

POSTED 3-05-86 KX

DR 86-3 Board of County Commissioners request Special Use Permit to establish a fire station at the NE corner of 9th St. N. & 143rd. E

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved sub to*
standing committee plat 3-20-86

1/B. CO. C. Approved on 4-16-86
Recomm'd

1448



RESOLUTION NO. R#76-1986

CASE NO. DR 86-3

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN SEDGWICK COUNTY KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 13.F OF THE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving 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 13.F of the Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas, a Special Use Permit to Establish a County fire station on property zoned "R-1" is hereby approved on lands legally described as follows:

Beginning at a point on the West line and 240 feet north of the southwest corner of the NW $\frac{1}{4}$ of Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east parallel with the south line of said NW $\frac{1}{4}$, 310 feet; thence north parallel with the west line of said NW $\frac{1}{4}$, 300 feet; thence west 310 feet; thence south 300 feet to the point of beginning; EXCEPT the west 40 feet thereof. Generally located at the northeast corner of 9th Street North and 143rd Street East.


CONDITIONS OF APPROVAL:

1. Subject property shall be platted prior to the issuance of a building permit and within one year after County Commission approval of the Special Use Permit or the request shall be considered denied and closed.

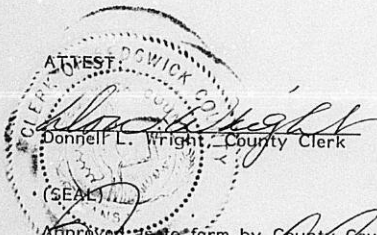
SECTION II. That this Resolution shall take effect and be in force from and after recording of the associated plat (Noordhoek Addition).

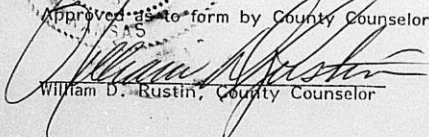
ADOPTED AT WICHITA, KANSAS, this 16th day of April, 1986.


Bernard A. Hentzen, Chairman


Donald E. Gragg, Commissioner

_____, Commissioner
Tom Scott



Approved as to form by County Counselor

William D. Rustin, County Counselor

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL USE PERMIT

DR 86-3 - SPECIAL USE PERMIT FOR A FIRE STATION IN THE "R-1"
SUBURBAN RESIDENTIAL DISTRICT LOCATED AT THE NORTHEAST CORNER
OF 9TH STREET NORTH AND 143RD STREET EAST.

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

Crockett moved, Peters seconded and it carried unanimously. Gardner and Bayouth were not present. Banzer was absent.

ACTION:

1. Adopt the findings of fact of the Metropolitan Area Planning Commission and approve the special use permit subject to the recommended conditions; adopt a resolution authorizing the special use permit and instruct the Planning Department to withhold release of the resolution until the appropriate conditions have been complied with; or
2. Adopt findings and deny the application.

DATA AND MINUTES

MAPC Hearing Date: 3-20-86

BCoC Hearing Date: 4-16-86

Commission District #1

Size: 1.9 acres

	<u>Land Use</u>	<u>Zoning</u>
Application Area	Agricultural	"R-1"
North	Agricultural	"R-1"
South	Duplexes	"AA" w/CU for duplexes
East	Agricultural	"R-1"
West	Single-family homes	"AA"

History: SCZ-0476 "R-1" to "AA" MAPC approved 2/26/81
 BCoC approved 4/1/81
 Closed. Failure to plat
 entire property.
 Noordhoek Addition S/D Committee approved
 preliminary 2/27/86

Applicant: Sedgwick County Board of Commissioners, Sedgwick County
Courthouse, 525 North Main, Wichita, KS 67203

Protestors: None.

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 20, 1986

LEGAL:

4. Case No. DR 86-3 - Board of County Commissioners request Special Use Permit beginning at a point on the West line and 240 feet north of the southwest corner of the NW $\frac{1}{4}$ of Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east parallel with the south line of said NW $\frac{1}{4}$, 310 feet; thence north parallel with the west line of said NW $\frac{1}{4}$, 300 feet; thence west 310 feet; thence south 300 feet to the point of beginning; EXCEPT the west 40 feet thereof. Generally located at the northeast corner of 9th Street North and 143rd Street East.

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

Background: Subject property is a 1.9-acre tract of undeveloped land located at the northeast corner of 143rd Street East and 9th Street North. In 1981 it was included in the preliminary plat of the Overbrook 2nd Addition but was not final-platted. It is currently being platted as Noordhoek Addition for which preliminary approval was given by the Subdivision Committee on February 27, 1985. The property is zoned "R-1".

Analysis: Properties to the north and east are in the "R-1" district and are undeveloped. To the west are single-family homes; to the south are duplexes. The fire station location conforms substantially to the location specified in the proposed Wichita-Sedgwick County Fire Facilities Plan. That plan projected the need for a site near Central and 143rd Street East to replace the facility at 143rd and Harry. The stated intent is to construct a station of approximately 8,300 square feet. It is expected that there will be six employees on each of the three shifts.

A recommendation of approval should be subject to recording a plat of the property prior to the issuance of a building permit and within one year after County Commission approval of the Special Use Permit or the request be considered denied and closed. The resolution granting the special use permit shall not be published until the plat has been recorded.

DISCUSSION:

GALBRAITH stated that this site is in conformance with the Fire Facilities Plan which indicated the location in this vicinity for a new County fire station. He said that staff's recommendation was to approve subject to the standard condition of platting the property.

RICHARD EUSON, Assistant County Counselor representing the applicants, was present.

WILSON returned to the meeting.

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 properties nearby; the suitability of subject property for the uses proposed; and the recommendation of staff; I move that we recommend to the governing body that this application be approved subject to recording a plat of the property prior to the issuance of a building permit and within one year after County Commission approval of the Special Use Permit or the request be considered denied and closed. Crockett moved, Peters seconded and it carried unanimously. Bayouth and Gardner were not present. Banzer was absent.

RESOLUTION NO. _____

CASE NO. DR 86-3

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN SEDGWICK COUNTY KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 13.F OF THE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF SEDGWICK COUNTY, KANSAS.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION 1. That after receiving 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 13.F of the Zoning Regulations for the Unincorporated Area of Sedgwick County, Kansas, a Special Use Permit to establish a County fire station on property zoned "R-1" is hereby approved on lands legally described as follows:

Beginning at a point on the West line and 240 feet north of the southwest corner of the NW $\frac{1}{4}$ of Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east parallel with the south line of said NW $\frac{1}{4}$, 310 feet; thence north parallel with the west line of said NW $\frac{1}{4}$, 300 feet; thence west 310 feet; thence south 300 feet to the point of beginning; EXCEPT the west 40 feet thereof. Generally located at the northeast corner of 9th Street North and 143rd Street East.

CONDITIONS OF APPROVAL:

1. Subject property shall be platted prior to the issuance of a building permit and within one year after County Commission approval of the Special Use Permit or the request shall be considered denied and closed.

SECTION II. That this Resolution shall take effect and be in force from and after recording of the associated plat (Noordhoek Addition).

ADOPTED AT WICHITA, KANSAS, this _____ day of _____, 19__.

_____, Chairman
Bernard A. Hentzen

_____, Commissioner
Donald E. Cragg

_____, Commissioner
Tom Scott

ATTEST:

Donnell L. Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

William D. Rustin, County Counselor

March 21, 1986

Richard Euson, County Couneslor
525 North Main
Wichita, Kansas 67203

Re: DR 86-3 Special Use Permit for a Fire Station. Northeast corner of
9th Street North and 143rd Street East.

Dear Mr. Euson:

At its regular meeting of March 20, 1986, the Metropolitan Area Planning Commission considered the above-captioned zone change request. The action of the Commission was to recommend approval subject to recording a plat of the property prior to the issuance of a building permit and within one year after County Commission approval of the Special Use Permit or the request be considered denied and closed. The resolution granting the special use permit shall not be published until the plat has been recorded.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, April 16, 1986 in Room 320, Sedgwick County Courthouse.

If you have any questions, please contact our office.

Sincerely yours,

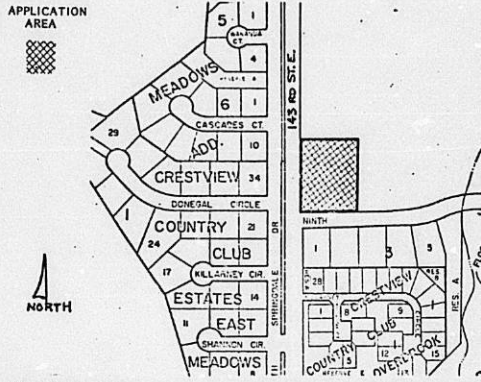
Louise Olivarez
Senior Planner

LO/lw

cc: Ron Worley, County Zoning Administrator
Sedgwick County Board of Commissioners, 525 N. Main, Wichita, KS
67203

MARCH 20, 1986

STAFF REPORT



DR 86-3 - REQUEST FOR SPECIAL USE PERMIT FOR A FIRE STATION IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT LOCATED AT THE NORTHEAST CORNER OF 9TH STREET NORTH AND 143RD STREET EAST.

Applicant: Sedgwick County Board of Commissioners, Sedgwick County Courthouse, 525 North Main, Wichita, KS 67203.

Size: 1.9 acres

	<u>Land Use</u>	<u>Zoning</u>
Application Area	Agricultural	"R-1"
North	Agricultural	"R-1"
South	Duplexes	"AA" w/ CU for duplexes
East	Agricultural	"R-1"
West	Single-family homes	"AA"

History: SCZ-0476 "R-1" to "AA" MAPC approved 2/26/81
 BCoC approved 4/1/81
 Closed. Failure to plat entire property.
 Noordhoek Addition S/D Committee approved preliminary 2/27/86

Background: Subject property is a 1.9-acre tract of undeveloped land located at the northeast corner of 143rd Street East and 9th Street North. In 1981 it was included in the preliminary plat of the Overbrook 2nd Addition but was not final-platted. It is currently being platted as Noordhoek Addition for which preliminary approval was given by the Subdivision Committee on February 27, 1986. The property is zoned "R-1".

Analysis: Properties to the north and east are in the "R-1" district and are undeveloped. To the west are single-family homes; to the south are duplexes. The fire station location conforms substantially to the location specified in the proposed Wichita-Sedgwick County Fire Facilities Plan. That plan projected the need for a site near Central and 143rd Street East to replace the facility at 143rd and Harry. The stated intent is to construct a station of approximately 8,300 square feet. It is expected that there will be six employees on each of the three shifts.

A recommendation of approval should be subject to recording a plat of the property prior to the issuance of a building permit and within one year after County Commission approval of the Special Use Permit or the request be considered denied and closed. The resolution granting the special use permit shall not be published until the plat has been recorded.

DR 86-3 SR

CASE NO. DR 86-3

- 75 "Notices to adjoining property owners mailed on
3-6-86 for MAPC meeting on 3-20-86.
- 2 One each to Applicant and Agent.
- 3 One each to ~~CPO~~, ~~Carl~~ Gipson & Karen Crook.
- 2 One each to Louise and Glen.

82 TOTAL

3-10-86

Ron Worley
David Lyons

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

March 6, 1986

NOTICE OF PUBLIC HEARING

Case No.: DR 86-3.

Location: At the northeast corner of 9th Street North and 143rd Street East.

Address: N/A.

Request: Special Use Permit for Governmental Building (Fire Station)
to be Established on Property Zoned "R-1" Suburban Residential District.

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

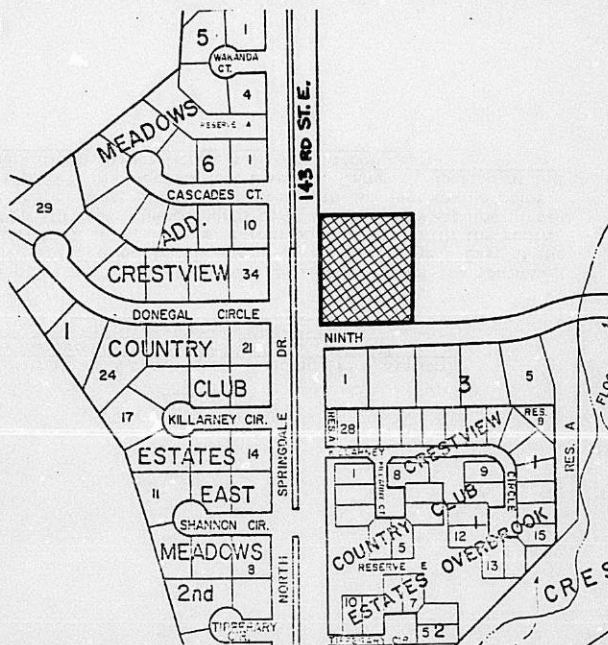
MARCH 20, 1986

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.

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

APPLICATION
AREA



LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

DR 86-3

Special Permit for Governmental Building (Fire Station)
to be Established on Property Zoned "R-1"
Rural Residential District

Beginning at a point on the West line and 240 feet north of the southwest corner of the NW $\frac{1}{4}$ of Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east parallel with the south line of said NW $\frac{1}{4}$, 310 feet; thence north parallel with the west line of said NW $\frac{1}{4}$, 300 feet; thence west 310 feet; thence south 300 feet to the point of beginning; EXCEPT the west 40 feet thereof. Generally located at the northeast corner of 9th Street North and 143rd Street East.

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.

() Published in The Eagle Beacon on February 26, 1986 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT ON THURSDAY, March 20, 1986, the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, in the City Commission Meeting Room, City Hall, First Floor, 455 North Main Street, Wichita, Kansas, beginning at 1:30 p.m., will consider the following application:

CASE NO. DR 86-3

Special Permit for Governmental Building (Fire Station)
to be Established on Property Zoned "R-1"
Suburban Residential District

Beginning at a point on the West line and 240 feet north of the southwest corner of the NW $\frac{1}{4}$ of Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east parallel with the south line of said NW $\frac{1}{4}$, 310 feet; thence north parallel with the west line of said NW $\frac{1}{4}$, 300 feet; thence west 310 feet; thence south 300 feet to the point of beginning; EXCEPT the west 40 feet thereof. Generally located at the northeast corner of 9th Street North and 14 $\frac{1}{2}$ rd Street East.

As provided in Section 17C of the Sedgwick County Zoning Regulations, the same will there be discussed and considered by the said MAPC and all persons interested in said matter(s) will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed application(s) will be considered by the MAPC as by law provided.

WITNESS my hand and seal on this 24th day of February, 1986.

Michael E. Lindebak, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

(SEAL)

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. DR 86-3

A. APPLICANT Sedgwick County Board of County Commissioners ✓
ADDRESS 525 North Main Zip Code 67203 PHONE
AGENT Richard A. Euson ✓
ADDRESS 525 North Main Zip Code 67203 PHONE 268-7111

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 fire station
on property, 3000 R-1 sub
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).

[See Attached]

B. There are 0.2 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 6448D Zoning (N) R-1 (S) AA (E) R-1 (W) AA MAPC 3/20/86

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

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

- A. At the Northeast corner of 9th Street and 143rd Street East, OR
- B. On the _____ side of _____ (Ave.) Street between _____ (Ave.) Street and _____ (Ave.) Street.

4. The property included in this application is zoned R-1 (ZONING DISTRICT CLASSIFICATION).

5. We request this special permit for the following reasons:
construct a county fire station

*8500 sq ft.
18 employees - 3 shifts - 6 to each shift
Proposed to have beams + landscaping*

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 ABSTRACTOR'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.

APPLICANT'S SIGNATURE

BY *Lawrence Lawson*
AUTHORIZED AGENT (IF ANY)
ASS'T. CO. COUNSELOR

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 11:00
(AM, PM) on 10 of Feb 1986 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 20 fee.

[Signature] Name
Chief Clerk Title

Beginning at a point on the West line and 240 Feet North of the Southwest Corner of the Northwest Quarter of Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence East parallel with the South line of said Northwest Quarter, 310 Feet; thence North parallel with the West line of said Northwest Quarter, 300 Feet; thence West 310 Feet; thence South 300 Feet to the point of beginning. EXCEPT the West 40 Feet thereof.

OWNERSHIP LIST

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 1	Block 4	Crestview Country Club Estates East Meadows Addn.	James P. Spangler Carol K. Spangler ✓ 14324 Hermitage Ct. Wichita, KS 67230
Lot 2	Block 4	"	Fred C. Lovejoy Bernice C. Lovejoy ✓ 14310 Hermitage Ct. Wichita, Ks 67230
Lot 3	Block 4	"	Roger K. Wilson Jane A. Wilson ✓ 14300 Hermitage Ct. Wichita, KS 67230
Lot 4	Block 4	"	Larry R. Jones ✓ 14301 Hermitage Ct. Wichita, KS 67230
Lot 5	Block 4	"	Orvall L. Schmidt Joann C. Schmidt ✓ 14315 Hermitage Ct. Wichita, KS 67230
Lot 6	Block 4	"	Robert T. High ✓ 14323 Hermitage Ct. Wichita, KS 67230
Reserve A		"	Crestview East Meadows Home Owners Association ✓ 14324 Wentworth Ct. Wichita, KS 67230
Lot 1	Block 5	"	Stephen N. Critchfield Pamela K. Critchfield ✓ 14324 Wakanda Ct. Wichita, KS 67230
Lot 2	Block 5	"	Peter M. Christy Millie J. Christy ✓ 14314 Wakanda Ct. Wichita, KS 67230
Lot 3	Block 5	"	Patricia Gillenwater ✓ 14315 Wakanda Wichita, KS 67230
Lot 4	Block 5	"	Uldis Riekstins Lelde V. Riekstins ✓ 14323 Wakanda Wichita, KS 67230
Lot 1	Block 6	"	Richard W. Zeitler Eileen M. Zeitler ✓ 14324 Cascades Ct. Wichita, KS 67230
Lot 2	Block 6	"	Homequity Inc. ✓ 1990 N. California Blvd. Walnut Creek, CA 94596

Lot	Block	Addition	Property Owner
Lot 3	Block 6	Crestview Country Club Estates East Meadows Addn.	Richard L. Merkel Susan A. Merkel ✓ 14306 Cascades Ct. Wichita, KS 67230
Lot 4	Block 6	"	John C. Stevens Annamaria Stevens ✓ 2020 N. Woodlawn Blvd. Wichita, KS 67208
Lot 5	Block 6	"	Fort A. Stark Eleanor T. Zackary ✓ 14201 Cascades Ct. Wichita, KS 67230
Lot 6	Block 6	"	Eleanor T. Zackary 14201 Cascades Ct. OK ✓ Wichita, KS 67230
Lot 7	Block 6	"	Norris Cooper Shelley S. Cooper ✓ 14223 Cascades Ct. Wichita, KS 67230
Lot 8	Block 6	"	John S. Toohey ✓ Myrna J. Toohey 14301 Cascades Ct. Wichita, KS 67230
Lot 9	Block 6	"	Rodney D. Fogo ✓ Rada J. Fogo 14315 Cascades Ct. Wichita, KS 67230
Lot 10	Block 6	"	Patrick J. McDonald Doris M. McDonald ✓ 14323 Cascades Ct. Wichita, KS 67230
Lot 4	Block 1	Crestview Country Club Estates East Meadows 2nd Addn.	Steven G. Peake ✓ Rhonda Marsh Peake 14331 Tipperrary Circle Wichita, KS 67206
Lot 5	Block 1	"	→ Roy C. Knappenberger Address Unknown
Lot 6	Block 1	"	R. Gary Wise ✓ Virginia Wise 8330 Brookhollow Wichita, KS 67206
Lot 7	Block 1	"	Darell R. Zerbe ✓ Jeanne H. Zerbe 14330 Tipperary Circle Wichita, KS 67206
Lots 8 & 9	Block 1	"	Fred L. Samuelson ✓ Barbara A. Samuelson 14321 Shannon Wichita, KS 67230

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 10	Block 1	Crestview Country Club Estates East Meadows 2nd Addn.	Stephen Smith ✓ 14305 Shannon Circle Wichita, KS 67230
Lot 11	Block 1	"	Wesley C. Stanford Dorothy F. Stanford ✓ 14300 Shannon Circle Wichita, KS 67230
Lot 12	Block 1	"	David Zemelman ✓ Philippa S. Zemelman 14320 Shannon Circle Wichita, KS 67230
Lot 13	Block 1	"	Barry L. Schwan ✓ Cindy B. Schwan 14330 Shannon Circle Wichita, KS 67230
Lot 14	Block 1	"	Horst K. Hiller ✓ 1515 Goebel Circle Wichita, KS 67207
Lot 15	Block 1	"	? Carol A. Lawrence Address Unknown
Lot 16	Block 1	"	Harold W. Dwyer ✓ Susan S. Dwyer 14311 Killarney Circle Wichita, KS 67230
Lot 17	Block 1	"	John S. Toohey ✓ Myran J. Toohey 14301 Cascades Ct. Wichita, KS 67230
Lot 18	Block 1	"	James H. Tjaden ✓ Hoa T. Tjaden 14300 Killarney Ct. Wichita, KS 67230
Lot 19	Block 1	"	James E. Ismert ✓ Priscilla M. Ismert 14314 Killarney Ct. Wichita, KS 67230
Lot 20	Block 1	"	Thomas A. Berry ✓ Mary K. Berry 14330 Killarney Circle Wichita, KS 67206
Lot 21	Block 1	"	✓ Ely Bartal Hana Bartal 14331 Donegal Circle Wichita, KS 67230
Lot 22	Block 1	"	✓ Ronald J. Bergamo Jane R. Bergamo 14321 Donegal Wichita, KS 67230
Lot 23	Block 1	"	✓ Wendell A. Martens 14301 Donegal Wichita, KS 67230

<u>Lot</u>	<u>Block</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 24	Block 1	Crestview Country Club Estates East Meadows 2nd Addn.	✓ John C. Frank 6311 E. English Wichita, KS
Lot 25	Block 1	"	✓ Marilyn J. Hammel 13001 Pinehurst Wichita, KS 67230
Lot 26	Block 1	"	✓ Steve A. Hatchett Janet K. Hatchett 14209 Donegal Circle Wichita, KS 67230
Lot 27	Block 1	"	✓ Garry E. Beard Donna Beard 14201 Donegal Circle Wichita, KS 67230
Lot 28	Block 1	"	✓ Kermit T. Woodman 1201 St. Andrews Wichita, KS 67230
Lot 29	Block 1	"	✓ Corliss J. Nelson Mary Kay Nelson 1630 Tamarisk Wichita, KS 67230
Lot 30	Block 1	"	✓ Harvey D. Ellis 6611 E. Central Wichita, KS 67206
Lot 31	Block 1	"	? Angeline Rose Address Unknown
Lot 32	Block 1	"	✓ James B. Mc Nerney Jr. Peggy S. Mc Nerney 14300 Donegal Wichita, KS 67230
Lot 33	Block 1	"	✓ Jack D. Chism, Jr. Gwenn S. Chism 804 N. Stratford Wichita, KS 67206
Lot 34	Block 1	"	? Judith L. McClure Address Unknown
Lot 1	Block 1	Crestview Country Club Estates Overbrook Addition	✓ Mark T. Willoughby Barbara A. Willoughby 926 Stagecoach Wichita, KS 67230
Lots 1, 2 & 3	Block 3	"	✓ Michael D. Huff 8926 Longlake Wichita, KS 67207
Lots 4 & 5	Block 3	"	✓ William & Emma Brunson Co-Trustees of Howard Brunson 1440 N. Gatewood #16 Wichita, KS 67206

Lot	Block	Addition	Property Owner
Lot 6	Block 3	Crestview Country Club Estates Overbrook Adn.	✓ E. Thomas Fish Virginia B. Fish 955 Stagecoach Rd. Wichita, KS 67230
Lot 7	Block 3	"	✓ John T. McMaster Nancy R. McMaster 935 Stagecoach Wichita, KS 67230
Lot 8	Block 3	"	✓ Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center, KS 67147
Lot 9	Block 3	"	? Gerard M. Bassell, MD Edith E. Bassell Address Unknown <i>3388 E. Central 67208</i>
Lot 10	Block 3	"	✓ James Michael Patton Mary Catherine Patton 1431 Bluffview Dr. Suite 10 Wichita, KS 67218
Reserve A		"	✓ Overbrook Homeowners Assoc. 200 W. Douglas Wichita, KS 67202
Lots 1 & 2	Block 1	Crestview Country Club Estates Overbrook Second Adn.	✓ Overbrook Development #31 Via Roma Wichita, KS 67230
Lots 1, 2 & 3	Block 4	"	Same As Above
Lots 1 & 2	Block 1	Crestview Country Club Estates Overbrook Fourth Adn.	OK Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center, KS 67147
Lots 3 & 4	Block 1	"	Same As Above
Lot 5	Block 1	"	Same As Above
Lot 6	Block 1	"	✓ Harold L. Walter Barbara A. Walter 14421 Killarney Ct. Wichita, KS 67230
Lot 7	Block 1	"	OK Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center, KS 67147
Lot 8 exc. the South 10' of the West 48'	Block 1	"	✓ Joseph B. Klebanoff Marian B. Klebanoff 14429 Killarney Ct. Wichita, KS 67230
Lots 9 & 10	Block 1	"	✓ Landmark Communities, Inc. 3500 N. Rock Road Wichita, KS 67226

Lot	Block	Addition	Property Owner
Lot 11	Block 1	Crestview Country Club Estates Overbrook Fourth Addition	<i>OK</i> Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center, KS 67147
Lot 12	Block 1	"	✓ Helen F. Westbrook 14629 Killarney Circle Wichita, KS 67230
Lot 13	Block 1	"	<i>OK</i> Landmark Communitis, Inc. 3500 N. Rock Road Wichita, KS 67226
Lot 14	Block 1	"	✓ I. Fred Munecrath 221 Rutland Rd. Wichita, KS 67206
Lot 15	Block 1	"	✓ Richard G. Nethercot Jacquelon L. Nethercot 14632 Killarney Circle Wichita, KS 67230
Lot 16	Block 1	"	<i>OK</i> Landmark Communitis, Inc. 3500 N. Rock Road Wichita, KS 67226
Lot 17	Block 1	"	✓ Bobby J. Shanks Janet S. Shanks 14618 Killarney Court Wichita, KS 67230
Lot 18	Block 1	"	✓ Maurice J. Edward III Maurice J. Edwards Jr. Isabelle Edwards 14612 Killarney Circle Wichita, KS 67230
Lot 19	Block 1	"	✓ Helen C. Corman 233 N. Bleckley Dr. Wichita, KS 67208
Lot 20	Block 1	"	<i>OK</i> Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center, KS 67147
Lots 21, 22, 23, 24, 25, 26, 27 & 28	Block 1	"	Same As Above
Reserves A, B, C, D, E & F		"	<i>OK</i> Landmark Communitis, Inc. 3500 N. Rock Road Wichita, KS 67226
Lot 1	Block 2	"	<i>OK</i> Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center, KS 67147
Lot 2	Block 2	"	✓ Robert B. Welton Mary E. Welton 745 Lulu Ave. Wichita, KS 67211

Lot	Block	Addition	Property Owner
Lot 3	Block 2	Crestview Country Club Estates Overbrook Fourth Addn.	✓ William Scott Raymond 14413 Tipperary Circle Wichita, KS 67230
Lot 4	Block 2	"	✓ Arnold Grushnys Gertrude Grushnys 7331 Plaza Lane Wichita, KS 67206
Lot 5	Block 2	"	✓ Charles G. Brehm Jane L. Brehm 14430 Tipperary Ct. Wichita, KS 67230
Lot 6	Block 2	"	✓ Roy H. Norris III Lillian S. Norris 14424 Tipperary Circle Wichita, KS 67230
Lot 7	Block 2	"	ok Robert E. Muzzy Betsy G. Muzzy 734 Butler Valley Center, KS 67147
Lot 8	Block 2	"	✓ Andrew J. Camarata Marilyn F. Camarata 14412 Tipperary Circle Wichita, KS 67230
Lot 9	Block 2	"	✓ Robert W. Asmann Karen D. Asmann 14301 Wentworth Wichita, KS 67230
Lot 10	Block 2	"	✓ Roy Edwin Bohne Willie Catherine Bohne 14400 Tipperary Circle Wichita, KS 67230

Tract Description

Overbrook Development
Beginning at a point on the West line and 240 feet North of the Southwest corner of the Northwest Quarter of Sec. 13, Twp. 27 South, Rge. 2 East of the 6th P.M., Sedgwick County, Kansas; th. East parallel with the South line of said NW $\frac{1}{4}$, 310 feet; th. North parallel with the West line of said NW $\frac{1}{4}$, 300 feet; th. West 310 feet; th. South 300 feet to the p.o.b., EXCEPT the West 40 feet thereof.

Part of the W $\frac{1}{2}$ of Sec. 13, Twp. 27, Rge. 2 East lying North of the North line of Crestview Country Club Estates, Overbrook and North of the North line of Crestview Country Club Estates Overbrook 2nd Addn., except above described tract.

✓ Governing Body of Fire District No. One
County of Sedgwick, Kansas
4343 N. Woodlawn
Wichita, KS 67220

ok Overbrook Development
#31 Via Roma
Wichita, KS 67230

Tract DescriptionProperty Owner

Commencing at the West corner of Lot 5, Blk. 6, Crestview Country Club Estates, East Meadows Addition to Sedgwick County, Kansas; th. South 49°29'19" West 124.07 feet to Monument 61; th. North 68°46'44" West 378.33 feet to Monument 60 being the true point of beginning; th. South 32°12'54" East 885.25 feet; th. South 22°57'07" East 735.82 feet; th. South 12°39'02" East 296.17 feet; th. South 16°13'40" East 219.50 feet; th. South 33°48'32" West 822.02 feet; th. South 69°44'57" West 686.89 feet; th. North 26°10'06" West 348.44 feet; th. North 46°18'39" East 514.50 feet; th. North 51°39'26" East 407.62 feet; th. North 63°29'25" East 108.57 feet; th. North 44°58'26" West 469.15 feet; th. North 67°58'54" West 1166.00 feet; th. South 89°19'45" West 392.49 feet; th. South 37°43'05" West 136.18 feet to Monument 46 AA; th. North 16°07'48" West 475.42 feet; th. North 73°27'20" East 876.32 feet; th. North 35°05'13" East 603.37 feet; th. North 86°10'20" East 415.85 feet to the p.o.b., in Sec. 13, Twp. 27 South, Rge. 2 East.

Crestview Country Club Association
 ✓ 1000 N. 127th St. East
 Wichita, KS 67206

Beginning 50 feet more or less North of the SW/c of the NE¼ of Sec. 14, Twp. 27, Rge. 2 East; th. NE'ly 746.32 feet; th. NE'ly 603.37 feet; th. E'ly 415.85 feet; th. SE 378.33 feet; th. NE 519 feet; th. North 230.21 feet; th. NW'ly 429.91 feet; th. N'ly & W'ly 1617.68 feet; th. SW'ly 281.23 feet; th. S'ly 285.99 feet; th. SW'ly 1067.52 feet; th. NW 209.38 feet; th. NW'ly 552.68 feet; th. NW'ly 235.81 feet; th. NE'ly 403.33 feet; th. NW 120.92 feet to the West line of the NE¼; th. South to beginning.

Same As Above

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 1000 foot radius of:

Beginning at a point on the West line and 240 feet North of the Southwest corner of the Northwest Quarter of Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence East parallel with the South line of said Northwest Quarter, 310 feet; thence North parallel with the West line of said Northwest Quarter, 300 feet; thence West 310 feet; thence South 300 feet to the point of beginning, EXCEPT the West 40 feet thereof.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 28th day of January, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

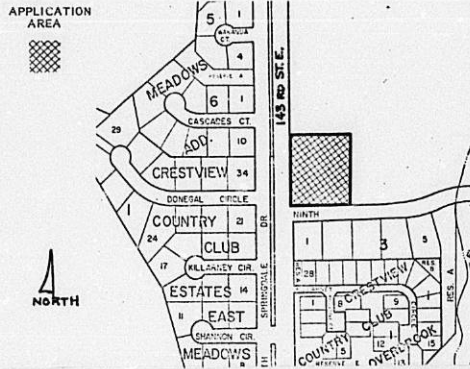
Mary Gable

By
Sr. Vice-President

Order No: 355287
nj

MARCH 20, 1986

STAFF REPORT



DR 86-3 - REQUEST FOR SPECIAL USE PERMIT FOR A FIRE STATION IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT LOCATED AT THE NORTHEAST CORNER OF 9TH STREET NORTH AND 143RD STREET EAST.

Applicant: Sedgwick County Board of Commissioners, Sedgwick County Courthouse, 525 North Main, Wichita, KS 67203.

Size: 1.9 acres

	Land Use	Zoning
Application Area	Agricultural	"R-1"
North	Agricultural	"R-1"
South	Duplexes	"AA" w/CU for duplexes
East	Agricultural	"R-1"
West	Single-family homes	"AA"

History: SCZ-0476 "R-1" to "AA" MAPC approved 2/26/81
BCoC approved 4/1/81
Closed. Failure to plat entire property.
Noordhoek Addition S/D Committee approved preliminary 2/27/86

Background: Subject property is a 1.9-acre tract of undeveloped land located at the northeast corner of 143rd Street East and 9th Street North. In 1981 it was included in the preliminary plat of the Overbrook 2nd Addition but was not final-platted. It is currently being platted as Noordhoek Addition for which preliminary approval was given by the Subdivision Committee on February 27, 1986. The property is zoned "R-1".

Analysis: Properties to the north and east are in the "R-1" district and are undeveloped. To the west are single-family homes; to the south are duplexes. The fire station location conforms substantially to the location specified in the proposed Wichita-Sedgwick County Fire Facilities Plan. That plan projected the need for a site near Central and 143rd Street East to replace the facility at 143rd and Harry. The stated intent is to construct a station of approximately 8,300 square feet. It is expected that there will be six employees on each of the three shifts.

A recommendation of approval should be subject to recording a plat of the property prior to the issuance of a building permit and within one year after County Commission approval of the Special Use Permit or the request be considered denied and closed. The resolution granting the special use permit shall not be published until the plat has been recorded.

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

March 6, 1986

NOTICE OF PUBLIC HEARING

Case No.: DR 86-3.

Location: At the northeast corner of 9th Street North and 143rd Street East.

Address: N/A.

Request: Special Use Permit for Governmental Building (Fire Station)
to be Established on Property Zoned "R-1" Suburban Residential District.

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

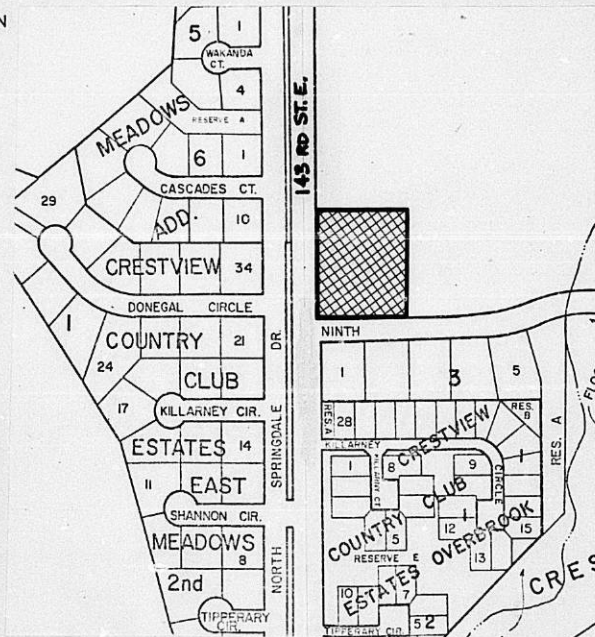
MARCH 20, 1986

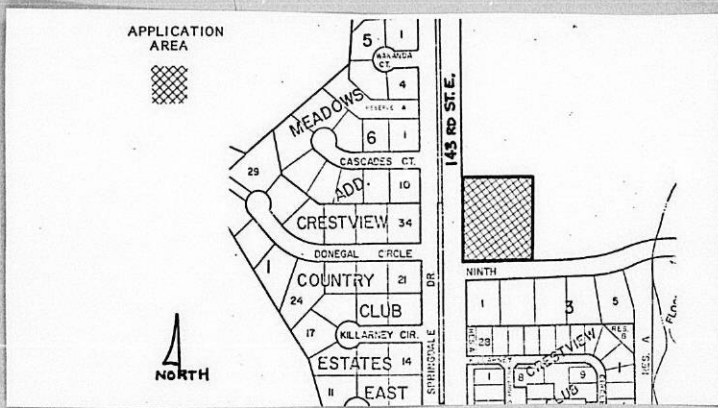
The meeting will begin at 1:30 p.m. in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

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.

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

APPLICATION
AREA





LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE CHANGED

DR 86-3

Special Permit for Governmental Building (Fire Station)
to be Established on Property Zoned "R-1"
Rural Residential District

Beginning at a point on the West line and 240 feet north of the southwest corner of the NW $\frac{1}{4}$ of Section 13, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence east parallel with the south line of said NW $\frac{1}{4}$, 310 feet; thence north parallel with the west line of said NW $\frac{1}{4}$, 300 feet; thence west 310 feet; thence south 300 feet to the point of beginning; EXCEPT the west 40 feet thereof. Generally located at the northeast corner of 9th Street North and 143rd Street East.

Most Restrictive



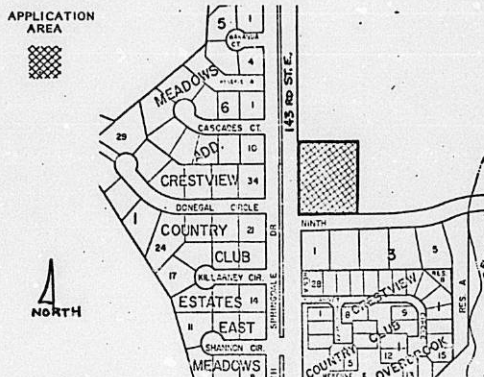
Least Restrictive

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 as Conditional Uses***

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

MARCH 20, 1986

STAFF REPORT



DR 86-3 - REQUEST FOR SPECIAL USE PERMIT FOR A FIRE STATION IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT LOCATED AT THE NORTHEAST CORNER OF 9TH STREET NORTH AND 143RD STREET EAST.

Applicant: Sedgwick County Board of Commissioners, Sedgwick County Courthouse, 525 North Main, Wichita, KS 67203.

Size: 1.9 acres

	<u>Land Use</u>	<u>Zoning</u>
Application Area	Agricultural	"R-1"
North	Agricultural	"R-1"
South	Duplexes	"AA" w/CU for duplexes
East	Agricultural	"R-1"
West	Single-family homes	"AA"

History: SCZ-0476 "R-1" to "AA" MAPC approved 2/26/81
BCoC approved 4/1/81
Closed. Failure to plat entire property.
Noordhoek Addition S/D Committee approved preliminary 2/27/86

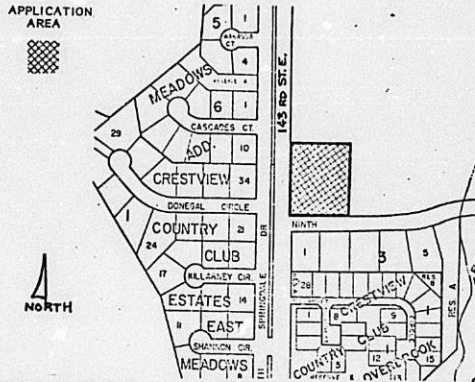
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Analysis: Properties to the north and east are in the "R-1" district and are undeveloped. To the west are single-family homes; to the south are duplexes. The fire station location conforms substantially to the location specified in the proposed Wichita-Sedgwick County Fire Facilities Plan. That plan projected the need for a site near Central and 143rd Street East to replace the facility at 143rd and Harry. The stated intent is to construct a station of approximately 8,300 square feet. It is expected that there will be six employees on each of the three shifts.

A recommendation of approval should be subject to recording a plat of the property prior to the issuance of a building permit and within one year after County Commission approval of the Special Use Permit or the request be considered denied and closed. The resolution granting the special use permit shall not be published until the plat has been recorded.

MARCH 20, 1986

STAFF REPORT



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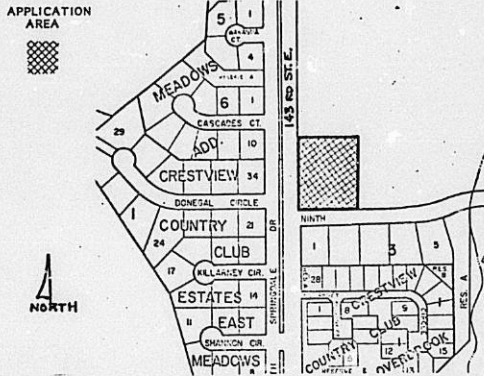
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DR 86-3 SR

MARCH 20, 1986

STAFF REPORT



DR 86-3 - REQUEST FOR SPECIAL USE PERMIT FOR A FIRE STATION IN THE "R-1" SUBURBAN RESIDENTIAL DISTRICT LOCATED AT THE NORTHEAST CORNER OF 9TH STREET NORTH AND 143RD STREET EAST.

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