or Nuisance From Fire, Dust, Odor or Smoke***
F	HEAVY INDUSTRIAL Any Use, Some Conditional Uses***

***Mobile home parks and trailer camps are not permitted

CASE NO. DR 85-23

Special Use Permit to Establish an Area for Office,
Equipment Garage and Storage Yard on Highway Right-of-Way

Beginning at a point 56.4 feet North of the intersection of the West property line of Lot 16, Vanderhoff Gardens, an addition to Sedgwick County, Kansas, with the North right-of-way line of K-42 highway; thence North along the west property line of said Lot 16 extended to the Southwest corner of Lot 15, Vanderhoff Gardens; thence West to the Southeast corner of Lot 14, Vanderhoff Gardens; thence North along the East property line of Lot 14, Vanderhoff Gardens, to the Northeast corner of said Lot 14; thence Northwesterly across Lots 11 and 7 of Vanderhoff Gardens, on a line through the Northwest corner of Lot 11, and the Northwest corner of Lot 7, and along the existing right-of-way line to the Quarter Section line of Northeast Quarter, Section 2, Township 28 South, Range 1 West which is also the East property right-of-way line of I-235; thence South on said Quarter Section line to the point of intersection of the Northeast right-of-way line of the access ramp of said I-235; thence Southeast along said ramp right-of-way line to the intersection of said line with the North right-of-way line of K-42 Highway; thence Northeast to the Southwest corner of Lot 16, Vanderhoff Gardens; thence North to the place of beginning. Generally located at the northeast corner of I-235 and K-42 Highways.

13+4+3+3+10
62
3+3+1=34

KANSAS DEPARTMENT OF TRANSPORTATION



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

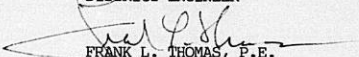
Hutchinson, Kansas 67504
September 23, 1985

City of Wichita Planning Department
City Hall, 10th Floor
455 North Main Street
Wichita, Kansas

Gentlemen:

For your review and further handling, I am attaching completed Application for Special Permit accompanied by Voucher #55098 and a check in the amount of \$150.00.

MILTON S. FRY, P.E.
DISTRICT ENGINEER


FRANK L. THOMAS, P.E.
DIST. MAINT. ENGINEER

FLT:sl
Attach.

cc: Dean M. Testa, Chief of Const. & Maint.
C. L. Meredith, Area Engineer, Wichita-Hillside

APPLICATION FOR SPECIAL PERMIT

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 Department of Transportation X

ADDRESS P.O. Box 769 Hutchinson, Ks. Zip Code 67504 PHONE 316-663-3361

1

AGENT ^{THOMAS} Milton S. Fry, District Engineer Wade Caldwell

ADDRESS P.O. Box 769, Hutchinson, Ks. Zip Code 67504 PHONE 316-663-3361

B. APPLICANT Kansas Department of Transportation X

ADDRESS State Office Building Zip Code 66612 PHONE 913-296-3576
Topeka, Kansas

Prop. Shoppers

2

AGENT Dean M. Testa, P.E., Chief of Construction & Maintenance X

ADDRESS State Office Bldg., Topeka Zip Code 66612 PHONE 913-296-3576

C. APPLICANT _____

ADDRESS _____ Zip Code _____ PHONE _____

local contact

3

AGENT Clifford Meredith KDOT X Area Engineer

ADDRESS 3200 E. 45th St. No. Wichita Zip Code _____ PHONE 744-1271
(Hillside & 45th)

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

2. A. The applicant proposes to establish a Sub-Area Office and Equipment Garage

(Maint. & Const.) and storage yard _____ (use)

on property legally described as Lot(s) _____ (See attached sheet)

_____, Block(s) _____

of the _____ Addition.

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

B. There are 8.5 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5144A Zoning (N) E (S) E (E) E (W) _____ ^{N.A. (public row)} MAPC 10-17-85

3. This property is located at (address) 4524 Southwest Blvd.
Wichita, Kansas 67215

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the Northeast corner of Interstate 235 Highway and
K-2/K-42 Highway, OR

B. On the _____ side of _____ (Ave.) Street between
_____ (Ave.) Street and _____ (Ave.) Street.

4. The property included in this application is zoned _____
(ZONING DISTRICT CLASSIFICATION).

5. We request this special permit for the following reasons: Commercial development
around present sub-area complex located at 4448 West Kellogg has made
use of same very difficult (entrance & exit) to use for the purpose
intended. We wish to relocate the maintenance and construction operations to a new
location at I-235 & K-2/K-42.

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 CERTIFI-
CATE AS REQUIRED IN THE INSTRUCTION SHEET; AND IS ACCOMPANIED
BY THE APPROPRIATE FEE. WE FURTHER CERTIFY THAT THE FOREGO-
ING 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.

KANSAS DEPARTMENT OF TRANSPORTATION
APPLICANT'S SIGNATURE _____

BY Milton S. Fry
AUTHORIZED AGENT (IF ANY)
Milton S. Fry, District Engineer

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 1:40
(AM, PM) on 9-24-85 (day, month, year). It has been checked and
found to be complete and accompanied by required documents and the appropri-
ate fee of \$ 150⁰⁰.

Lewis Oliver Name
Sr. Planner Title

BEGINNING at a point 56.4 feet North of the intersection of the West property line of Lot 16, Vanderhoff Gardens, an addition to Sedgwick County, Kansas, with the North right-of-way line of K-42 highway; thence North along the West property line of said Lot 16 extended to the Southwest corner of Lot 15, Vanderhoff Gardens; thence West to the Southeast corner of Lot 14, Vanderhoff Gardens; thence North along the East property line of Lot 14, Vanderhoff Gardens, to the Northeast corner of said Lot 14; thence Northwesterly across Lots 11 and 7 of Vanderhoff Gardens, on a line through the Northwest corner of Lot 11, and the Northwest corner of Lot 7, and along the existing right-of-way line to the Quarter Section line of Northeast Quarter, Section 2, Township 28 South, Range 1 West which is also the East property right-of-way line of I-235; thence South on said Quarter Section line to the point of intersection of the Northeast right-of-way line of the access ramp of said I-235; thence Southeast along said ramp right-of-way line to the intersection of said line with the North right-of-way line of K 42 Highway; thence Northeast to the Southwest corner of Lot 16, Vanderhoff Gardens; thence North to place of beginning.

OK for legal

REVISED OCT-1-1905

OWNERSHIP LIST

Property Description	Property Owner
Lots 1, 2, 9 & 10, Vanderhoff Gardens Addition	Richard Gilbert Post 256, Fifth District Dept. of Kansas American Legion, 4301 W. Pawnee Wichita, KS 67209
<p><i>According to Real Estate Records, Richard Gilbert Post 256 2402 S. Young owns Lot 15.</i></p> <p>All 1 that part condemned lot 5, exc. the V</p>	<p>Dean E. Campbell Ida Mae Campbell 4403 W. Pawnee Wichita, KS 67209</p>
<p>Begin . South alg. the SW/c there said lot; th. NW'ly ne NW/c of Lot 1 line of said : to the SE/c of sa ., AND Beg. at th long the West ----- feet, th. NE'ly to a point on the East line 56.4 feet North of the SE/c of said lot; th. South 56.4 feet to the South line of said lot; th. SW'ly alg. said South line to the p.o.b. AND All of Lots 12, 13, 14, 17, 18, 19, 20 & 21. All foregoing lots being in Vanderhoff Gardens Addition.</p>	<p>Taken for state highway by Condemnation Case #A-68605.</p>
Lot 16, exc. part condemned for state highway in Case #A-68605, Vanderhoff Gardens Addition.	Kenneth E. Mount Isabelle Mount 4522 Southwest Blvd. Wichita, KS 67215
Lot 1, Interstate Substation	Kansas Gas and Electric Company 310 N. Market Wichita, KS 67202
Lot 1, Blk. 1, Fishin Mobile Home Park Addn.	Elmer H. Boman Address Unknown
Lot 1, Blk. 2, Lakeside Mobile Home Park 2nd Addn.	Richard E. Alcorn Donica Alcorn 310 Cheryl Wichita, KS 67209
Lot 2, Blk. 2, "	Richard Alcorn Same Address As Above

Tract Description

Beginning 590 feet South of the intersection of the East line of Sec. 2, Twp. 28, Rge. 1 West and the South line of r/o/w of M.&O. Railroad, now owned by A.T.S.&F. Railroad; th. South along sec. line 610.7 feet; th. West 1814 feet to the South line of r/o/w M.&O. Railroad, now A.T.S.&F. Railroad; th. NE'ly alg. said r/o/w to point 891.37 feet West of beginning; th. East to beg., EXCEPT Beginning 900 feet South of intersection of the East line of Sec. 2 and the South line of r/o/w of M.&O. Railroad now A.T.&S.F. Railroad; th. West 515 feet; th. South 300 feet; th. East 515 Feet; th. North along the East line of said sec., 300 feet to beginning.

Koch Engineering
Company, Inc.
4111 E. 37th North
Wichita, KS 67220

RECORDED OCT 11 - 1905

OWNERSHIP LIST

<u>Property Description</u>	<u>Property Owner</u>
Lots 1, 2, 9 & 10, Vanderhoff Gardens Addition	Richard Gilbert Post 256, Fifth District Dept. of Kansas American Legion, 4301 W. Pawnee Wichita, KS 67209
All Lots 3, 4 & 8, AND Lot 11, exc. that part condemned for state highway, AND Lot 5, exc. the West 108 feet thereof.	Dean E. Campbell Ida Mae Campbell 4403 W. Pawnee Wichita, KS 67209
Beginning at the NW/c of Lot 7; th. South alg. the West line of said lot to the SW/c thereof; th. East to the SE/c of said lot; th. NW'ly to the p.o.b., AND Beg. at the NW/c of Lot 11; th. South along the West line of said lot the SW/c thereof; th. East to the SE/c of said lot; th. NW'ly to the p.o.b., AND Beg. at the SW/c of Lot 16; th. North along the West line of said lot 56.4 feet; th. NE'ly to a point on the East line 56.4 feet North of the SE/c of said lot; th. South 56.4 feet to the South line of said lot; th. SW'ly alg. said South line to the p.o.b. AND All of Lots 12, 13, 14, 17, 18, 19, 20 & 21. All foregoing lots being in Vanderhoff Gardens Addition.	Taken for state highway by Condemnation Case #A-68605.
Lot 16, exc. part condemned for state highway in Case #A-68605, Vanderhoff Gardens Addition.	Kenneth E. Mount Isabelle Mount 4522 Southwest Blvd. Wichita, KS 67215
Lot 1, Interstate Substation	Kansas Gas and Electric Company 310 N. Market Wichita, KS 67202
Lot 1, Blk. 1, Fishin Mobile Home Park Addn.	Elmer H. Boman Address Unknown
Lot 1, Blk. 2, Lakeside Mobile Home Park 2nd Addn.	Richard E. Alcorn Donica Alcorn 310 Cheryl Wichita, KS 67209
Lot 2, Blk. 2, "	Richard Alcorn Same Address As Above
<u>Tract Description</u>	
Beginning 590 feet South of the intersection of the East line of Sec. 2, Twp. 28, Rge. 1 West and the South line of r/o/w of M.&O. Railroad, now owned by A.T.S.&F. Railroad; th. South along sec. line 610.7 feet; th. West 1814 feet to the South line of r/o/w M.&O. Railroad, now A.T.S.&F. Railroad; th. NE'ly alg. said r/o/w to point 891.37 feet West of beginning; th. East to beg., EXCEPT Beginning 900 feet South of intersection of the East line of Sec. 2 and the South line of r/o/w of M.&O. Railroad now A.T.&S.F. Rail- road; th. West 515 feet; th. South 300 feet; th. East 515 Feet; th. North along the East line of said sec., 300 feet to beginning.	Koch Engineering Company, Inc. 4111 E. 37th North Wichita, KS 67220

O W N E R S H I P L I S T

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lots 1 & 2	Vanderhoff Gardens Addition	Richard Gilbert Post 256, Fifth District Department of Kansas American Legion 4301 W. Pawnee Wichita, KS 67209
Lots 3, 4, 8 & 11	"	Dean E. Campbell Ida Mae Campbell 4403 W. Pawnee Wichita, KS 67209
Lot 5 except the West 108' and Lot 7 except the NE 1/2, and the East 12 feet of Lot 7.	"	Same As Above
Lots 9 & 10	"	Richard Gilbert Post 256, Fifth District Department of Kansas American Legion 4301 W. Pawnee Wichita, KS 67209
All of Lots 12, 13, 14, part of Lot 16, all of Lots 17, 18, 19, 20 & 21.	"	Taken for state highway by Condemnation Case #A-68605
Lot 16 except part condemned for state highway.	"	Kenneth E. Mount Isabelle Mount 4522 Southwest Blvd. Wichita, KS 67215
Lot 1	Interstate Substation	Kansas Gas and Electric Company 310 N. Market Wichita, KS 67202
Lot 1	Block 1 Fishin Mobile Home Park	Elmer H. Boman Address Unknown
Lot 1	Block 2 Lakeside Mobile Home Park 2nd Addition	3221 S. Ave. 67209 Richard E. Alcorn Donica Alcorn 310 Cheryl Wichita, KS 67209
Lot 2	Block 2 "	Richard Alcorn 310 Cheryl Wichita, KS 67209

SEE REVERSE

Tract Description

Beginning 590 feet South of the intersection of the East line of Section 2, Township 28, Range 1 West and the South line of r/o/w of M. & O. Railroad, now owned by A. T. S. & F. Railroad; th. South along section line 610.7 feet; th. West 1814 feet to the South line of r/o/w M. & O. Railroad, now A. T. S. & F. Railroad; th. NE'ly along said r/o/w to point 891.37 feet West of beginning; th. East to beginning, EXCEPT Beginning 900 feet South of intersection of the East line of Section 2 and the South line of r/o/w of M. & O. Railroad now A. T. & S. F. Railroad; th. West 515 feet; th. South 300 feet; th. East 515 feet; th. North along the East line of said section, 300 feet to beginning.

Koch Engineering Company, Inc.
4111 E. 37th North
Wichita, KS 67220

<u>Tract Description</u>	<u>Property Owner</u>
A tract in the NE $\frac{1}{4}$ of Section 2, Township 28, Range 1 West described as Beginning 815 feet East of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ being the NE $\frac{1}{4}$ of Vanderhoff Gardens; th. East along the North line of said NE $\frac{1}{4}$ 734.9 feet; th. South a right angles to the North line of said Section, to the NW r/o/w of Highway #42; th. SW'ly along the NW r/o/w line of said highway to the SE $\frac{1}{4}$ of Vanderhoff Gardens; th. North along the East line of Vanderhoff Gardens 955.19 feet more or less to point of beginning.	X K-42 Drive-In Theatre, Inc. 4308 Southwest Blvd. Wichita, KS 67215
The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 27, Range 1 West.	X Mid Kansas Construction Company, Inc. 1245 S. Santa Fe Wichita, KS 67211

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 500 foot radius of:

Beginning at a point 56.4 feet North of the intersection of the West property line of Lot 16, Vanderhoff Gardens, an addition to Sedgwick County, Kansas, with the North right of way line of K-42 Highway; thence North along the West property line of said Lot 16 extended to the Southwest corner of Lot 15, Vanderhoff Gardens; thence West to the Southeast corner of Lot 14, Vanderhoff Gardens; thence North along the East property line of Lot 14, Vanderhoff Gardens, to the Northeast corner of said Lot 14; thence Northwesterly across Lots 11 and 7 of Vanderhoff Gardens, on a line through the Northwest corner of Lot 11, and the Northwest corner of Lot 7, and along the existing right of way line to the Quarter Section line of Northeast Quarter, Section 2, Township 28 South, Range 1 West which is also the East property right of way line of I-235; thence South on said Quarter Section line to the point of intersection of the Northeast right of way line of the access ramp of said I-235; thence Southeast along said ramp right of way line to the intersection of said line with the North right of way line of K-42 Highway; thence Northeast to the Southwest corner of Lot 16, Vanderhoff Gardens; thence North to place 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 10th day of September, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

Mary Gable

By
Sr. Vice-President

Order No: 350749
nj

VOUCHER

Warrant No.

Alignment Form No. **120** Date **09-17-85** Print Code **1** Alignment Voucher Number **276** **55098**

Encumbrance Number	Sub-Acy.	Fund	FY	Sub-Acct.	Prog.	Act.	Obl.	Amount	Agency Use
	00	4100	6	1440	7113		431	150.00	500
				<i>6100</i>	<i>9914</i>				

Update Address
 Tax 1-Fein. 4-Vin. ID 2-Ssn. **1**
 Tax ID No. **48-6000653**
 A&R Use Only

VENDOR INFORMATION

NAME **City of Wichita**

STREET **455 No. Main Street**

CITY, ST., ZIP **Wichita Ks 67202**

TOTAL → **150.00**

State Agency or Division
KANSAS DEPARTMENT OF TRANSPORTATION

MAIL VOUCHER TO **Milton S. Fry, Dist. Engr.**
P. O. Box 769
Hutchinson, KS 67504-0769

Date	Quantity	Unit	Description	Unit Price	Amount
			\$150.00 fee as established by the Zoning Ordinance of the City of Wichita and the Zoning Regulations of the unincorporated area of Sedgwick County. Fee to accompany Kansas Department of Transportation Application for Special Permit to the Wichita-Sedgwick County Metropolitan Area Planning Commission. Special Permit requested for the purpose of constructing new Sub-Area Office and Equipment Garage at the intersection of Interstate 235 and Highway K-2/K-42 in Southwest Wichita. New Sub-Area complex to replace existing facility located at 4448 West Kellogg (US-54) in West Wichita.		150.00
Total This Voucher					\$ 150.00


Audited: _____ Coded: _____ Approved: _____
officer in charge State Transportation Controller

I do hereby certify that the above bill is just, correct, and remains due and unpaid, and that the amount claimed therein is actually due according to law.

(Sign here) _____ (Firm Name)
 By _____
 Date _____ 19 _____

I do hereby certify that the within was contracted for the State, under authority of law, and that the amount therein claimed is correct according to such contract and is unpaid.

Approved: *Milton S. Fry* _____
Secretary State Transportation Controller
 Date _____ 19 _____

To	<i>Gary Mitchelknaus Dept. of Management and Budget 7th floor State Office Building Topeka, Ks 66612</i>	From	<i>Louise Olivarez, Sr. Planner Metropolitan Area Planning Dept 455 N. Main Wichita Ks 67202</i>
Subject	<i>Special permit — K-42 at I-235</i>	Date	<i>3/1/85</i>
Message	<i>Enclosed in the 1985 MAPC closing and meeting date schedule. It was Jack Galbraith, Chief Planner, with whom you had discussed this special permit a few months ago. He told me that staff will probably not recommend platting as a condition of special permit approval. However, please keep in mind that staff and the planning Commission only recommend, the City Commission makes the final decision. In addition to proposed buildings, please show on your site plan (6 copies needed) areas for equipment or material storage.</i>		
Reply	<div style="display: flex; justify-content: space-between;"> SIGNED <i>Louise Olivarez</i> DATE _____ </div>		
 47-223 Made in U.S.A.			
SENDER RETAIN THIS COPY			

