

# 86-15 Trustees of Salem Twnshp  
request special use permit for an  
equipment storage bldg. on the  
north side of 95th St. S., 1/4-mile  
west of Broadway.

# ACTION

DATE

COMMITTEE

Haysville P.C. Approved and to committee 12-11-86

M.P.C. Approved and to committee 12-22-86  
including planning

B.C./B. CO. C. Approved and 1-21-87  
recommended

*Cloward*

DATA SHEET

Z- \_\_\_\_\_  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 DR- 86-15  
 DP- \_\_\_\_\_

Amend \_\_\_\_\_  
 Case Filed: 12-2-86  
 Associated Case: \_\_\_\_\_

APPLICATION DATA: Map No. 5436 B

1. General Location: On the north side of 95th Street South 1/4-mile west of Broadway

2. From \_\_\_\_\_ to \_\_\_\_\_

3. Proposed Use: Special Use Permit for an equipment storage building on property zoned "R" Rural Residential District

4. DP Name: \_\_\_\_\_

5. Applicant: Trustees of Salem Township  
 Address 200 West 95th Street South, Wichita, Kansas 67233 Phone \_\_\_\_\_

6. Agent: Lester E. Hansen (Treasurer)  
 Address R.R. #2, Mulvane, Kansas 67110 Phone 777-1294

7. Agent: Gerald W. Bachman (Clerk)  
 Address 9801 South Bluff Street, Mulvane, Kansas 67110 Phone 788-1282

8. Agent: Walter L. Branch (Trustee)  
 Address 500 West 87th Street South, Wichita, Kansas 67233 Phone 524-0787

Agent: Bayhman Co 315 Ellis Wichita 67211

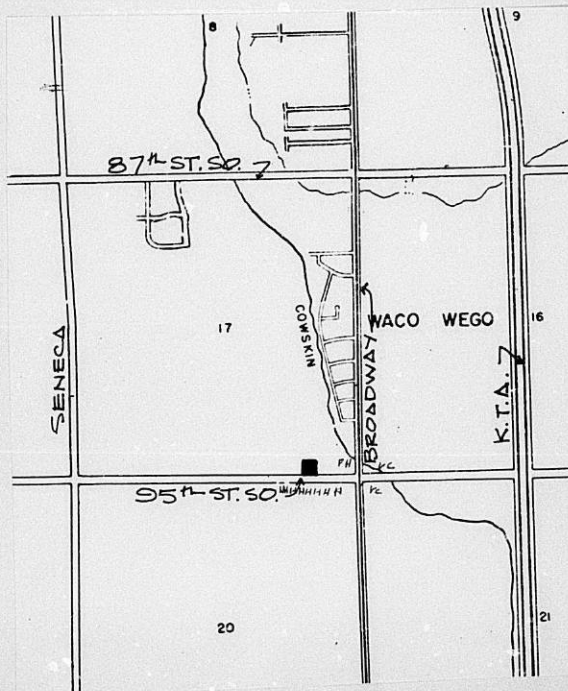
AREA DATA: 1. Acres: 1.0 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)

2. Adjoining Zoning: N "R" S "R-1" E "R" W "R"

3. Land Use: North \_\_\_\_\_ East \_\_\_\_\_  
 South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA: Taken by (P) Date 12-16-86 Time 1Pm



NOTES:

*Copy to Stephens  
 2/2/87 to post to  
 official zoning maps*

T9-214-2

MASTINGERS, INC.  
 No. 2,153C  
 LOS ANGELES-CHICAGO-LOGAN, OH  
 MCENREON TX LOCUST GROVE, GA  
 U.S.A.

**Speed**

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

April 3, 1987

TO: Ron Worley, Sedgwick County Zoning Administrator

FROM: Louise Olivarez, Senior Planner, Current Plans Division

SUBJECT: DR 86-15: Salem Township equipment storage building and yard.  
North side of 95th Street South, ¼-mile west of Broadway.

We have received notice from the Register of Deeds that the plot of Salem Addition to Sedgwick County, which covers the property in the above-referenced special use case, was recorded on March 27, 1987. Therefore, the site may now be developed with an equipment storage building and yard for Salem Township in accordance with County Resolution No. 4-1987.

LO:blw

*#4-1987*

CASE NO. DR 86-15

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 an equipment storage building and yard for Salem Township on property zoned "R" Rural Residential district is hereby approved on lands legally described as follows:

Beginning 13 rods (214.5 feet) east of the southwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence east 13 rods; thence north 13 rods; thence west 13 rods; thence south 13 rods to beginning. Generally located on the north side of 95th Street South,  $\frac{1}{4}$ -mile west of Broadway.

SUBJECT TO THE FOLLOWING:

*Salem Add. recorded 3-27-87*

The applicants shall plat the property within one year after County Commission approval or this special use request shall be considered denied and closed. The resolution authorizing this use shall not be released until the plat has been recorded.

- All new buildings shall observe the setback requirements of the zoning regulations. (Minimum setbacks in "R" zoning: 30 feet front yard; 20 feet side yard; 25 feet rear yard.)
- The existing trees along the north and east property lines shall be maintained to provide a screened area north of the proposed building where equipment and materials shall be stored so as not to be visible from the homes to the south.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption. *should have said "recording of an accreted plat."*

ADOPTED AT WICHITA, KANSAS, this 21<sup>st</sup> day of January, 1987.

*Tom Scott*, Chairman  
Tom Scott

*David Bayouth*, Commissioner  
David Bayouth

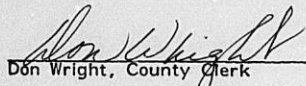
*Bernard A. Hentzen*, Commissioner  
Bernard A. Hentzen

*Billy McCray*, Commissioner  
Billy McCray

*Mark F. Schroeder*, Commissioner  
Mark F. Schroeder

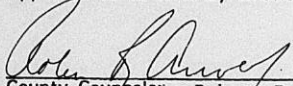
*Info to the office to put on official zoning index 4-2-87*

ATTEST:

  
Don Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

  
County Counselor, Robert R. Arnold

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

February 3, 1987

TO: Ron Worley, County Zoning Administrator

FROM: Louise Olivarez, Senior Planner, Current Plans Division

SUBJECT: DR 86-15 - Salem Township equipment storage building and yard.  
North side of 95th Street South, 1/4-mile west of Broadway.

Attached for your information and files are two copies of the site plan associated with the above-captioned special use permit which was approved by the Board of County Commissioners on January 21, 1987. You will note that the proposed building has been re-oriented since the MAPC reviewed this site plan. However, a six-foot board fence has been added to help shield the storage area as viewed from the south.

This special use permit is subject to three conditions listed in County Resolution #4-1987, one of which is a requirement to plat the property within one year and prior to the special use permit becoming valid. We will notify you as soon as we receive word that the plat has been recorded. The plat is being prepared by Baughman Company and will be processed through the Haysville City Planning Commission.

LO:blw  
Attachments

January 23, 1987

Gerald Bachman, Clerk  
Salem Township  
9801 South Bluff  
Mulvane, Kansas 67110

RE: DR 86-15 - Special Use Permit for equipment storage building and yard at  
200 West 95th Street South.

Dear Mr. Bachman:

On January 21, 1987, the Board of County Commissioners approved the above-referenced special use permit subject to platting the property within one year or the case be considered denied and closed. The resolution will not be released until the plat has been recorded with the Register of Deeds. You will have until January 21, 1988 to record a plat of this property.

I understand you have already contacted Baughman Company about doing the platting for you. A plat should be submitted as soon as possible. Since your property is located in Haysville's platting jurisdiction, you will need to submit your plat to the Haysville City Planning Commission for review.

This will be our only letter advising you of your platting deadline. If you have not recorded the plat by January 21, 1988, the special use case file will be marked denied and closed. If you have any questions about this permit or required plat, please call our office at 268-4421.

Sincerely,

Louise Olivarez  
Senior Planner

LO:blw

cc: Lester E. Hansen, R.R. #2, Box 149, Mulvane, KS. 67110  
Walter L. Branch, 500 West 87th Street South, Wichita, KS. 67233  
Baughman Company, 315 Ellis, Wichita, KS. 67211

PL/0023/4

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL USE PERMIT

DR 86-15 - SPECIAL USE PERMIT FOR AN EQUIPMENT STORAGE BUILDING  
AND YARD FOR SALEM TOWNSHIP ON PROPERTY ZONED "R" RURAL  
RESIDENTIAL DISTRICT, LOCATED ON THE NORTH SIDE OF 95TH STREET  
SOUTH, 1/4-MILE WEST OF BROADWAY.

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

- 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; or
  2. Adopt findings and deny the application.

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DATA AND MINUTES

HPCP Hearing Date: 12-11-86 Approve  
MAPC Hearing Date: 12-22-86 Approve

BCoC Hearing Date: 1-21-87

COMMISSION DISTRICT #2

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Salem Township Hall	"R"	1.06 acres
North	Agriculture	"R"	
South	Single-family houses	"R-1"	
East	Agriculture	"R"	
West	Undeveloped	"R"	

Applicant: Trustees of Salem Township, 200 W. 95th St. S., Wichita,  
KS 67233

Protestors: None.

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EXCERPT FROM PLANNING COMMISSION MINUTES OF DECEMBER 22, 1986

LEGAL:

8. Case No. DR 86-15 - Trustees of Salem Township request Special Use Permit for an equipment storage building and yard for Salem Township beginning 13 rods (214.5 feet) east of the southwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence east 13 rods; thence north 13 rods; thence west 13 rods; thence south 13 rods to beginning. Generally located on the north side of 95th Street South, 1/4-mile west of Broadway.

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

Background: The applicants are requesting a special use permit for a 40' by 60' equipment storage building and a storage yard for Salem Township on property zoned "R" Rural Residential and located on the north side of 95th Street South, approximately 1/4-mile west of Broadway. The Salem Township Hall now occupies the site.

Analysis: To the north and east is agricultural land in the "R" district; to the south are single-family houses in the "R-1" district; to the west is undeveloped land in the "R" district.

This property is located within Haysville's platting jurisdiction and zoning area of influence. It has been owned by Salem Township since 1962.

As this property is directly across the street from single-family homes, all outside storage should be required to be adequately screened so as not to have a detrimental effect on the homes to the south or future homes that may develop in this residential area. The Haysville Planning Commission concurred in the suggestion that the proposed building be relocated further south on the site so that it could act as part of the screen for the outdoor storage. An existing evergreen hedgerow along a portion of the north property line and a portion of the east property line would seem to provide sufficient screening at those locations.

The Haysville Planning Commission recommended approval of the special use permit subject to the following conditions:

1. The applicants shall plat the property within one year after County Commission approval or this special use request shall be considered denied and closed. The resolution authorizing this use shall not be released until the plat has been recorded.
2. All new buildings shall observe the setback requirements of the zoning regulations. (Minimum setbacks in "R" zoning: 30 feet front yard; 20 feet side yard; 25 feet rear yard.)
3. The existing trees along the north and east property lines shall be maintained to provide a screened area north of the proposed building where equipment and materials shall be stored so as not to be visible from the homes to the south.

OLIVAREZ stated that after discussion of this case at the Haysville Planning Commission meeting a few weeks ago, the applicants revised the site plan which shows the building and the potential equipment storage area north of the building, and by putting the equipment north of the building, they are utilizing the existing hedgerow as part of the screening, and also the building would help screen the outdoor storage of equipment from the view from the south. She said that staff recommended approval of the application subject to the property being platted within one year. She added that the Planning Commission would not see the plat since this site is within Haysville's jurisdiction, and it would go to the Haysville Planning Commission for review and approval.

BILL KORBER, representing the applicants, was present.

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 the following conditions:

1. The applicants shall plat the property within one year after County Commission approval or this special use request shall be considered denied and closed. The resolution authorizing this use shall not be released until the plat has been recorded.
2. All new buildings shall observe the setback requirements of the zoning regulations. (Minimum setbacks in "R" zoning: 30 feet front yard; 20 feet side yard; 25 feet rear yard.)
3. The existing trees along the north and east property lines shall be maintained to provide a screened area north of the proposed building where equipment and materials shall be stored so as not to be visible from the homes to the south.

Bayouth moved, Parsons seconded and it carried unanimously. Miles was not present. Banzer and Moore were absent.

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RESOLUTION NO.

CASE NO. DR 86-15

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 an equipment storage building and yard for Salem Township on property zoned "R" Rural Residential district is hereby approved on lands legally described as follows:

Beginning 13 rods (214.5 feet) east of the southwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence east 13 rods; thence north 13 rods; thence west 13 rods; thence south 13 rods to beginning. Generally located on the north side of 95th Street South,  $\frac{1}{4}$ -mile west of Broadway.

SUBJECT TO THE FOLLOWING:

1. The applicants shall plat the property within one year after County Commission approval or this special use request shall be considered denied and closed. The resolution authorizing this use shall not be released until the plat has been recorded.
2. All new buildings shall observe the setback requirements of the zoning regulations. (Minimum setbacks in "R" zoning: 30 feet front yard; 20 feet side yard; 25 feet rear yard.)
3. The existing trees along the north and east property lines shall be maintained to provide a screened area north of the proposed building where equipment and materials shall be stored so as not to be visible from the homes to the south.

SECTION II. That this Resolution shall take effect and be in force from and after its adoption.

ADOPTED AT WICHITA, KANSAS, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_, Chairman  
Tom Scott

\_\_\_\_\_, Commissioner  
David Bayouth

\_\_\_\_\_, Commissioner  
Bernard A. Hentzen

\_\_\_\_\_, Commissioner  
Billy McCray

\_\_\_\_\_, Commissioner  
Mark F. Schroeder

ATTEST:

\_\_\_\_\_  
Don Wright, County Clerk

(SEAL)

Approved as to form by County Counselor

\_\_\_\_\_  
County Counselor

December 23, 1986

Bill Korber  
Baughman Company  
315 Ellis  
Wichita, Kansas 67211

Re: DR 86-15 - Special Use Permit for an Equipment Storage Building and Yard. On the north side of 95th Street South, ¼-mile West of Broadway.

Dear Mr. Korber:

At its regular meeting on December 22, 1986, 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. The applicants shall plat the property within one year after County Commission approval or this special use request shall be considered denied and closed. The resolution authorizing this use shall not be released until the plat has been recorded.
2. All new buildings shall observe the setback requirements of the zoning regulations. (Minimum setbacks in "R" zoning: 30 feet front yard; 20 feet side yard; 25 feet rear yard.)
3. The existing trees along the north and east property lines shall be maintained to provide a screened area north of the proposed building where equipment and materials shall be stored so as not to be visible from the homes to the south.

This matter will be forwarded to the Board of County Commissioners for their consideration at 9:00 a.m., on Wednesday, January 21, 1987 in Room 320, Sedgwick County Courthouse, 525 North Main in Wichita.

If you have any questions, please contact our office.

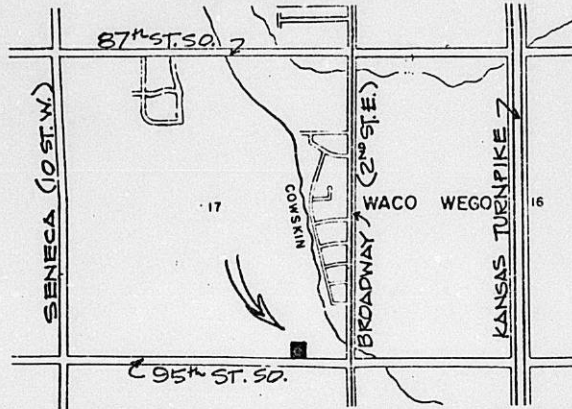
Sincerely yours,

Jack H. Galbraith  
Chief Planner

JHG/lw

cc: Lester E. Hansen, Salem Township Treasurer, Box 149, Mulvane, KS 67110  
Gerald W. Bachman, Salem Township Clerk, 9801 S. Bluff St., Mulvane, KS 67110  
Walter L. Branch, Salem Township Trustee, 500 W. 87th St. S., Wichita,  
KS 67233  
Ron Worley, County Zoning Administrator

REVISED STAFF REPORT



DR 86-15 - REQUEST FOR SPECIAL USE PERMIT FOR AN EQUIPMENT STORAGE BUILDING AND YARD FOR SALEM TOWNSHIP ON PROPERTY ZONED "R" RURAL RESIDENTIAL DISTRICT, LOCATED ON THE NORTH SIDE OF 95TH STREET SOUTH, ¼-MILE WEST OF BROADWAY.

Applicant: Trustees of Salem Township, 200 W. 95th St. S., Wichita, KS 67233

	Land Use	Zoning	Size
Application Area	Salem Township Hall	"R"	1.06 acres
North	Agriculture	"R"	
South	Single-family houses	"R-1"	
East	Agriculture	"R"	
West	Undeveloped	"R"	

History: Reviewed by Haysville City Planning Commission 12/11/86 and recommended for approval.

Background: The applicants are requesting a special use permit for a 40' by 60' equipment storage building and a storage yard for Salem Township on property zoned "R" Rural Residential and located on the north side of 95th Street South, approximately ¼-mile west of Broadway. The Salem Township Hall now occupies the site.

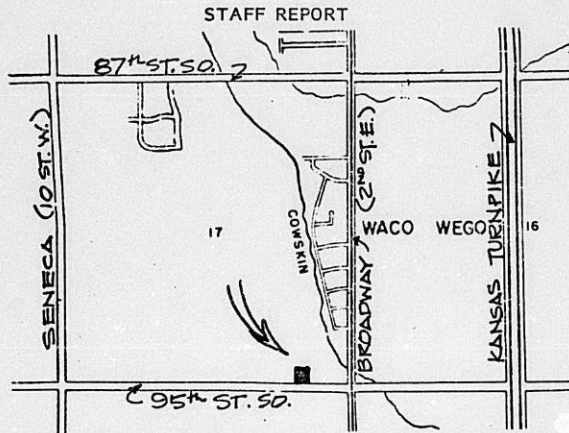
Analysis: To the north and east is agricultural land in the "R" district; to the south are single-family houses in the "R-1" district; to the west is undeveloped land in the "R" district.

This property is located within Haysville's platting jurisdiction and zoning area of influence. It has been owned by Salem Township since 1962.

As this property is directly across the street from single-family homes, all outside storage should be required to be adequately screened so as not to have a detrimental effect on the homes to the south or future homes that may develop in this residential area. The Haysville Planning Commission concurred in the suggestion that the proposed building be relocated further south on the site so that it could act as part of the screen for the outdoor storage. An existing evergreen hedgerow along a portion of the north property line and a portion of the east property line would seem to provide sufficient screening at those locations.

The Haysville Planning Commission recommended approval of the special use permit subject to the following conditions:

1. The applicants shall plat the property within one year after County Commission approval or this special use request shall be considered denied and closed. The resolution authorizing this use shall not be released until the plat has been recorded.
2. All new buildings shall observe the setback requirements of the zoning regulations. (Minimum setbacks in "R" zoning: 30 feet front yard; 20 feet side yard; 25 feet rear yard.)
3. The existing trees along the north and east property lines shall be maintained to provide a screened area north of the proposed building where equipment and materials shall be stored so as not to be visible from the homes to the south.



DR 86-15 - REQUEST FOR SPECIAL USE PERMIT FOR AN EQUIPMENT STORAGE BUILDING AND YARD FOR SALEM TOWNSHIP ON PROPERTY ZONED "R" RURAL RESIDENTIAL DISTRICT.

Applicant: Trustees of Salem Township, 200 W. 95th St. S., Wichita, KS 67233

	Land Use	Zoning	Size
Application Area	Salem Township Hall	"R"	1.06 acres
North	Agriculture	"R"	
South	Single-family houses	"R-1"	
East	Agriculture	"R"	
West	Cemetery	"R"	

History: None.

**Background:** The applicants are requesting a special use permit for an equipment storage building and yard for Salem Township on property zoned "R" Rural Residential and located on the north side of 95th Street South, approximately ¼-mile west of Broadway. The Salem Township Hall now occupies the site.

**Analysis:** To the north and east is agricultural land in the "R" district; to the south are single-family houses in the "R-1" district; to the west is Waco Cemetery in the "R" district.

This property is located within Haysville's platting jurisdiction and zoning area of influence. It has been owned by Salem Township since 1962.

As this property is directly across the street from single-family homes, all outside storage should be required to be adequately screened so as not to have a detrimental effect on the homes to the south or future homes that may develop in this residential area. It is suggested that the proposed building be relocated further south on the site so that it could act as part of the screen for the outdoor storage. An existing evergreen hedgerow along a portion of the north property line and a portion of the east property line might provide sufficient screening at those locations.

A recommendation of approval of the special use permit should be subject to the following conditions:

1. The applicants shall plat the property within one year after County Commission approval or this special use request shall be considered denied and closed. The resolution authorizing this use shall not be released until the plat has been recorded.

DR 86-15 SR MAILED TO HCPC & applicants, agent 12-5-86

2. All new buildings shall observe the setback requirements of the zoning regulations. (Minimum setbacks in "R" zoning: 30 feet front yard; 20 feet side yard; 25 feet rear yard.)
3. All outside storage of vehicles (other than passenger automobiles), equipment, and materials shall be enclosed by a solid fence or wall or evergreen hedgerow not less than six feet in height. Said screening material shall be maintained in good repair at all times.
4. Prior to scheduling this case for County Commission review, the applicants shall submit a revised site plan which delineates the screening required around all outside storage areas and which shows adequate building setbacks for all new buildings. Lot and street dimensions shall also be indicated.

CASE NO. DR 86-15

25 Notices to adjoining property owners mailed on  
12-4-86 for Haysville Planning Commission meeting  
on 12-11-86 and for the MAPC meeting on 12-22-86.

4 One each to Applicant and Agents.

3 One each to Ron Worley, David Spears and Karen  
Crook.

3 One each to Louise, Barbara and Glen.

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35 TOTAL

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

December 5, 1986

NOTICE OF PUBLIC HEARING

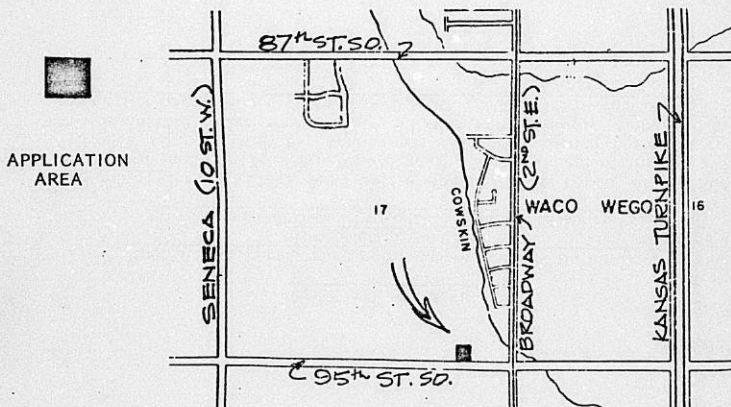
Case No.: DR 86-15.  
Location: On the north side of 95th Street South  $\frac{1}{4}$ -mile west of Broadway.  
Address: 200 West 95th Street South.  
Request: Special Use Permit for an Equipment Storage Building for Salem Township on Property Zoned "R" Rural Residential District.

NOTICE IS HEREBY GIVEN that on Thursday, December 11, 1986, at 7:00 p.m., the HAYSVILLE CITY PLANNING COMMISSION, meeting at the City Building, 200 West Grand, Haysville, Kansas, will consider the above mentioned item for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners.

If this matter is not deferred for further hearings by the Haysville City Planning Commission, it will appear on the agenda for the regular meeting of the WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION which begins at 1:30 p.m., Monday, December 22, 1986, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main Street, Wichita, Kansas.

As an owner or occupant of property in the area, you have the right to appear at the Planning Commission meetings, 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 hearings.

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 06-15

Special Use Permit for an Equipment Storage Building  
for Salem Township  
on Property Zoned "R" Rural Residential District

Beginning 13 rods (214.5 feet) east of the southwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence east 13 rods; thence north 13 rods; thence west 13 rods; thence south 13 rods to beginning. Generally located on the north side of 95th Street South  $\frac{1}{4}$ -mile west of Broadway.

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***

\*\*\*The following restricted uses are not permitted

CASE NO. DR 86-15

Special Use Permit for an Equipment Storage Building  
for Salem Township  
on Property Zoned "R" Rural Residential District

Beginning 13 rods (214.5 feet) east of the southwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence east 13 rods; thence north 13 rods; thence west 13 rods; thence south 13 rods to beginning. Generally located on the north side of 95th Street South  $\frac{1}{4}$ -mile west of Broadway.

DR 86-15

APPLICATION FOR SPECIAL PERMIT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

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

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

A. APPLICANT Trustees of SALEM Township X
ADDRESS 200 West 95th south Zip Code PHONE
AGENT Lester E. Hanson (Treasurer) X
ADDRESS R.R. #2 Box 149 Mulvane Zip Code 67110 PHONE 777-1284

B. APPLICANT
ADDRESS Zip Code PHONE
AGENT Gerald W. Bachman (Clerk) X
ADDRESS Zip Code PHONE 788-1282

C. APPLICANT
ADDRESS Zip Code PHONE
AGENT Walter L. Branch (Trustee) X
ADDRESS Zip Code PHONE 524-0787

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

- 2. A. The applicant proposes to establish an equipment storage Building for Salem Township (use) on property zoned R and 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).

Beginning 13 rods (214.5 feet) east of the S. W. Corner of the SE 1/4 of the SE 1/4 of Sec. 17, Twp. 29-S R-1-E, thence east 13 rods; thence north 13 rods; thence west 13 rods; thence south 13 rods to beginning.

- B. There are 1.0 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

HCPC 10-11-86

Map No. 5436 B Zoning (N) R (S) R-1 (E) R (W) R

MAPC 12-22-86

3. This property is located at (address) 200 west 95th St. So.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the \_\_\_\_\_ corner of \_\_\_\_\_ and

\_\_\_\_\_, OR

B. On the north side of 95th St. So. <sup>1/4 mile west of</sup> ~~(Ave.) Street~~ between  
Broadway (Ave.) Street and Seneca (Ave.) Street.

The property included in this application is zoned \_\_\_\_\_  
(ZONING DISTRICT CLASSIFICATION).

4. We request this special permit for the following reasons:

5. 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.

*Robert E. Hanson*  
X APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

*Gerald W. Bachman*  
X APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

*Walter L. Branch*  
X APPLICANT'S SIGNATURE

BY \_\_\_\_\_  
AUTHORIZED AGENT (IF ANY)

OFFICE USE ONLY

This application was received at the Planning Department at 3:15 pm  
(AM, PM) on 12-2-86 (day, month, year). It has been checked and  
found to be complete and accompanied by required documents and the appropriate fee of \$ 150<sup>00</sup>.

*Louise Olving* Name  
*Sr. Planner* Title

*ownership list to be submitted 12-3*

## OWNERSHIP LIST

Tract DescriptionProperty Owner*Application  
Area*

Tract located in the SW part of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East described as follows: Beginning 13 rods East of the SW/c of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; th. East 13 rods; th. North 13 rods; th. West 13 rods; th. South 13 rods to the p.o.b.

*dup*  
Salem Township  
Sedgwick County, Kansas  
c/o Gerald Bachman, Clerk  
9801 S. Bluff  
Wichita, KS 67233

A tract in the SW/c of of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East, described as beginning at the SW/c of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; th. running East 13 rods; th. North 13 rods; th. West 13 rods; th. South 13 rods to the p.o.b.

*V*  
George W. Qualls  
E. Dianne Qualls  
412 Monroe Rd.  
Toney, AL 35773

The S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 17, Township 29 South, Range 1 East except the above (2) described tracts and except that part platted as Oella Addition.

*X*  
Harry M. Rhodes  
Stella Rhodes  
c/o William J. Oakley  
R.R. #1, Box 93  
Belle Plaine, KS 67013

The East 120 feet of: Beginning 20 feet North and 30 feet East of the SW/c of the SW $\frac{1}{4}$  of Section 16, Township 29 South, Range 1 East; th. East 420 feet; th. North 50 feet; th. NW'ly to a point 290 feet due North of the p.o.b.; th. South 290 feet to the p.o.b.

*X*  
Louise Katchis  
George Katchis, Dec'd  
9626 S. Broadway  
Wichita, KS 67233

Beginning 9 chains and 12 links North of the SW/c of Section 16, Township 29 South, Range 1 East; th. North 2 chains and 50 links; th. East 4 chains; th. South 2 chains and 50 links; th. West 4 chains to beginning.

*X*  
Earl G. Cox  
Twila M. Cox  
9532 S. Broadway  
Wichita, KS 67233

The S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 16, Township 29 South, Range 1 East except beginning 20 feet North and 30 feet East of the SW/c of the SW $\frac{1}{4}$  of Section 16, Township 29 South, Range 1 East; th. East 420 feet; th. North 50 feet; th. NW'ly to a point 290 feet due North of the p.o.b.; th. South 290 feet to the p.o.b. and except beginning 9 chains and 12 links North of the SW/c of Section 16, Township 29 South, Range 1 East; th. North 2 chains and 50 links; th. East 4 chains; th. South 2 chains and 50 links; th. West 4 chains to beginning.

*dup*  
Earl G. Cox  
9532 S. Broadway  
Wichita, KS 67233

Beginning at the NW/c of the NW $\frac{1}{4}$  of Section 21, Township 29 South, Range 1 East; th. South along the West line of said NW $\frac{1}{4}$  420 feet; th. East 333 feet; th. South 541.62 feet; th. East 480 feet; th. South 218.96 feet more or less to a point 1332.26 feet North of the South line of said NW $\frac{1}{4}$ ; th. East parallel with the South line of said NW $\frac{1}{4}$  a distance of 512 feet; th. North to a point in center line of

*dup*  
George Katchis  
Louise Katchis  
9626 S. Broadway  
Wichita, KS 67233

(Cont'd)

Tract DescriptionProperty Owner

(Cont'd from Pg. 1)

Protective Drainage Ditch as condemned by Case #73916; th. NW $\frac{1}{4}$ ly along center of said Drainage Ditch to the North line of said NW $\frac{1}{4}$ ; th. West along the North line of said NW $\frac{1}{4}$  to the p.o.b.

A tract beginning 198 feet West of the NE/c of Section 20, Township 29 South, Range 1 East; th. South 236.5 feet; th. West 78.67 feet; th. North 236.5 feet; th. East 78.67 feet to the p.o.b.

X Paula L. Neier  
209 E. 95th South  
Wichita, KS 67233

The East 132 feet of the West 924 feet of the North 330 feet of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, Township 29 South, Range 1 East subject to the North 30 feet for road purposes.

X Timothy D. Garst  
Karen K. Garst  
115 E. 95th South  
Wichita, KS 67233

The NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except the North 660 feet thereof, and also except beginning 660 feet South of the NE/c of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, Township 29 South, Range 1 East; th. West parallel with the North line of the said NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , 150 feet; th. South parallel with the East line of the said NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , 50 feet; th. East 150 feet; th. North 50 feet to p.o.b., and also except the South 289.15 feet thereof; also except, beginning on the East line of said NE $\frac{1}{4}$  of Section 20, 289.15 feet North of the SE/c of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20; th. West parallel with the South line of said NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, a distance of 384 feet; th. North parallel with the East line of said NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, a distance of 100 feet; th. East parallel with the South line of said NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, a distance of 384 feet to the East line of said NE $\frac{1}{4}$  of Section 20; th. South along said East line 100 feet to the p.o.b.

X Robert A. Bybee  
Verta Geraldine Bybee  
101 E. 96th South  
Wichita, KS 67233

A tract in the NE $\frac{1}{4}$  of Section 20, Township 29 South, Range 1 East described as beginning at the NE/c of said NE $\frac{1}{4}$ ; th. West 12 rods; th. South 14 1/3 rods; th. East 12 rods; th. North 14 1/3 rods to the p.o.b.

X Elton Greer  
Arlene H. Greer  
3325 E. Bayley  
Wichita, KS 67218

The East 264 feet of the West 660 feet of the North 330 feet of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, Township 29 South, Range 1 East.

X Jerrel V. Woods  
Andrea K. Woods  
111 W. 95th South  
Wichita, KS 67233

The West 132 feet of the North 330 feet of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, Township 29 South, Range 1 East, except the North 30 feet for road.

X Vencill L. Lake Jr.  
231 W. 95th South  
Wichita, KS 67233

Beginning 276.6 feet West and 236.5 feet South of the NE/c of Section 20, Township 29 South, Range 1 East; th. West 132 feet; th. North 71.5 feet; th. East 132 feet; th. South 71.15 feet to p.o.b.

X J. Dale Anderson  
Geneva M. Anderson  
125 E. 95th St. South  
Wichita, KS 67233

<u>Tract Description</u>	<u>Property Owner</u>
The East 132 feet of the West 792 feet of the North 330 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 29 South, Range 1 East except the North 30 feet for road.	X Garland G. Snow Geraldine Snow 101 E. 95th South Wichita, KS 67233
The South 93.5 feet the North 330 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 29 South, Range 1 East, except the West 924 feet and subject to road access on the East 30 feet.	X Jack Martin Ward Ruby Marie Ward 9623 S. Broadway Wichita, KS 67211
The East 132 feet of the West 264 feet of the North 330 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 29 South, Range 1 East subject to road easement on the North 30 feet.	X Weldon R. Fulbright Alice A. Fulbright 219 W. 95th South Wichita, KS 67233
The East 132 feet of the West 396 feet of the North 330 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 29 South, Range 1 East.	<sup>205 W 95th St. So</sup> <sup>Wichita, Ks.</sup> <sup>67233</sup> X G. W. Qualls E. Dianne Qualls <del>450 W. Belmont</del> Wichita, KS 67206
The N $\frac{1}{2}$ of the East 132 feet of the West 1056 feet of the North 330 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 29 South, Range 1 East.	<sup>dup</sup> X J. Dale Anderson Geneva M. Anderson 125 E. 95th St. South Wichita, KS 67233
<u>Lot</u>	<u>Addition</u>
Lots 1 & 2	Waco First Addition X Randall Glen Brantley Linda Brantley 228 W. 96th St. South Wichita, KS 67233
Lots 3 & 4	" <sup>dup</sup> G. W. Qualls E. Dianne Qualls 412 Monroe Rd. Toney, AL 35773
Lots 5 & 6	" Same As Above
Lots 7 & 8	" X Dorothy I. Van Arsdale 655 Marcilene Terrace Wichita, KS 67218
Lot 9	" X Charles L. Carter Carole J. Carter 9631 S. Broadway Wichita, KS 67233
Lot 10	" <sup>dup</sup> Charles L. Carter 9631 S. Broadway Wichita, KS 67233
Lot 11	" <sup>dup</sup> Charles L. Carter Christine Carter 9631 S. Broadway Wichita, KS 67233
Lot 12	" X Barbara A. Schippers 9701 S. Broadway Wichita, KS 67233

<u>Lot</u>	<u>Addition</u>	<u>Property Owner</u>
Lot 13	Waco First Addition	Clayton G. Schippers Barbara A. Schippers D 9701 S. Broadway Wichita, KS 67233
Lots 14 & 15	"	Robert Dale Cowden Sue Ann Cowden 117 E. 96th South Wichita, KS 67233
Lot 16	"	Robert A. Bybee Verta Geraldine Bybee D 101 E. 96th South Wichita, KS 67233
Lot 17	"	Lillie A. Peters 2226 N. Volusia Wichita, KS 67219
Lots 18	"	Raymond A. Dings 3333 S. Rutan Wichita, KS 67216
Lots 19, 20, 21 & 22	"	Dwayne E. Chambers Glenna J. Chambers 201 W. 96th South Wichita, KS 67233
Block A	Oella Addition	J. L. Green Evangline Green 1707 Burns Wichita, KS 67203
<u>Tract Description</u>		
The $\frac{W}{2}$ of the $\frac{NE}{4}$ of Section 20, Township 29 South, Range 1 East, except the West 495 feet thereof.		Lewis W. Peterson Betty Lea Peterson 407 W. 95th St. South Wichita, KS 67233

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:

A tract located in the Southwest part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows:

Beginning 13 rods East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence East 13 rods; thence North 13 rods; thence West 13 rods; thence South 13 rods 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 2nd day of December, 1986, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Gable*

By

Sr. Vice-President



Jess Hanson 777-1294  
Jerry Bachman  
Salem Township

November 26, 86

200 W 95th S South

Owned by the Township -  
Township Hall.  
214.5 214.5

We discussed filing a Special Permit -

Case has to go to Hazsville.

He went directly to Bill Korber -

Final Plat only to Hazsville -

Sketch - site plan needed with Special Permit  
Case -

Needs to submit application early next week  
to be scheduled for Hazsville - Check their  
meeting dates for Dec.

**MICROFILMED  
FROM THE BEST  
AVAILABLE COPY**

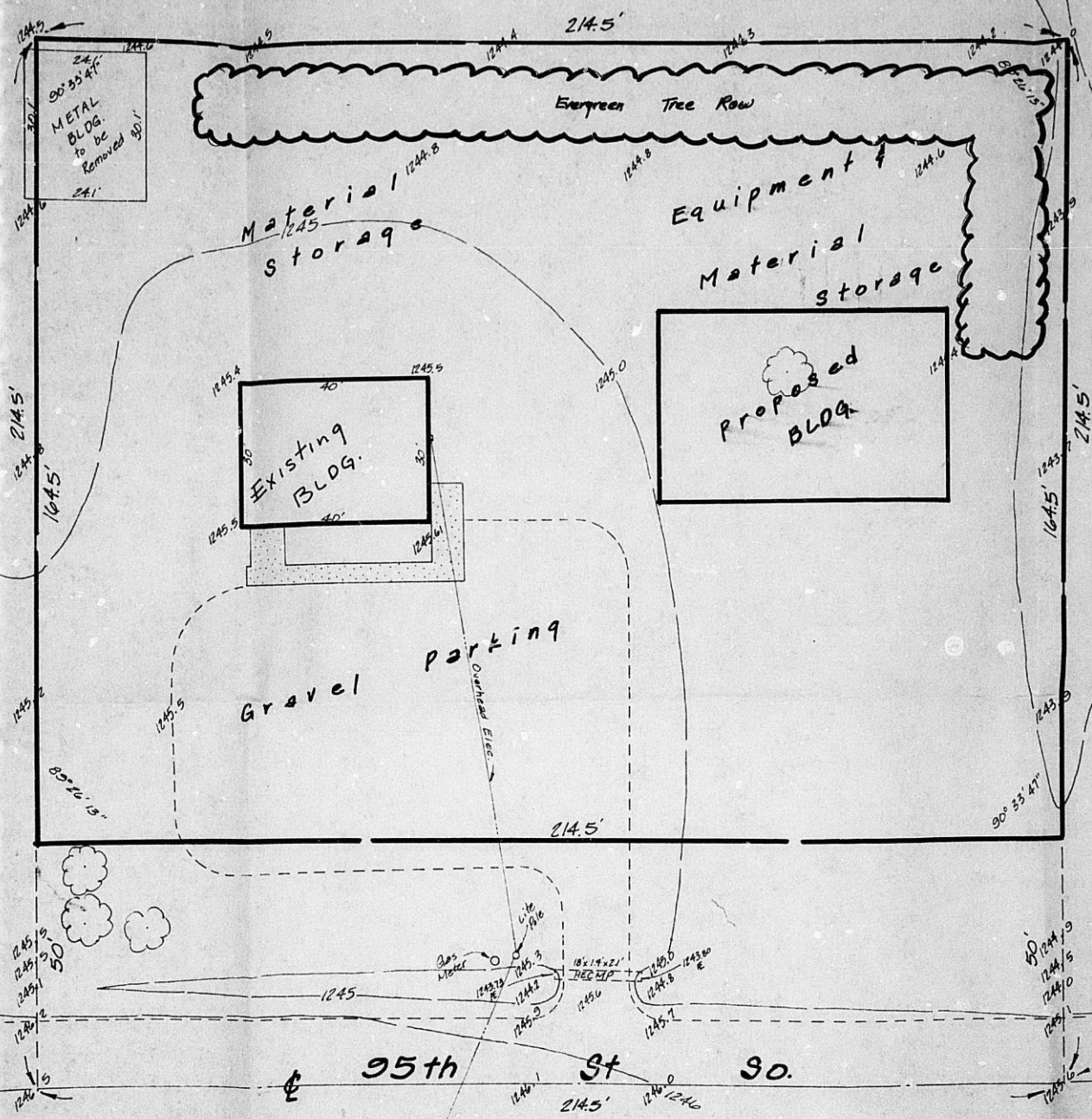
FORM 29-021

PAYMENT NOTICE  
City of Wichita

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

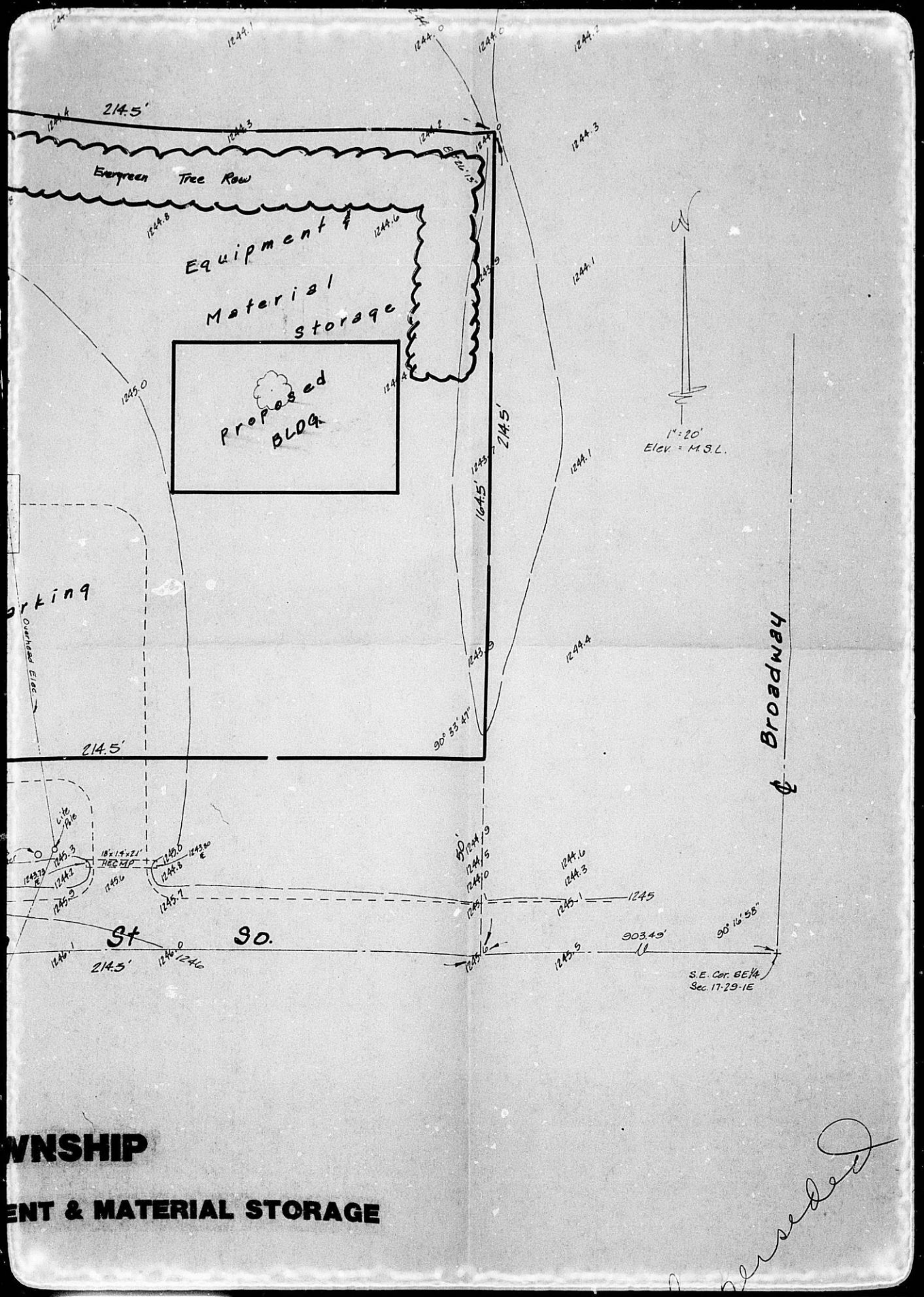
DESCRIPTION	150-	AMOUNT
<i>agreement amount (for 5 months)</i>		
NAME	<i>Pennington Co.</i>	
ADDRESS	<i>315 8th St.</i>	
FUND	<i>785-470-113</i>	DUE DATE
COMMENTS	<i>12-2-86</i>	
DATE	<i>12-2-86</i>	BY
		<i>L.V.</i>





# SALEM TOWNSHIP

## OFFICE-EQUIPMENT & MATERIAL STORAGE



**TOWNSHIP**  
**EQUIPMENT & MATERIAL STORAGE**

*Handwritten signature*

Metal Bldg  
to be  
Removed

MATERIAL STORAGE

# 200

35,285 sq. ft.  
(including street)

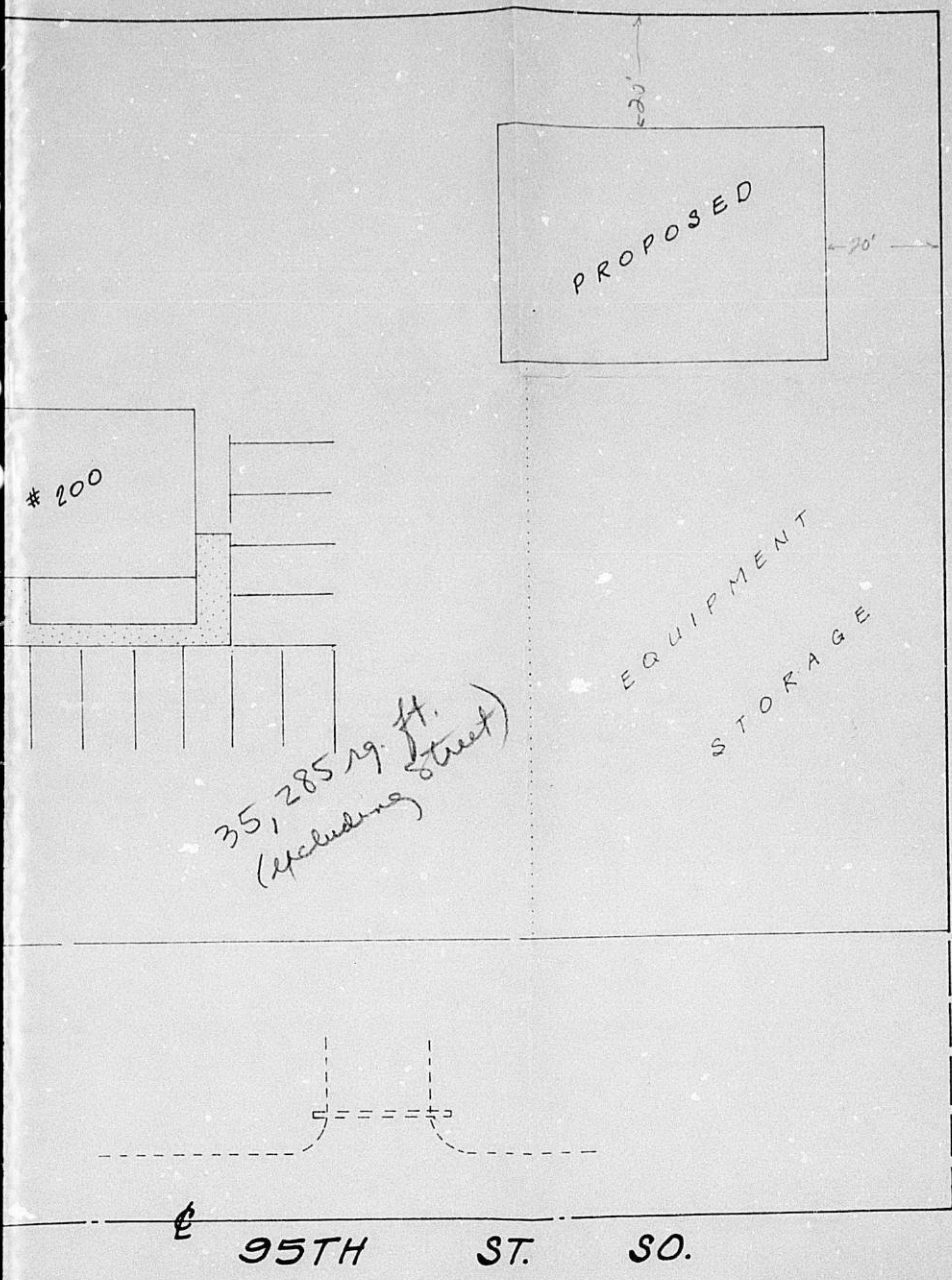
SW Cor 3E/4  
3E/4 17-29-1E

2145'

89° 06' 15"

95TH ST.

**SALEM TOWNS**  
**OFFICE - EQUIPMENT**



35,285 sq. ft.  
(including street)

95TH ST. SO.

903-45

**SALEM TOWNSHIP**  
**OFFICE - EQUIPMENT & MATERIAL STORAGE**

*Supervisor*

PROPOSED

100'

20'

EQUIPMENT  
STORAGE



1" = 20'

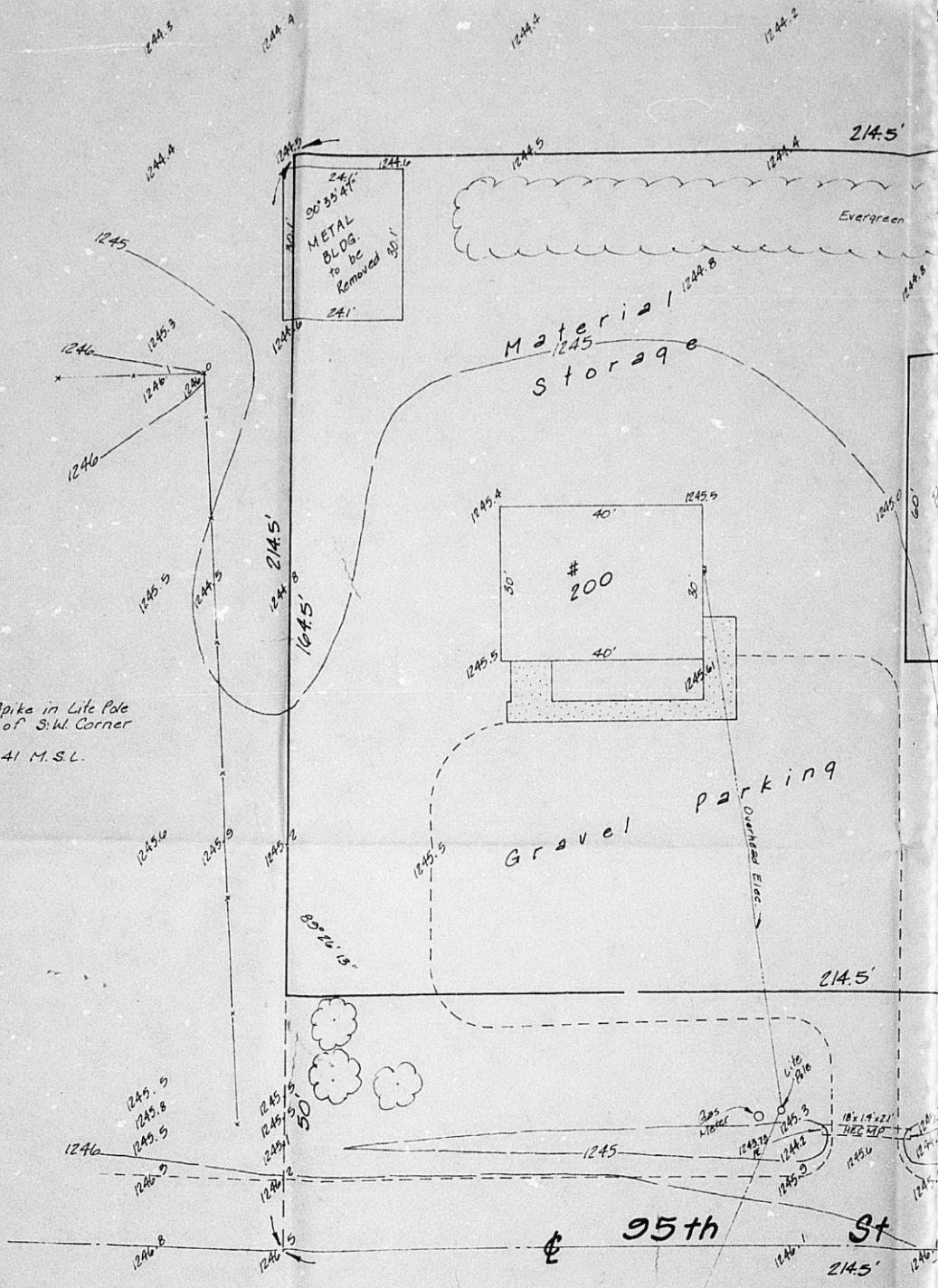
BROADWAY

903.45'

SO.

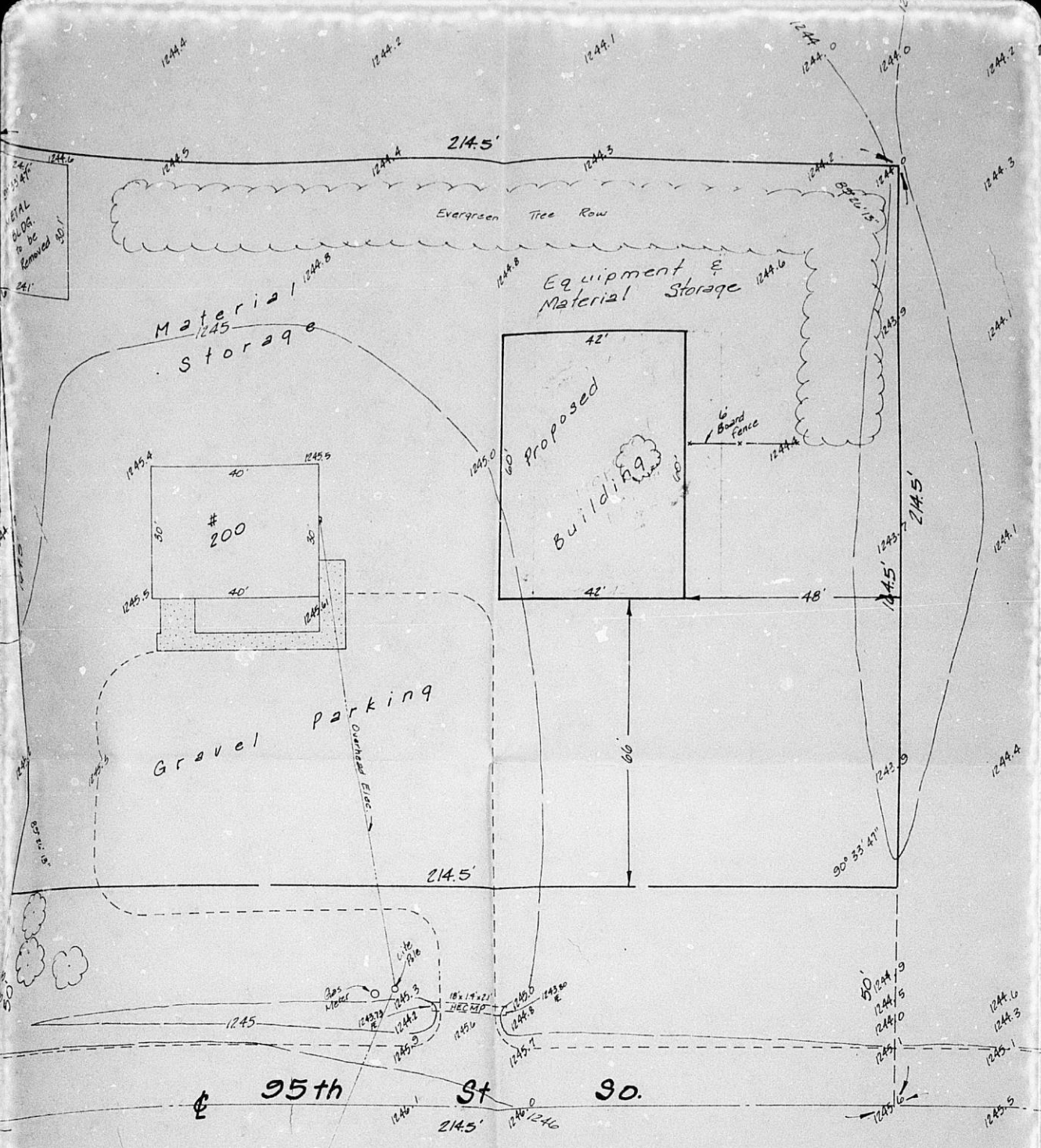
**SHIP  
IT & MATERIAL STORAGE**

*Supervised*



BENCH MARK: Spike in Life Pole  
 99.2' E. & 23.2' S. of S.W. Corner  
 of Property  
 Elevation = 1246.41 M.S.L.

**SALEM TOWNSHIP**  
**OFFICE-EQUIPMENT & MATER**

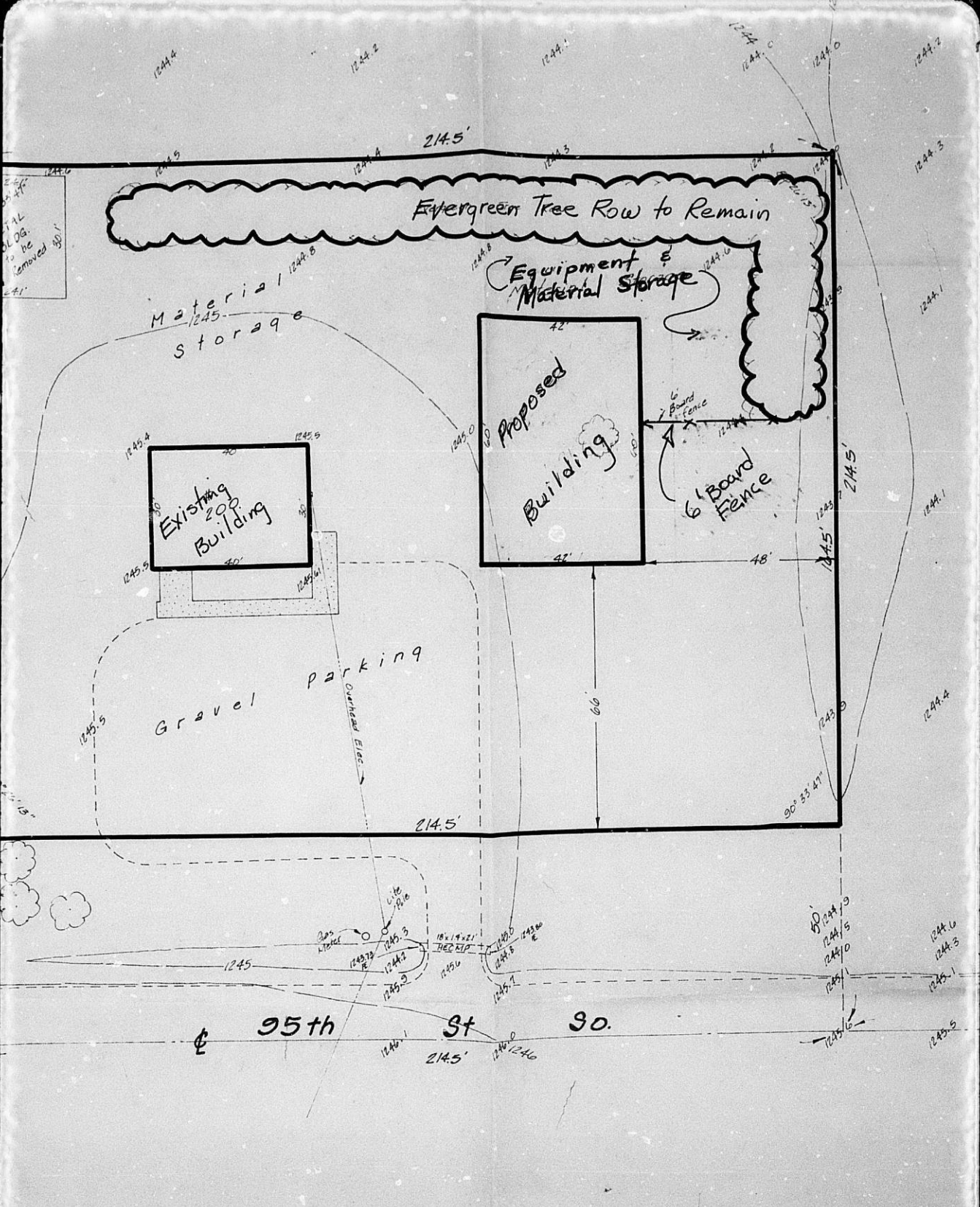


**SALEM TOWNSHIP**  
**OFFICE-EQUIPMENT & MATERIAL STORAGE**





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# SALEM TOWNSHIP

## OFFICE-EQUIPMENT & MATERIAL STORAGE

