

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B.S.C.

11-14-85

*Approved and
Monitored*

11-26-85

*Approved for
reopened*

Closed

DR 85-25 - USP #259 requests special use permit to establish a staff development, inservice center for teachers at the SE corner of Osage and 29th Street South.

POSTED 10-25-85 *KE*

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. *Approval under condition* 11-14-85

B.C.C./B.20.C. *Approved & recorded* 11-26-85

Closed

DR 85-25 - USD #259 requests special use permit to establish a staff development, inservice center for teachers at One SE corner of Osage and 29th Street South.

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 85-25
 DP- _____

Amend
 Case Filed: 10-16-85
 Associated Case: _____

APPLICATION DATA: Map No. 5444 C

1. General Location: At the southeast corner of Osage Street and 29th Street South

2. From _____ to _____
 3. Proposed Use: Special Use Permit to establish a staff development, inservice center for teachers

4. DP Name: _____

5. Applicant: Unified School District No. 259 (Sedgwick County, KS.)
 Address 428 South Broadway, Wichita, Kansas 67202 Phone 268-7777

6. Agent: Richard L. Holstead
 Address 3850 North Hydraulic, Wichita, Kansas 67219 Phone 832-1211

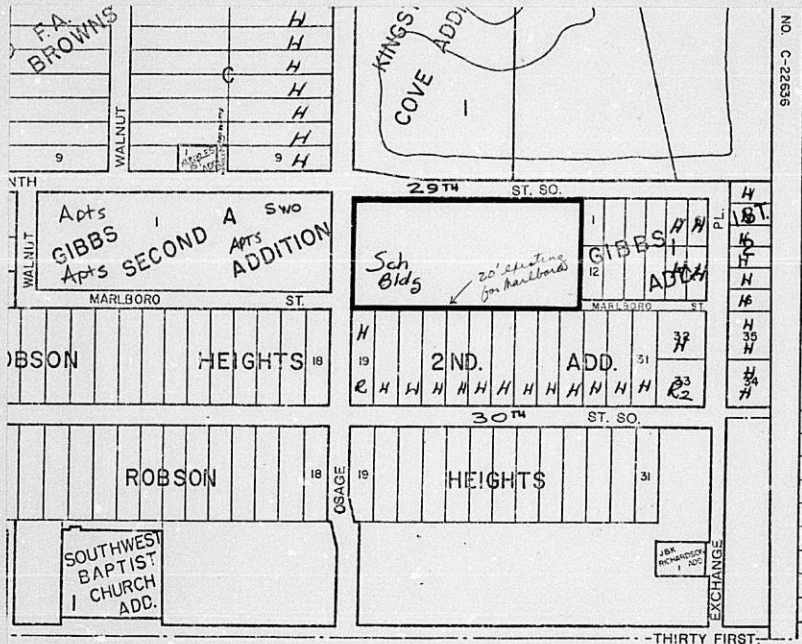
AREA DATA:

1. Acres: 4.4 (375' ft. by 700' ft.)
 2. Adjoining Zoning: N "AA" (CUP) S "AA" E "AA" W "B"
 3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by Date 11-4-85 Time 2 PM



NOTES:

See V-0137 and D-0183
 MAPC 9-8-60 MAPC 10-6-60

LOS ANGELES-CHICAGO-LOGAN, OH
 MCGREGOR, TX-LOCUST GROVE, GA
 U.S.A.

Shirley
 No. 2-153C

DK 85-25

dedication of N 10' of S 30'
for Marlboro will be
on S/D agenda
1/2 or 1/16. After
it goes to BCC,
base map 5444 should
be updated to show
entire 30' dedication
(and r.o.w. from lot 19)

DEDICATION

Marlboro St.

Approved by Board of Commissioners
this JAN 12 1960 1960

KNOW ALL MEN BY THESE PRESENTS:

4921

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, H. N. Sims, President, and L. E. Wilbur,

Secretary-Treasurer of the Board of Education of Wichita, Kansas, duly authorized officers being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The south twenty (20) feet of the following described tract: Beginning eighty (80) rods east of the northwest corner of the south one-half of the southwest Quarter of Section 5, Township 28, South, Range 1 East; thence south three hundred seventy-five (375) feet; thence east seven hundred (700) feet; thence north three hundred seventy-five (375) feet; thence west seven hundred (700) feet to point of beginning, except the west thirty-five and nine tenths (35.9) feet.

STATE OF KANSAS FSS
SEDGWICK COUNTY
FILED FOR RECORD AT
10:15 A.M.
JAN 19 1960

Marlboro

NO. 1227
RUFUS E. DEERING
REGISTERED CLERK

Original Compared
with Record

do es hereby dedicate the above described real estate to the public for street purposes.

Executed this 5 day of January, 19 60.

H. N. Sims Pres.
L. E. Wilbur Sec.
L. E. Wilbur, Sec.

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 5th day of January 19 60, before me a Notary Public in and for the said County and State

came H. N. Sims, President, and L. E. Wilbur, Secretary-Treasurer, duly authorized officers of the Board of Education of the City of Wichita, Kansas

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by official seal, the day and year last above written.

Marjorie SeEVERS
Notary Public
Marjorie SeEVERS

My Commission Expires: July 19, 1960.

1.00 City Clerk

DEDICATION

Approved by Board of Commissioners

this JAN 12 1960 19 60

D-14720

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, H. N. Sims, President, and L. E. Wilbur,

Secretary-Treasurer, duly authorized officers of the Board of Education of the City of Wichita, Kansas being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The north thirty (30) feet of the following described tract: Beginning eighty (80) rods east of the northwest corner of the south one-half of the Southwest Quarter of Section 5, Township 28, South, Range 1 East; thence south three hundred seventy-five (375) feet; thence east seven hundred (700) feet; thence north three hundred seventy-five (375) feet; thence west seven hundred (700) feet to point of beginning, except the west thirty-five and nine tenths (35.9) feet.

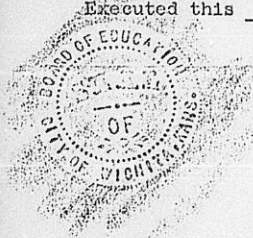
29th St. So.

Original Compared
With Record

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
9:35 A.M.
JAN 26 1960
NO. 1724
RUFUS E. DEERING
REGISTER OF DEEDS

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 5 day of January, 19 60.



H. N. Sims Pres.
Board of Education of City of Wichita, Kans.
L. E. Wilbur Sec.
Board of Education of City of Wichita, Kans.

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 5th day of January, 19 60, before me a Notary Public in and for the said County and State came H. N. Sims, President, and L. E. Wilbur, Secretary-Treasurer, duly authorized

officers of the Board of Education of the City of Wichita, Kansas to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by official seal, the day and year last above written.

Margaret Seever
Notary Public
Margaret Seever

My Commission Expires: July 19, 1960.

D-5167

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, duly authorized officers of the Board of Education of the City of Wichita, Kansas (School District #1, Sedgwick County)

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The south twenty (20) feet of the north fifty (50) feet of the following described tract: Beginning eighty (80) rods east of the northwest corner of the south one-half of the southwest Quarter of Section 5, Township 28 South, Range 1 East; thence south three hundred seventy-five (375) feet; thence east seven hundred (700) feet; thence north three hundred seventy-five (375) feet; thence west seven hundred (700) feet to beginning, except the west thirty-five and nine tenths (35.9) feet.

29th St. So.

Original Compared With Record

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
9 22 1960
OCT 26 1960
22017

NO. 22017
RILEY

Original description conveyed by Mrs. J. H. ... to this office 9-15-60

do hereby dedicate the above described real estate to the public for street purposes.

Executed this 7th day of September 19 60.

Submitted to the Wichita - Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this OCT 18 1960 19 60.
[Signature]
City Clerk

[Signature]
Vice-President
John R. Barrier
[Signature]
L. E. Wilbur
[Signature]
Sec. Treas

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 7th day of September 19 60, before me a Notary Public in and for the said County and State came John R. Barrier, Vice-President and L. E. Wilbur, Secretary-Treasurer

to me personally known to be the same person s who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by official seal, the day and year last above written.



[Signature]
Marjorie Sewers
Notary Public

My Commission Expires: July 19, 1964.

1.00 City Clerk

SW 1/4 Sec 5 28 R 1 E
E 1/2 Corp from E. Len Soter 275'

Approved by Board of Commissioners
this 14 day of Sept. 1954

3013

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, THE BOARD OF EDUCATION OF THE CITY OF WICHITA, (SCHOOL DISTRICT NO. 1, SEDGWICK COUNTY), KANSAS, being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

A parcel of land in the SW 1/4 of Section 5, Township 28 S, Range 1 East of the 6th P. M. in Sedgwick County, Kansas, said parcel being the west thirty five and nine-tenths feet (35.9') of the tract described as follows:

Oral

Beginning 80 rods East of the North-west Corner of the South Half of the SW 1/4 of Section 5, Township 28 S., Range 1 East of the 6th P. M.; thence South 375 feet, thence East 700 feet, thence North 375 feet, thence West 700 feet to beginning.

does hereby dedicate the above-described real estate to the public for street purposes.

Executed this 8th day of September, 1954.



THE BOARD OF EDUCATION OF THE CITY OF WICHITA (SCHOOL DISTRICT NO. 1, SEDGWICK COUNTY,) KANSAS

BY Harrie S. Mueller
President

L. E. Wilbur
Secretary

STATE OF KANSAS SS
SEDGWICK COUNTY

BE IT REMEMBERED, That on this 8th day of September, 1954, before me a Notary Public in and for the said County and State came Harrie S. Mueller, President, and L. E. Wilbur, Secretary of THE BOARD OF EDUCATION OF THE CITY OF WICHITA, (SCHOOL DISTRICT NO. 1, SEDGWICK COUNTY,) KANSAS, to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.



Myraie Secura
Notary Public

My Commission expires: July 12, 1956

2013

DEDICATION
BOARD OF EDUCATION
TO
PUBLIC

Original Compared
With Record

SW 1/4 SE 15 TWP 28 S R 1 E
E 1/2 OF OSAGE FROM ELLEN
SOUTH 375 FT.

STATE OF KANSAS } SS. This is to certify
SEDGWICK COUNTY }
that this instrument was filed for record on the
14 day of Oct A.D.
1954 at 8:30 o'clock A.M., and duly
recorded in book 21327 on page 486
L. J. Burnett
REGISTER OF DEEDS
By _____ DEPUTY

City Clerk 1.00

1. THE RELOCATION OF ALL UTILITIES CONCERNED SHALL BE MADE AT NO COST TO THE CITY, COUNTY, OR UTILITY COMPANIES.
2. THE COST OF ALL VACATION PROCEEDINGS SHALL BE BORNE BY THE APPLICANT.

9. V-0137 - THE CITY MANAGER REQUESTS THE VACATION OF A PORTION OF MARLBORO STREET WHICH WAS DEDICATED BY THE BOARD OF EDUCATION AT THE REQUEST OF THE CITY COMMISSION AS A PART OF THE PROGRAM TO PROVIDE BETTER ACCESS FOR KNIGHT SCHOOL. THE CITY INITIATED CONDEMNATION PROCEEDINGS FOR THE BALANCE OF MARLBORO STREET BETWEEN OSAGE AND EXCHANGE PLACE AS A PART OF THIS PROGRAM. ON AUGUST 9, 1960, THE BOARD OF CITY COMMISSIONERS, AT THE REQUEST OF ADJACENT PROPERTY OWNERS, ABANDONED THE CONDEMNATION PROCEEDINGS FOR THE BALANCE OF MARLBORO STREET NOT IN THE ORIGINAL DEDICATION BY THE BOARD OF EDUCATION. THE CITY COMMISSION MINUTES READ IN PART:

"CITY MANAGER STATED THAT THE SCHOOL BOARD HAS DEDICATED 20 FEET SOUTH OF THE SCHOOL FOR MARLBORO WHICH SHOULD BE RELEASED IF THE PROCEEDINGS FOR OPENING MARLBORO ARE ABANDONED.

"STEVENS MOVED THAT THE PROTEST PETITION BE RECEIVED AND FILED AND THE PROCEEDINGS FOR ACQUISITION OF RIGHT-OF-WAY TO OPEN AND WIDEN MARLBORO STREET FROM OSAGE AVENUE TO EXCHANGE PLACE BE ABANDONED. MOTION CARRIED UNANIMOUSLY".

THESE PROCEEDINGS TO VACATE A PORTION OF MARLBORO STREET EAST OF OSAGE STREET, LEGALLY DESCRIBED AS FOLLOWS:

SOUTH 20 FEET OF THE FOLLOWING TRACT: BEGINNING 80 RODS EAST OF THE NORTHWEST CORNER OF THE $S\frac{1}{2}$ OF $SW\frac{1}{4}$ OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST; THENCE SOUTH 375 FEET; THENCE EAST 700 FEET; THENCE NORTH 375 FEET; THENCE WEST 700 FEET TO POINT OF BEGINNING, EXCEPT THE WEST 35.9 FEET,

HAVE BEEN INITIATED IN VIEW OF THE ACTION OF THE BOARD OF CITY COMMISSIONERS.

LAW STATED THAT THE SUBDIVISION COMMITTEE HAS NOT SUBMITTED A RECOMMENDATION AS IT WAS FELT THIS WAS A MATTER FOR POLICY DETERMINATION.

RICHARD HOLSTEAD, OF THE ADMINISTRATIVE STAFF OF THE BOARD OF EDUCATION STATED THAT THEY HAD NOT SPECIFICALLY REQUESTED THAT THIS STREET BE VACATED. HE INDICATED THAT IT WOULD NOT BE CRITICAL TO THE SCHOOL WHETHER THE STREET IS VACATED OR NOT.

BB
134
Z-2653

V-0137 con't.

IT WAS POINTED OUT BY ONE OF THE COMMISSIONERS THAT MARLBORO TO THE EAST HAS BEEN DEDICATED AS A PART OF GIBBS 1ST ADDITION AND THAT IT WAS ONLY LOGICAL TO EVENTUALLY EXTEND MARLBORO TO PROVIDE ACCESS TO THE REAR OF THE DEEP LOTS ON THE SOUTH.

MOTION: IT WAS MOVED, SECONDED AND CARRIED UNANIMOUSLY THAT THE PLANNING COMMISSION DENY THIS REQUEST FOR VACATION.

10. D-0179 - DEDICATION FROM CHARLES C. AND CLADINE M. COLEMAN FOR RIGHT-OF-WAY FOR THE EAST HALF OF A PORTION OF GOW STREET SOUTH OF 15TH STREET, LEGALLY DESCRIBED AS THE WEST 30 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 696.81 FEET NORTH AND 40 FEET WEST OF THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 1 WEST; THENCE WEST 289.33 FEET; THENCE NORTH 132.27 FEET; THENCE EAST 289.33 FEET; THENCE SOUTH 132.27 FEET TO POINT OF BEGINNING.

MOTION: IT WAS MOVED, SECONDED AND CARRIED UNANIMOUSLY THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THIS DEDICATION BE ACCEPTED.

11. D-0180 - DEDICATION FROM R. L. AND GRETCHEN BROWN FOR RIGHT-OF-WAY FOR A PORTION OF THE NORTH HALF OF HASKELL STREET WEST OF SENECA, LEGALLY DESCRIBED AS THE NORTH 10 FEET OF THE SOUTH 30 FEET OF THE FOLLOWING TRACT: THE EAST 132 FEET OF A TRACT BEGINNING 660 FEET NORTH AND 561 FEET WEST OF THE SOUTHEAST CORNER OF THE SE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 1 EAST OF 6TH P.M.; THENCE NORTH 330 FEET; THENCE WEST 330 FEET; THENCE SOUTH 330 FEET; THENCE EAST TO POINT OF BEGINNING.

MOTION: IT WAS MOVED, SECONDED AND CARRIED UNANIMOUSLY THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THE DEDICATION BE ACCEPTED.

12. D-0181 - DEDICATION FROM LEWIS J. AND SUSAN A. WALTON FOR RIGHT-OF-WAY ON THE SOUTH SIDE OF 13TH STREET NORTH BETWEEN MINTSA DRIVE AND McLEAN BOULEVARD, LEGALLY DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF RESERVE A, KNOWN AS LOT 2, INDIAN HILLS ADDITION, 60 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID RESERVE; THENCE SOUTH ALONG A LINE CONNECTING THE POINT OF BEGINNING WITH A POINT ON THE SOUTH LINE AND 15 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID RESERVE, FOR A DISTANCE OF 10 FEET; THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID RESERVE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID RESERVE TO THE POINT OF BEGINNING.

9. D-0183 - DEDICATION FROM JOHN R. BARRIER, VICE PRESIDENT, AND L. E. WILBUR, SECRETARY-TREASURER OF THE BOARD OF EDUCATION, FOR A PORTION OF THE SOUTH HALF OF 29TH STREET SOUTH EXTENDING EAST FROM OSAGE AVENUE, LEGALLY DESCRIBED AS THE SOUTH 20 FEET OF THE NORTH 50 FEET OF THE FOLLOWING TRACT: BEGINNING 80 RODS EAST OF THE NORTHWEST CORNER OF THE S $\frac{1}{2}$ OF SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST; THENCE SOUTH 375 FEET; THENCE EAST 700 FEET; THENCE NORTH 375 FEET; THENCE WEST 700 FEET TO BEGINNING, EXCEPT THE WEST 35.9 FEET.

MOTION: IT WAS MOVED, SECONDED AND CARRIED UNANIMOUSLY THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF CITY COMMISSIONERS THAT THIS DEDICATION BE ACCEPTED.

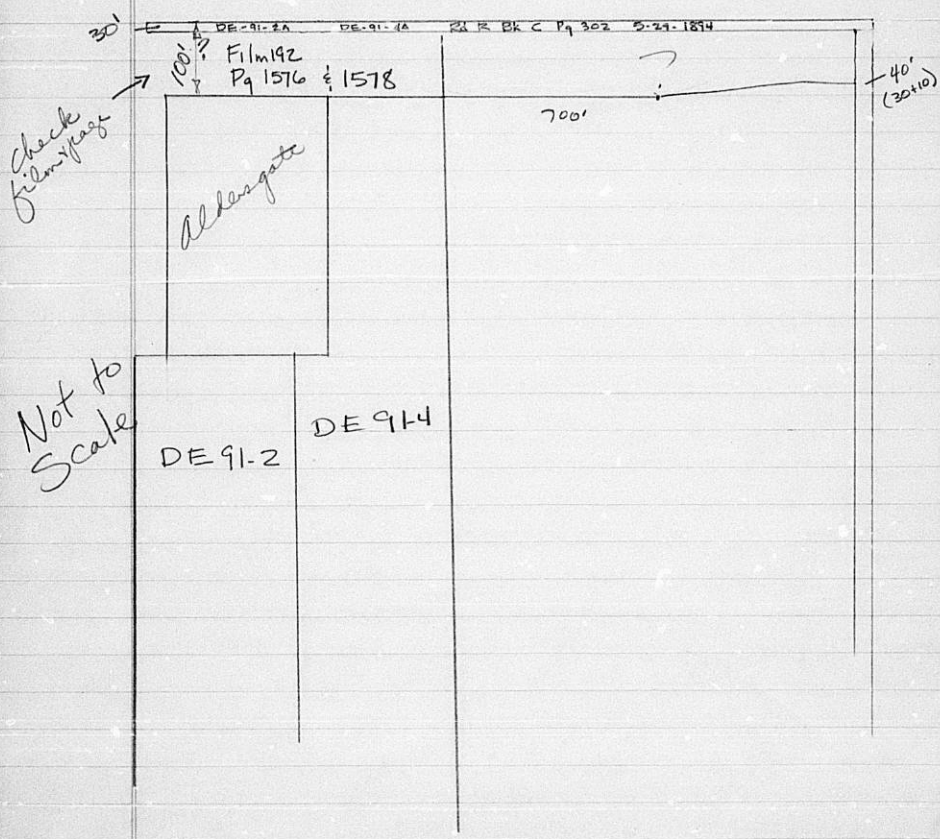
DE-15 SE 1/4 4

80' row for N 1/2 Z1st all except
adj to w 150' of SE 1/4 where
30' exists.

DE-16 SW 1/4 4

80' row for N 1/2 Z1st all ~~adj~~
(Film 132 Pg 924)

DE 33 NE 1/4 9



WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: December 17, 1985

TO: Monty H. Robson, Superintendent of Central Inspection
FROM: Louise Olivarez, Senior Planner, Current Plans Division
SUBJECT: DR 85-25 - Special Use Permit

On November 26, 1985, the City Commission approved a special use permit authorizing an in-service staff development center for teachers at the former Knight Elementary School site at Osage and 29th Street South. The permit was issued subject to dedication of additional right-of-way for Marlboro Street on the south and subject to providing off-street parking as required by Board of Zoning Appeals case BZA 56-85. You have previously received a copy of the BZA resolution. The street dedication has recently been submitted to our office for processing through the regular channels.

Attached for your files is a copy of the resolution authorizing the special use permit.

Louise Olivarez
Senior Planner

LO:blw
Attachment

cc: Dr. Richard L. Holstead, Director, School Plant Planning and Operation
Services, 3850 North Hydraulic, Wichita, KS. 67219

Jim Weber:

How much rock for 21st St. west
of ledge for $\frac{1}{2}$ mile? ^{south side of}

WICHITA PUBLIC SCHOOLS
Unified School District No. 259
School Service Center
3850 North Hydraulic
WICHITA, KANSAS 67219

December 12, 1985

Division Director
School Plant Planning and
Operation Services

Mr. Jack Galbraith
455 North Main
Wichita, Kansas 67202

Dear Jack:

The Board of Education approved the dedication of the extra ten feet of street right-of-way near Knight Elementary School at its last meeting which was December 9. I enclose the completed dedication form. I believe this matter concludes the approvals that we need to have in order to relocate our staff development program from the Murdock building to the Knight building.

Sincerely,

Richard L. Holstead

Richard L. Holstead
Director
School Plant Planning and Operation Services

RLH:jet

Enclosure

RECEIVED

DEC 16 1985

METROPOLITAN PLANNING

ROUTE _____

DEDICATION

COPY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Kenneth R. Kimbell, President, and Martin Hartley, Clerk of the Board of Education, Unified School District No. 259, Wichita, Kansas

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The north ten feet of the south thirty feet of a tract described as beginning 80 rods east of the northwest corner of the south half of the SW¹/₄ of Section 5, Township 28 South, Range 1 East of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning, except the west 35.9 feet thereof previously dedicated for street.

do hereby dedicate the above described real estate to the public for _____ Street _____ purposes.

Executed this 9th day of December 19 85.

Martin Hartley
Martin Hartley, Clerk

Kenneth R. Kimbell
Kenneth R. Kimbell, D. V. M., President
Board of Education

STATE OF KANSAS)
SEDGWICK COUNTY) ss

BE IT REMEMBERED, that on this 9th day of December,
came Kenneth R. Kimbell, President, and Martin Hartley, Clerk, duly authorized officers of the Board of Education, Unified School District No. 259, Wichita, Kansas
to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,
this _____,

City Clerk

L. June Carter
Notary Public

My Commission Expires: 1-18-89



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 of 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 in-service staff development center for teachers on property legally described below subject to the following conditions:

CASE NO. DR 85-25

Beginning 80 rods (1320 feet) east of the northwest corner of the south half of the SW $\frac{1}{4}$ of Section 5, Township 28 South, Range 1 East of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning, except street rights-of-way. Generally located at the southeast corner of Osage Street and 29th Street South.

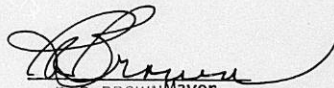
CONDITION OF APPROVAL:


1. Dedicating the north ten feet of the south thirty feet of subject site for street purposes; and
2. Providing off-street parking as may be required by the Board of Zoning Appeals.

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

ADOPTED AT WICHITA, KANSAS, this 26th day of NOV, 1985.

ATTEST:


R. C. BROWN Mayor


DONALD C. GISICK City Clerk

(SEAL)

Approved as to form _____ City Attorney

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 of 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 in-service staff development center for teachers on property legally described below subject to the following conditions:

CASE NO. DR 85-25

Beginning 80 rods (1320 feet) east of the northwest corner of the south half of the SW $\frac{1}{4}$ of Section 5, Township 28 South, Range 1 East of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning, except street rights-of-way. Generally located at the southeast corner of Osage Street and 29th Street South.

CONDITION OF APPROVAL:

1. Dedicating the north ten feet of the south thirty feet of subject site for street purposes; and
2. Providing off-street parking as may be required by the Board of Zoning Appeals.

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

ADOPTED AT WICHITA, KANSAS, this _____ day of _____, 1985.

ATTEST:

Mayor

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 85-25 - SPECIAL USE PERMIT TO ESTABLISH AN IN-SERVICE STAFF DEVELOPMENT CENTER FOR TEACHERS. GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 29TH STREET SOUTH AND OSAGE.

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

Moore moved, Peters seconded and it carried unanimously. Banzer and Gardner were absent.

- 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 "C" recommended 4-0 that this request be approved.

DATA AND MINUTES

MAPC Hearing Date: 11-14-85

BCC Hearing Date: 11-26-85

AREA DATA:

Acres: 4.4

Size: 375' x 700'

Reason: To establish an in-service, staff development center for teachers.

	<u>Land Use</u>	<u>Zoning</u>
Existing	School building	"AA"
North	Lake	"AA"
South	One-family dwellings	"AA"
East	Undeveloped school property	"AA"
West	Apartments	"B"

History: NONE

Applicant: Unified School District No. 259, Sedgwick County, KS,
428 South Broadway, Wichita, KS 67202

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF NOVEMBER 14, 1985

LEGAL:

6. Case No. DR 85-25 - Unified School District No. 259 requests Special Use Permit beginning 80 rods (1320 feet) east of the north-west corner of the south half of the SW $\frac{1}{4}$ of Section 5, Township 28 South, Range 1 East of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning, except street rights-of-way. Generally located at the south-east corner of Osage Street and 29th Street South.

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

COMMENTS:

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

1. As per Section 28.04.180.4 of the City's Zoning Ordinance, Unified School District No. 259 is requesting a special use permit to establish an in-service, staff development center for teachers. This permit may be granted subject to whatever protective restrictions are deemed necessary.
2. The Board of Education has conducted a staff development program for teachers at what formerly was the Murdock Elementary School building which has recently been sold requiring this development program to be transferred to another facility. The in-service educational activities to be conducted are comprised of training sessions and seminars for teachers.
3. In a related case, the applicant has applied to the Board of Zoning Appeals to reduce the required off-street parking from 90 spaces to 20 spaces.
4. In the event the Planning Commission recommends approval of this request, the following are recommended as conditions of approval:
 - a. Provide a contingent dedication for half street right-of-way for Marlboro Street prior to the request being forwarded on to the Board of City Commissioners.
 - b. Provide off-street parking as may be required by the Board of Zoning Appeals.

DISCUSSION:

GALBRAITH stated that this was a special use permit request, requesting to utilize this school as an in-service staff development center for teachers. They have been operating at the Murdock School on North Edgemoor for this type of use, but have recently sold that property and since this building was no longer utilized as an elementary school, they are desirous of relocating to this site. GALBRAITH pointed out that in the staff report, staff recommended approval of this case subject to the applicants dedicating right-of-way for Marlboro Street. He pointed out that the Board of Education, in 1960, dedicated 20 feet of right-of-way for Marlboro. Staff was not aware of this until after the staff report had been mailed. Also the property to the south dedicated 30 feet for its half of the street just this past year when that lot was split. Thirty feet of half-street right-of-way also exists to the east on Gibbs Addition. Therefore, staff is now recommending that the Board of Education dedicate outright an additional ten feet for street right-of-way. This would be described as the north ten feet of the south thirty feet of this property.

GALBRAITH said he had a call prior to the Planning Commission meeting from Richard Gilbert, 2933 Osage, stating that he was unable to

attend the meeting today and wanted to point out that the apartment house to the west causes problems with on-street congestion and his only concern was additional on-street congestion because of this intended use. CPO Council Area "C" recommended 4-0 that the application be approved.

GALBRAITH explained condition "B" listed on the staff report, stating that the applicants were asking the Board of Zoning Appeals to reduce their required off-street parking which is now required to be one space for every 250 square feet of floor area. They believe they would not have that many teachers in training at this site at any one time. The street on the north (29th Street) generally has no parking on it because there is a lake to the north and that street would accommodate additional on-street parking needs when they have a number of people attending certain meetings on these premises.

RICHARD HOLSTEAD, representing the Board of Education, referring to questions raised by the Commissioners in regards to the paving of Marlboro Street, said that the paving of that street would not help them at all, but believed that they would dedicate the additional ten feet.

There was no one present in opposition to the application.

MOTION: Having considered the factors as contained in Policy Statement No. 10; taking into consideration the character of the neighborhood; the zoning and uses of nearby properties; the suitability of subject property for the use proposed; 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. Dedicating the north ten feet of the south thirty feet of subject site for street purposes; and
2. Providing off-street parking as may be required by the Board of Zoning Appeals.

Moore moved, Peters seconded and it carried unanimously. Banzer and Gardner were absent.

November 15, 1985

Dr. Richard L. Holstead, Director
School Plant Planning and Operations Services
3850 North Hyrdaulic
Wichita, Kansas 67219

Re: DR 85-25 - Special use permit for 3030 S. Osage

Dear Dr. Holstead:

At its regular meeting on November 14, 1985, the Metropolitan Area Planning Commission considered the above-captioned special use request. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

1. Dedicating the north ten feet of the south thirty feet of subject site for street purposes; and
2. Providing off-street parking as may be required by the Board of Zoning Appeals.

Regarding condition number one, the south twenty feet of this property was previously dedicated for Marlboro Street right-of-way in 1960 and recorded in Misc. Book 455 at page 501 (copy enclosed for your files). An additional ten feet will bring the right-of-way up to the standard 30-foot half-street width which is what was dedicated for Marlboro on the Gibbs Addition to the east. I have enclosed the appropriate dedication document for the additional ten feet. Please have this document executed and returned to me at your earliest convenience. The resolution to be adopted by the City Commission granting this special use permit will be withheld until we have received this street dedication.

Regarding condition number two, your Board of Zoning Appeals case is scheduled for review on November 26, 1985, beginning at 1:30 p.m. The number of required parking spaces will be determined at that time.

This special use permit application will be forwarded to the Board of City Commissioners for consideration at their regular meeting on November 26, 1985, this meeting to be held in the City Commission Meeting Room, First

DR 85-25 Special Use Permit
Page 2

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:lw

Enclosures

cc: Richard Hall Gilbert, 2933 S. Osage, Wichita, KS 67217

DEDICATION

copy

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, _____

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The north ten feet of the south thirty feet of a tract described as beginning 80 rods east of the northwest corner of the south half of the SW¹/₄ of Section 5, Township 28 South, Range 1 East of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning, except the west 35.9 feet thereof previously dedicated for street.

do _____ hereby dedicate the above described real estate to the public for _____ Street _____ purposes.

Executed this _____ day of _____ 19 ____.

STATE OF KANSAS)
SEDGWICK COUNTY)^{ss}

BE IT REMEMBERED, that on this _____ day of _____, came _____

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,
this _____,

City Clerk

Notary Public
My Commission Expires: _____

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE November 8, 1985

TO Jack Galbraith, Chief Planner, Current Plans

FROM Shirley Mast, Administrative Aide III

SUBJECT DR 85-25 Southeast corner of Osage
and 29th Street South-Special use
permit to establish a staff
development, inservice center
for teachers

CPO Council "C" considered the captioned case at its November 4th meeting and voted 4-0 to recommend that DR 85-25 be approved.

Richard Holstead was present representing the applicant, Unified School District No. 259. Holstead explained the reason for the special use permit and responded to questions from the Council. 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 85-25 is considered.

Shirley Mast
Shirley Mast
Administrative Aide III

Noted:

Annie K. Montgomery
Annie K. Montgomery
CRS Director

RECEIVED

NOV 13 1985

METROPOLITAN PLANNING
ROUTE _____

RE: AGENDA ITEM NO 6

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DR 85-25 - SPECIAL USE PERMIT. Generally located at the southeast corner of 29th Street South and Osage.

MAPC HEARING DATE: November 14, 1985

Acres: 4.4

Size: 375' x 700'

Reason: To establish an inservice, staff development center for teachers.

	<u>Land Use</u>	<u>Zoning</u>
Existing	School building	"AA"
North	Lake	"AA"
South	One-family dwellings	"AA"
East	Undeveloped school property	"AA"
West	Apartments	"B"

History: NONE

Applicant: Unified School District No. 259, Sedgwick County, KS,
428 South Broadway, Wichita, KS 67202

COMMENTS:

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

1. As per Section 28.04.180.4 of the City's Zoning Ordinance, Unified School District No. 259 is requesting a special use permit to establish an in-service, staff development center for teachers. This permit may be granted subject to whatever protective restrictions are deemed necessary.
2. The Board of Education has conducted a staff development program for teachers at what formerly was the Murdock Elementary School building which has recently been sold requiring this development program to be transferred to another facility. The in-service educational activities to be conducted, are comprised of training sessions and seminars for teachers.
3. In a related case, the applicant has applied to the Board of Zoning Appeals to reduce the required off-street parking from 90 spaces to 20 spaces.
4. In the event the Planning Commission recommends approval of this request, the following are recommended as conditions of approval:
 - a. Provide a contingent dedication for half street right-of-way for Marlboro Street prior to the request being forwarded on to the Board of City Commissioners.
 - b. Provide off-street parking as may be required by the Board of Zoning Appeals.

CASE NO. DR 85-25

44	"Notices to adjoining property owners mailed on 10-31-85 for MAPC meeting on 11-14-85.
2	One each to Applicant(s) and Agent(s).
3	One each to CPO, Don Schneider and Karen Crook.
3	One each to Louise, Terry and Glen.
<hr/>	
52	TOTAL

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

October 31, 1985

NOTICE OF PUBLIC HEARING

Case No.: DR 85-25.

Location: At the southeast corner of Osage Street and 29th Street South.

Address: 3030 South Osage.

Request: Special Use Permit to establish a staff development, inservice center for teachers.

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

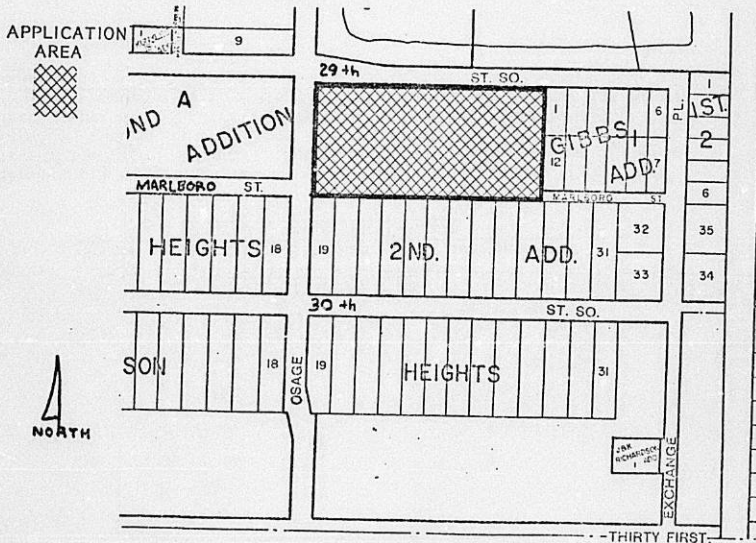
NOVEMBER 14, 1985

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

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.



SEE REVERSE SIDE

LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

CASE NO. DR 85-25

Special Use Permit to Establish a Staff Development,
Inservice Center for Teachers

Beginning 80 rods (1320 feet) east of the northwest corner of the south half of the SW $\frac{1}{4}$ of Section 5, Township 28 South, Range 1 East of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning, except street rights-of-way. Generally located at the southeast corner of Osage Street and 29th Street South.

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: 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, odors and smoke; and except residential uses
F	HEAVY INDUSTRIAL DISTRICT	Any use, some conditional upon specific approval of City Commission; except residential uses

Most Restrictive

Least Restrictive

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
G	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. Permitted uses approved as part of a total development plan

CASE NO. DR 65-25

Special Use Permit to Establish a Staff Development,
Inservice Center for Teachers

Beginning 80 rods (1320 feet) east of the northwest corner of the south half of the SW $\frac{1}{4}$ of Section 5, Township 28 South, Range 1 East of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning, except street rights-of-way. Generally located at the southeast corner of Osage Street and 29th Street South.

$44 + 2 + 3 + 3 + 10 + 1 = 63$

WICHITA PUBLIC SCHOOLS
Unified School District No. 259
School Service Center
3850 North Hydraulic
WICHITA, KANSAS 67219

October 16, 1985

Division Director
School Plant Planning and
Operation Services

Mr. Glen Lytle
Special Assistant for Zoning
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Glen:

After talking to you this morning, it occurred to me that it might be desirable to have a specific letter accompany the application for special permit. Since the deadline for submitting applications for special permits is still sometime away, please attach the enclosed letter to the application for special permit. If you do not think this is desirable, please let me know.

Sincerely,

Dick

Richard L. Holstead
Director
School Plant Planning and Operation Services

RLH:jet

Enclosure

RECEIVED

OCT 18 1985

METROPOLITAN PLANNING

ROUTE

WICHITA PUBLIC SCHOOLS
Unified School District No. 259
School Service Center
3850 North Hydraulic
WICHITA, KANSAS 67219

October 16, 1985

*Division Director
School Plant Planning and
Operation Services*

Metropolitan Area Planning Commission
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Sirs:

The Board of Education is currently operating a staff development program for teachers at what was formerly Murdock Elementary School building, 670 North Edgemoor. This center is utilized for inservice activity for teachers. This may involve seminars or actual classroom instruction at the university level. It also has a unique aspect called "Make It and Take It" whereby teachers come individually to utilize the center's equipment and supplies to prepare materials in displays to be utilized in classrooms. The school district has found this program to be very constructive in maintaining and improving the quality of instruction in the public schools.

In recent years the Board of Education has expressed a desire to dispose of real properties wherever possible. The marketability of the Murdock site is such that it was offered for sale. The Board has signed a contract to sell the property. The staff development program must, therefore, be relocated. It is proposed that the program be moved to the Knight building, 3030 South Osage, which formerly was an elementary school. Knight was closed as an elementary school in 1984 because of declining neighborhood enrollments.

At the present time the Knight property is zoned AA. I am informed that in order to utilize this vacant facility for the relocated staff development program it will be necessary for the Board of Education to secure a special permit. This letter is asking your favorable consideration of this application.

There are several advantages to the public and the neighborhood in having this special permit granted. One of the advantages is that a vacant elementary school building can be utilized for a high type purpose. The neighborhood should be particularly appreciative of this fact. The other advantage is that the Board is able to dispose of an excess property, the

Metropolitan Area Planning Commission
October 16, 1985
Page 2

Murdock site, which can be made available for private development. The property will also be returned to the tax rolls.

Again, I ask your favorable consideration of this application.

Sincerely,

Richard L. Holstead

Richard L. Holstead
Director
School Plant Planning and Operation Services

RLH:jet

APPLICATION FOR SPECIAL PERM.

DR 85-25

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 Unified School District No. 259, Sedgwick County, KS
ADDRESS 428 South Broadway Zip Code 67202 PHONE 268-7777
AGENT Richard L. Holstead
ADDRESS 3850 North Hydraulic Zip Code 67219 PHONE 832-1211

B. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

C. APPLICANT
ADDRESS Zip Code PHONE
AGENT
ADDRESS Zip Code PHONE

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

- 2. A. The applicant proposes to establish a staff development, inservice center for teachers. (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).

OL

Beginning 80 rods east of the northwest corner of the south half of the SW 1/4 of Sec. 5, Twp. 28S, R1E of the 6th P.M., thence south 375 feet, thence east 700 feet, thence north 375 feet, thence west 700 feet to beginning.

- B. There are 4.4 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5444C Zoning (N) AA (S) AA (E) AA (W) B MAPC NOV 14, 1985 (CUP)

3. This property is located at (address) 3030 South Osage.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the southeast corner of Osage Street and 29th Street South, OR

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

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

5. We request this special permit for the following reasons: To establish an inservice, staff development center for teachers.

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.

Unified School District No. 259
Sedgwick County, Kansas

APPLICANT'S SIGNATURE

BY Richard S. Holstead

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 8:30
(AM, PM) on Oct 16, 1985 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

[Signature] Name

Title

WICHITA PUBLIC SCHOOLS
Unified School District No. 259
School Service Center
3850 North Hydraulic
WICHITA, KANSAS 67219

October 15, 1985

Division Director
School Plant Planning and
Operation Services

Mr. Glen Lytle
Special Assistant for Zoning
City of Wichita
455 North Main
Wichita, Kansas 67202

RE: BZA

Dear Glen:

For the past twelve years, the Board of Education has conducted a staff development program for teachers at what formerly was Murdock Elementary School building, 670 North Edgemoor. The inservice education activities conducted in that center are comprised of training sessions and seminars that allow participating teachers to become more proficient in their profession.

Another beneficial activity that is a vital part of the center's program is having teachers come individually to utilize the center's equipment and supplies to prepare teaching materials and displays for use in classrooms. This aspect of the program has an unusual name, "Make It and Take It." This activity accounts for a steady traffic to the building. As might be expected, most of this traffic takes place after school is out in the afternoon and in the early evening.

At the present time there are approximately 20 full-time employees at Murdock. It is anticipated that this number will decrease because of proposed revisions in the staff development program. When the program is moved to Knight, it is proposed that only seven of the fourteen rooms be prepared for occupancy.

The Board of Education decided early in the year to sell the Murdock property because of its high value and marketability. A contract with a purchaser has been signed which means that the staff development program must be relocated to another building. The building selected to receive the program is the Knight Elementary School building, 3030 South Osage.

The Knight property is somewhat unique. The street on the north side of the Knight site, 29th Street South, has only one driveway entrance--other than the two entrances that serve the school--between Osage Street and Exchange Street. This is a distance of approximately 1,000 feet. On the north side there are no curb cuts because located immediately north of

Mr. Glen Lytle

-2-

October 15, 1985

the street is the Kingston Cove lake. The intersection of 29th Street South and Exchange is an "L" with Exchange Street extending south two blocks to 31st Street South. Because of this configuration, it appears there would be very little vehicular traffic on 29th Street South and Exchange Street between Osage Street and 31st Street South. It also appears that the long, undisturbed expanses of curb on 29th Street South could provide convenient and safe parking spaces for teachers when they would come to the Knight building.

The chart accompanying this application shows that the average weekly attendance for participants and staff at Murdock is 35. The number of vehicles would be less than this because several participants may come in the same vehicle. The sharing of rides would be particularly applicable when the larger meetings are held. The on-site parking should accommodate most of the vehicles much of the time. On those occasions when larger groups convene, it appears that on-street parking on 29th Street north of the site could safely and conveniently accommodate the extra vehicles.

Since there is only one residence that opens onto 29th Street South, east of Osage, on-street parking would not adversely affect the rights of adjacent property owners or residents.

The Board of Education is a tax-levying institution. If required to provide additional on-site paved parking, the only source of funds to finance the construction would be the Capital Outlay Fund. Such a diversion of funds would have an adverse effect on the school district's operation.

The granting of the requested variance will not adversely affect the public health, safety, morals, order, convenience, property, or general convenience. In fact, the granting of the variance will allow an empty elementary school building to be utilized for a very important, uplifting program for teachers. Certainly, the neighborhood would be benefited by having the building utilized for a high-type program rather than standing empty. The relocation of the program to Knight from Murdock will also allow the Board of Education to sell the Murdock property which can be used for private development.

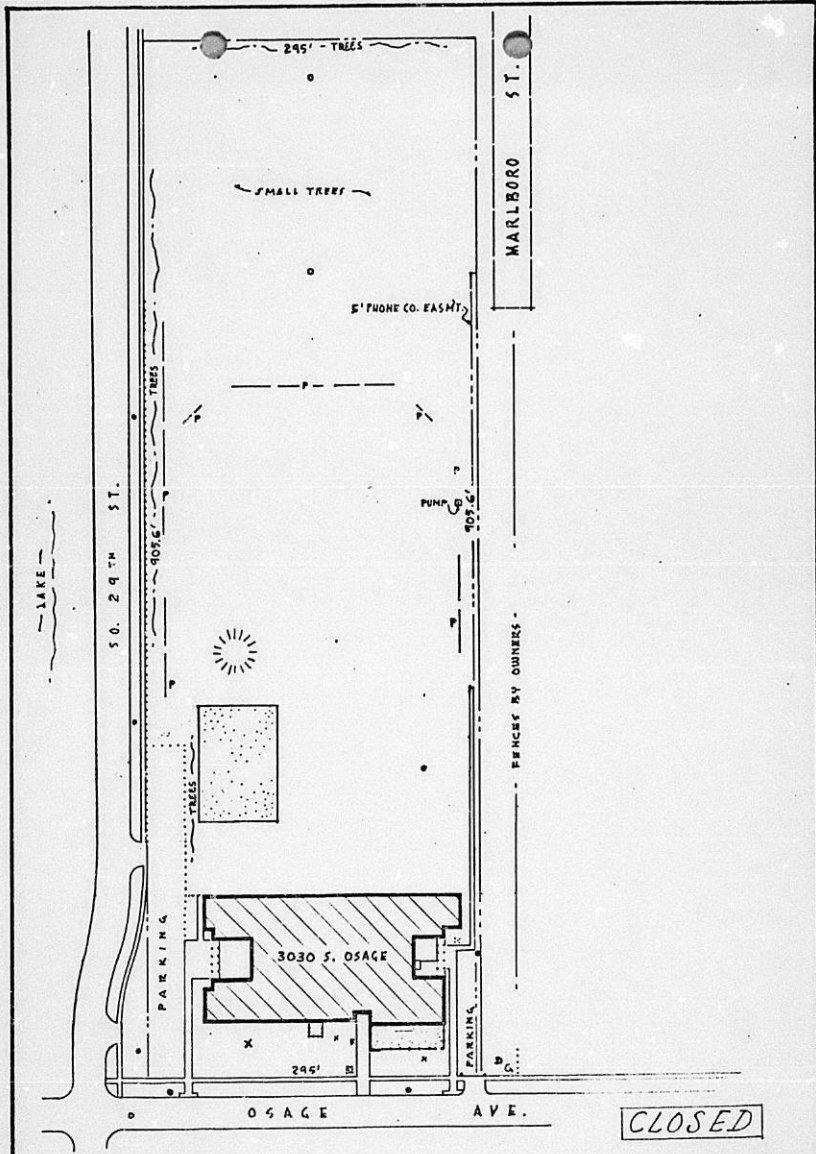
Granting the variance requested will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance). Due to the unique nature of 29th Street in this location, it appears that when on-street parking is required, no inconvenience or hazard would be presented.

Sincerely,

Richard L. Holstead

Richard L. Holstead, Director
School Plant Planning and Operation Services

RLH:jet



AUG 185 1" = 100'



ELEMENTARY

KNIGHT

339

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

Tract Description	Property Owner
A tract beginning 80 rods East of the Northwest Corner of the South Half of the Southwest Quarter in Section 5, Township 23 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence South 375 feet; thence East 700 feet; thence North 375 feet; thence West 700 feet to the point of beginning.	Board of Education U.S.D. #259 428 S. Broadway Wichita, KS 67202

Lot	Block	Addition	Property Owner
Lot 1		Kingston Cove	Kingston Cove, a Kansas General Partnership 229 S. Market Wichita, KS 67202
Lots 1 & 2		Kingston Cove Second	Same As Above
Lots 1, 2, 3 & 4	Block 1	Gibbs First	Board of Education U.S.D. #259 428 S. Broadway Wichita, KS 67202
Lot 5	Block 1	"	James B. Dzierzanowski Paula R. Dzierzanowski 605 W. 29th South Wichita, KS 67217
Lot 6 exc. the North 20 feet	Block 1	"	Bruce Allen Voet Frances R. Voet 3001 Exchange Wichita, KS 67217
Lot 7	Block 1	"	Daniel H. Ramirez Dolores M. Ramirez 3104 Exchange Wichita, KS 67217
Lot 8	Block 1	"	Terri L. Thompson Ralph L. Thompson Address Unknown 610 Mailbox 67217
Lots 9, 10, 11 & 12	Block 1	"	Board of Education U.S.D. #259 428 S. Broadway Wichita, KS 67202
Lot 1	Block A	Gibbs Second	TM Tulsa- Wichita Residential Partners Ltd. 401 N. Michigan Suite 2150 Chicago, IL 60611
West 144 feet of Lot 9	Block C	F. A. Brown's Addition	Rodolfo Esparza Juanita Esparza 804 W. 29th Wichita, KS 67217

Suite 11
Michael J. Dobson

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 9 except the West 144 feet	Block C	F. A. Brown's Addition	X Dennis Eugene Flynn Joan A. Flynn 2953 S. Osage Wichita, KS 67217
Lot 10	Block C	"	X Gilbert C. Johnson Marjorie Jean Johnson 2947 S. Osage Wichita, KS 67217
Lot 11	Block C	"	X John W. Klumpp Jr. Debra J. Klumpp 2939 S. Osage Wichita, KS 67217
Lot 12	Block C	"	X Richard Hall Gilbert ✓ Alberta Deloris Gilbert 2933 S. Osage Wichita, KS 67217
Lot 13	Block C	"	X Joseph A. Kravitz II Glenda L. Kravitz 2925 S. Osage Wichita, KS 67217
Lot 14		Robson Heights 2nd Addition	X Ronald D. Sell Opal J. Sell 834 W. 30th South Wichita, KS 67217
Lot 15		"	X Otto L. Evans Mabel Evans 826 W. 30th South Wichita, KS 67217
Lot 16		"	X Joseph D. Pentecost Janice K. Pentecost 820 W. 30th South Wichita, KS 67217
Lot 17		"	X Ralph V. Peterson Marsha Gay Peterson 244 W. 30th South Wichita, KS 67217
Lot 18		"	X Marvin A. Morris Isabel I. Morris 804 W. 30th South Wichita, KS 67217
Lot 19 except the North 30' and except the South 129.5 feet		"	X C. W. Larsen V. Maxine Larsen 3036 S. Osage Wichita, KS 67217
The South 129.5 feet of Lot 19		"	X Edmond Charles Taylor Lana S. Taylor 736 W. 30th South Wichita, KS 67217

Lot	Block	Addition	Property Owner
Lot 20		Robson Heights 2nd Addition	X Kit D. Estoqvia 728 W. 30th South Wichita, KS 67217
Lot 21		"	X Harold Melton Brown Ruth A. Brown 722 W. 30th South Wichita, KS 67217
Lot 22		"	X Robert Edward Leis Linda S. Leis 716 W. 30th South Wichita, KS 67217
Lot 23		"	X Donald B. Howell 708 W. 30th South Wichita, KS 67217
Lot 24		"	X Albert L. Lippincott Frances D. Lippincott 702 W. 30th South Wichita, KS 67217
Lot 25		"	X Lloyd L. Smith Juanita J. Smith 638 W. 30th South Wichita, KS 67217
Lot 26		"	X Virgil L. Bell Marjorie M. Bell 626 W. 30th South Wichita, KS 67217
Lot 27		"	X Herbert Wiebe Ruth E. Wiebe 620 W. 30th South Wichita, KS 67217
Lot 28		"	X Walter J. Gehrler Alta E. Gehrler 614 W. 30th South Wichita, KS 67217
Lot 29		"	X Charles K. Logue Bertha Logue 608 W. 30th South Wichita, KS 67217
Lot 30		"	X John Edwin Glasco Sheila A. Glasco Address Unknown 9128 W. Shade 67212
Lot 31		"	X Claude V. Mercer Jr. Address Unknown Claudia K. Meyer 1609 N. McComas Wichita, KS 67203
Lot 32		"	X Mary Lou Cook 3041 Exchange Wichita, KS 67217
Lot 33		"	X John Farrel Beardslee Barbara N. Beardslee 600 W. 30th South Wichita, KS 67217

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

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



*id:
City directory
phone book
cross reference*

RECEIVED

NOT AT THIS ADDRESS

NOV 06 1985

METROPOLITAN PLANNING
ROUTE DR 85-25

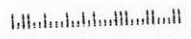
John H. and Ida A. Safe
621 West 30th Street South
Wichita, Kansas 67217

*John H. and
Ida A. Safe
11-4-85*

ATTEMPTED
NOT KNOWN
RETURN TO SENDER



Important! Notice of Meeting Enclosed



Lot	Block	Addition	Property Owner
Lot 18		Robson Heights	X Dale H. Howard Frankie H. Howard 805 W. 30th South Wichita, KS 67217
Lot 19 & the South 1/2 of Lot 20		"	X Gary W. Wilson Janice Wilson 737 W. 30th South Wichita, KS 67217
Lot 20 except the South 140 feet		"	X David C. Tajchman Connie K. Tajchman 729 W. 30th South Wichita, KS 67217
Lot 22		"	X Edwin L. Main Phyllis J. Main 717 W. 30th South Wichita, KS 67217
Lot 23		"	X R. J. Breit ^{Beist} M. F. Breit ^{Briet} Address Unknown 109 W. 30th South Affidavit of Notice of Interest: Jayme L. Gott Address Unknown
Lot 24		"	X Rhonda Cantrell 703 W. 30th South Wichita, KS 67217
Lot 25		"	X Joseph F. Plehal Anna V. Plehal 639 W. 30th South Wichita, KS 67217
Lot 26		"	X Carl L. Blackett Lola M. Blackett 627 W. 30th South Wichita, KS 67217
Lot 27		"	X John H. Safe Ida A. Safe Address Unknown 621 W. 30th St.
Lot 28		"	X Carl A. Pagel Dolores B. Pagel 3007 S. Elizabeth Wichita, KS 67217
Lot 29		"	X Ram P. Singhal Vidyut P. Singhal 5901 Memphis Wichita, KS 67220

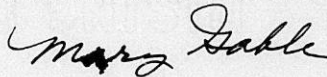
Page 5

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tract within a 350 foot radius of:

A tract beginning 80 rods East of the Northwest Corner of the South Half of the Southwest Quarter in Section 5, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, thence South 375 feet; thence East 700 feet; thence North 375 feet; thence West 700 feet to the 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 15th day of October, 1985, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.



By Sr. Vice-President

Order No: 352192
nj

**MICROFILMED
FROM THE BEST
AVAILABLE COPY**

FORM 20 21

PAYMENT NOTICE
City of Wichita

D 85-25

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

DESCRIPTION	AMOUNT
Spec Permit	150.00
NAME	1000 S.D. 257
ADDRESS	
FUND	40711-013
COMMENTS	
DATE	5/16/55
BY	J. Smith