

ACTION

DATE

COMMITTEE

Park City P.C. *Approved and transmitted* 3/26/87

M.A.P.C. *Approved and to be entered on file* 3/27/87

P.C.C./B. CO. C. *Approved and recommended* 4-1-87

RR 87-1: Bd. of Co. Commissioners request Special Use Permit to establish multi-purpose facilities for both indoor & outdoor uses including animal race tracks north of 77th St. N. between hydraulic & 1-135.

OSTED 33-87 KY

# ACTION

COMMITTEE	DATE
Park City P.C.	Approved on transmittal 3/2/87
M.A.P.C.	Approved only to amended conditions 3/5/87
<del>B.C.C./B. CO. C.</del>	<del>Approved on 4-1-87</del> Not recommended

DR 87-1-Bd. of Co. Commissioners request  
 Special Use Permit for establishments and  
 purpose facilities for both indoor & out-  
 door use of swimming and/or tennis &  
 1-1-87 N. between 19th and 21st

DATA SHEET

Z- \_\_\_\_\_  
 SCZ- \_\_\_\_\_  
 CU- \_\_\_\_\_  
 DR- 87-1 \_\_\_\_\_  
 DP- \_\_\_\_\_  
 Amend \_\_\_\_\_  
 Case Filed: 2-4-87 \_\_\_\_\_  
 Associated Case: \_\_\_\_\_

APPLICATION DATA: Map No. 5557 B

1. General Location: North of 77th Street North between Hydraulic and I-135
2. From \_\_\_\_\_ to \_\_\_\_\_
3. Proposed Use: Special Use Permit to Establish Multi-Purpose Facilities for Both Indoor and Outdoor Uses Including Those Uses Originally Established for the Kansas Coliseum, Located Adjacent to the North, and Including Animal Race Tracks
4. DP Name: \_\_\_\_\_
5. Applicant: Board of County Commissioners (Sedgewick County, KS.)  
 Address 525 North Main Street, Wichita, KS. 67203 Phone 268-7411
6. Agent: Robert A. Lakin, Director, Bureau of Parks and Recreation  
 Address 510 North Main Street, Suite 602, Wichita, KS. 67203 Phone 268-7214

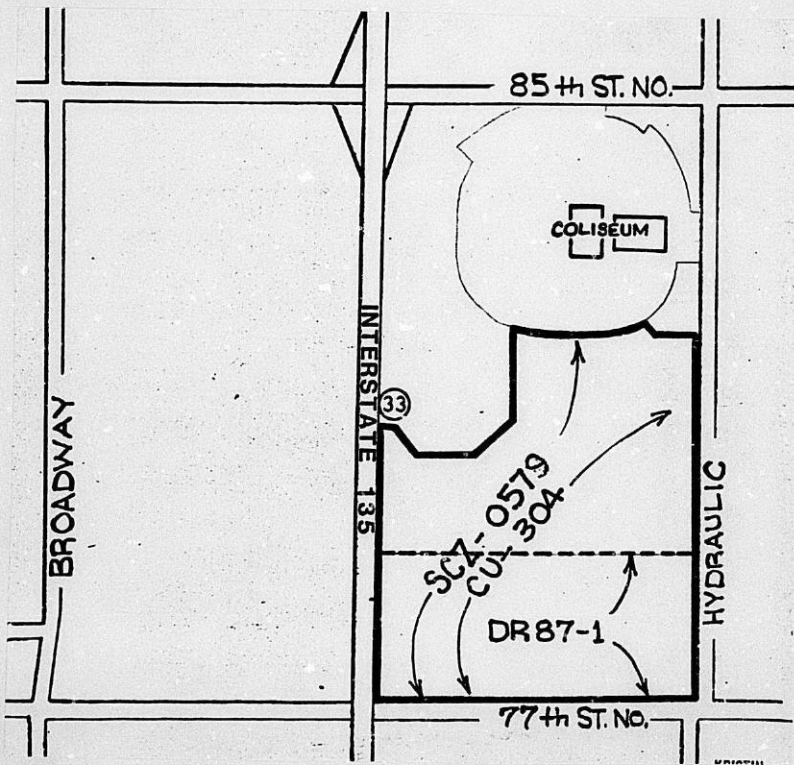
AREA DATA:

1. Acres: 80 ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: N "R" S "R" E "R" W "R"
3. Land Use: North \_\_\_\_\_ East \_\_\_\_\_  
 South \_\_\_\_\_ West \_\_\_\_\_

PICTURE SHEET

PHOTO DATA:

Taken by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_



NOTES:

T9-214-2

Sedgewick  
 No. 2-153C  
 HASTINGS, ILL.  
 LOS ANGELES-CHICAGO-INDIANAPOLIS, OH  
 MEMPHIS-TULSA-CUSTOM GROVE, GA  
 U.S.A.



## City of Park City

6110 N. Hydraulic  
Wichita, Kansas 67219-2499

(316) 744-2026

August 31, 1989

Jack Galbraith  
Wichita-Sedgwick County  
M.A.P.C.  
455 N. Main  
Wichita, Kansas 67202

RE: Approval of site circulation and landscape plans.

Dear Mr. Galbraith:

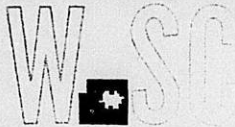
This is to advise you that Park City has reviewed and approved the site circulation and landscape plans for Wichita Greyhound Park.

Sincerely,

Leonard Biggs  
City Administrator

LB/rk

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1668  
(316) 268-4561

August 15, 1989

Mr. Calvin McMillan  
430 N. Market  
Wichita, KS 67202

Re: CU-304 - Conditional Use for pari-mutuel racetrack  
AND DR 87-1 - Special Permit to establish multi-purpose  
facilities

Dear Mr. McMillan:

*rec 9-1-89*  
*McMillan*  
*8-31-89*

My letter to you dated July 21, 1989, listed three items which we needed from you before conditions of the approving resolutions would be satisfied: 4 copies of the revised landscape plan; 4 copies of the revised site circulation plan; and 1 copy of the minutes of the Park City Planning Commission meeting where they reviewed and commented on these plans. We later told you that a letter from the City Administrator of Park City would suffice in lieu of the minutes if you are having difficulty getting minutes from them.

To date, we have received only one of these three items -- the landscape plans. Your proposed opening day at the racetrack is fast approaching and I am sure you want to have everything in order so that you won't have any last-minute delays. Before we can say that all conditions of these two approving resolutions have been satisfactorily completed, we must have the site circulation plans and confirmation that the Park City Planning Commission has reviewed the plans.

As a reminder of what the site circulation plan is to show, the following is quoted from Resolution #147-1987 (for CU-304):

"A site development plan shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to the issuance of any building permits. Said plan shall include the location of all major structures, the location and width of all internal circulation roads, including locations of pay

FILE COPY

Mr. Calvin McMillan  
Page 2

booths, the location and capacity of all parking lots, the location and width of all ingress and egress points, and the location of all outdoor animal exercise areas. No buildings shall be within 100 feet of I-135 or within 35 feet of Hydraulic and 77th Street."

Sincerely,



Jack H. Galbraith  
Chief Planner

JHG:LO:jcm

cc: Jarold Harrison, Assistant County Manager  
Ron Worley, County Zoning Administrator

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

July 21, 1989

Mr. Calvin McMillan  
430 N. Market  
Wichita, KS 67202

Re: CU-304 - Conditional Use for pari-mutual racetrack  
AND DR 87-1 - Special Permit to establish multi-purpose  
facilities

Dear Mr. McMillan:

In accordance with the resolutions of approval of the above-captioned cases, you have submitted a landscape plan, a site development plan and an irrigation plan for our review and approval. Your landscape plan, as now revised, responded to our letter to you dated May 10, 1989, which commented and made several suggested changes. The resolutions of approval also required you to submit these plans to the Park City Planning Commission for their comments. You previously advised that you would furnish us a copy of those minutes, which we have not yet received.

We have been kept advised by copies of memos of your discussions with the County Manager's Office and County Traffic Engineer as to the number of actual driveway approaches to Hydraulic, and we now understand that the agreed to number is 3, not 4, as indicated on our copy of the site development plan. It is necessary for that correction to be made and four copies of the revised site circulation plan to be submitted to our office for our files and the files of the County Zoning Administrator's office.

As to the revised landscape plan, we have examined the plant materials list and the proposed location and specifications of all plants and find them to be satisfactory. Your landscape architect needs to also reflect the elimination of the second driveway from the south and submit four corrected copies of the plan for our files.

Once the four corrected copies of each plan are submitted, they will be marked "approved" by the Director of Planning and two copies will be retained in our files, with two copies submitted to Ron Worley. If you desire to have copies of the approved plans, please submit whatever extra copies you need for your files. Our approval of the site plan and landscape plan will

FILE COPY

Page 2

→ satisfy two of the conditions of the adopted resolution. Our  
→ approval is subject to your installing the irrigation system  
submitted on the Irrigation Design Plan dated May 19, 1989. Our  
approval is also subject to your submitting a copy of the minutes  
of the Park City Planning Commission reflecting their comments.  
Please be advised that you are still responsible for complying  
with any other site circulation conditions as may be required by  
the County Bureau of Public Services.

If you have any questions on what is necessary to complete this  
matter, please call.

Sincerely,

  
Jack H. Galbraith  
Chief Planner

JHG:jcm

cc: Leslie Campbell Landscape Architect, 3700 E. Douglas,  
Suite 10, 67208  
Robert A. Lakin, The Martens Co., 110 N. Market, 67202  
Marvin Krout, Director of Planning  
Jarold Harrison, Assistant County Manager  
Ron Worley, County Zoning Administrator  
Mark Borst, County Traffic Engineer

6/5/89

Cal McMillan and Leslie Campbell (Landscape Architect) came in this date to discuss their revised landscape plans. They also submitted a copy of the irrigation proposal and plant material list. The plan proposes to retain the driveways to Hydraulic that Co Traffic Engineer proposed to have removed. Most of the questions we had on plant materials were satisfactorily answered. Before our final review and approval, we need to schedule both the site and landscape plan for consideration by Park City - Cal will keep us advised of that scheduled meeting.

Leslie Campbell 685-9492

## WICHITA GREYHOUND PARK, INC.

1020 N. Main • Suite B / Wichita, Kansas 67203  
316 / 263-8101 • FAX 316 / 263-1216

May 31, 1989

### Board of Directors

HERMAN KAMSEI  
Chairman of the Board  
WAYNE STRONG  
President  
HERMAN KAMSEI  
Treasurer  
CALVIN KAMILLAN  
Secretary  
HAROLD RIPPES  
Vice President  
HERBERT A. AHSISLER  
Vice President  
JANET STRONG  
Director

DO BEAUMIER  
General Manager

~~Mr. Mark R. Borst~~  
Deputy Director  
Bureau of Public Services  
Sedgwick County, Kansas  
1250 South Seneca  
Wichita, Kansas 67213

Dear Mr. Borst:

In response to your letter of May 22, 1989, concerning the entrances to Wichita Greyhound Park on Hydraulic, you are advised that WGP is desirous of keeping the four original access points on Hydraulic. Although WGP fully intends to block off the two south exits for general traffic control, it appears to be desirable to have two south exits available in case of emergencies. WGP will not agree that they will never use the south two exits or to have these exits removed after the interchange is constructed.

Very truly yours,

WICHITA GREYHOUND PARK, INC.



Calvin McMillan  
Secretary

CM:sm

cc: Jack Galbraith, MAPD  
Jarold Harrison, Assistant County Manager  
WGP - Board of Directors

**RECEIVED**

JUN 05 1989

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 258-4551

Calvin McMillan  
430 N. Market  
Wichita, KS 67202

May 10, 1989

Re: Wichita Greyhound Park

Dear Mr. McMillan:

We have reviewed the site development plan and landscape plan submitted by Bob Lakin last week. There are a number of comments we have that we would like for your landscape architect to take into consideration and change on the plan, and several modifications that should be made to the site development plan.

In reviewing sheets 1 and 29 with the County Zoning Administrator, Ron Worley, and the County Traffic Engineer, Mark Borst, they both advised of the way traffic is expected to be handled to both streets. If there is to be only one access point to Hydraulic south of the track, as they advised, then these sheets need to be amended to reflect that and the interior circulation needs to be corrected to show the circulation between the three east-west lanes serving the different parking areas. We were advised that the intent is to have 5 lanes in from 77th at the one designated approach and that those lanes will reverse after the races. We were not advised as to how many lanes would be at the access point to Hydraulic south of the grandstand building. There was some expression that the designation for the parking areas had been recently changed and if that is correct, please have those corrected on the plans.

As to the landscape plan which does not have a referenced sheet number but a job number 2109, there are a number of questions and comments we have that should be considered. The plan should be corrected to reflect the elimination of the two drives to Hydraulic, the change of parking and interior circulation drives, and the location of both retention/detention ponds. There is no mention of how it is proposed to water all plant materials. Either an irrigation plan should be submitted or a statement of intent should be placed on the plan. You also need to submit a plant materials specification sheet with the revised plans. Most of the plant materials are satisfactory; however, there are a number of items listed below that need to be changed or at least considered:

Page 2

Identify the shrubs on both sides of the entranceway to 77th.

The type of thornless honeylocust should be identified. Both Shademaster and Skyline are recommended for Wichita.

We have been advised that the "Gnome" Pyracantha is one of the most hardy varieties for the Wichita area.

Pin Oaks have a difficult time in certain areas of Wichita where there is a high PH. It is recommended that the soil be tested and that the PH not be greater than 6.5.

In screening the kennel complex, Halls Honeysuckle is proposed to grow on the fence on the east side. The problems mentioned with this plant material are that it often becomes leggy and bunches on the top of fences and doesn't provide screening in the winter. We don't really have an alternative suggestion, but whatever is decided, we would like for the west side of the kennel area to also be screened.

The County Engineer's office cautioned us that if a sprinkler system is proposed, it should not be constructed in public right-of-way, as they may often have to grade ditches.

If there is grass proposed under the Pin Oaks, please have it indicated on the plans.

We would like for consideration to be given to selecting a different plant material than Silver Maple along the drive from 77th Street. We are not strongly opposed to that tree, but they are soft and often have considerable damage in wind storms.

If berms are proposed around the retention ponds east of the track, we would like for the contours to be indicated and to see the relationship of the location of the pines to the berms.

Although we don't object to the use of Bur Oaks, they are very slow growing. In addition to the Bur Oaks and the pines on the east side of the track, some clustering of flowering trees would be beneficial.

One other comment that is unrelated to our review of these plans is that the County Manager's Office has advised us that a requirement of the lease agreement is that site development plans be submitted to the County Commission for approval. In addition,

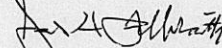
Page 3

the proposed exterior building materials are to be submitted to the County Commission for approval. As construction appears to be continuing at a rapid pace, those two items need your immediate attention. The review of the site plan should probably wait until after comments are received from Park City; however, the consideration of the proposed exterior materials should be submitted to the County within the next two weeks.

These are the comments we have at this time. Prior to our approval of these plans, they should be amended as suggested above. Once they are amended, you need to schedule a date to present both plans to the Park City Planning Commission for their comments. Upon receiving their comments and four sets of each plan, we will have our final review.

If you would like a meeting to further discuss our remarks after reviewing our comments, please call.

Sincerely,



Jack H. Galbraith  
Chief Planner

JHG:jcm

cc: Robert A. Lakin, The Martens Co., 110 N. Market, 67202  
Jarold Harrison, Assistant County Manager  
Ron Worley, County Zoning Administrator  
Mark Borst, County Traffic Engineer

RESOLUTION NO.

R#146-1987

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 GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. 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 multi-purpose facilities for both indoor and outdoor uses including those uses originally established for the Kansas Coliseum, adjacent on the north, and including animal race-tracks on property zoned the "R" Rural Residential district is hereby approved on lands legally described as follows:

CASE NO. DR 87-1

The S½ of the SE¼, Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The uses allowed under this special permit shall be as follows provided ownership of the property remains under county governmental control: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers, including animal racetracks either pari-mutuel or non pari-mutuel; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping."
2. The property shall be platted within two years after approval by the Board of County Commissioners and prior to this special use permit becoming effective. The plat shall be submitted to the Park City Planning Commission for review and comment.
3. A site development plan shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to the issuance of any building permits. No buildings shall be within 100 feet of I-135 or within 35 feet of Hydraulic and 77th Street.
4. A landscape plan for all parking areas and for the east, south and west perimeters of the site shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to issuance of any building permits.

SECTION II. That this Resolution shall take effect and be in force from and after the recording of a plat of this property.

ADOPTED AT WICHITA, KANSAS, this 1<sup>st</sup> day of April, 1987.

Tom Scott, Chairman  
Tom Scott

Mark F. Schroeder, Commissioner pro tem  
Mark F. Schroeder

David Bayouth, Commissioner  
David Bayouth

Bernard A. Hentzen, Commissioner  
Bernard A. Hentzen

Billy Q. McCray, Commissioner  
Billy Q. McCray

ATTEST:

Don Wright, County Clerk  
Don Wright, County Clerk  
(SEAL)

APPROVED AS TO FORM:

Robert R. Arnold, County Counselor  
Robert R. Arnold, County Counselor

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: January 3, 1989

TO: Jerold D. Harrison, Assistant County Manager  
FROM: Marvin S. Krout, Director of Planning, MAPD *W Krout*  
SUBJECT: SCZ-0579, CU-304, DR 87-1 and Final Plat of Coliseum  
Park

This is to advise you that based upon your request that the resolutions associated with the above cases be published prior to the associated plat being recorded, I have instructed staff to have the ones with the zone case and conditional use published in Wednesday's paper. Regarding the resolution with DR 87-1, which is the special use request for the establishment of the intended uses, that resolution is not the type having to be published prior to becoming effective. One of the conditions, however, requires the platting of the property prior to the resolution becoming effective. I would expect that Ron Worley will also be willing to work with the contractor in the issuance of temporary permits prior to completing the plat and meeting other conditions.

The associated plat is on the agenda of the Planning Commission for January 5. Our understanding in publishing these resolutions in advance of platting is that the County will proceed as scheduled to complete the plat and see that it is recorded and comply with all other conditions of approval of these cases.

By copy of this memo to Ron Worley, I am forwarding copies of the resolutions for his files.

MSK:JHG:jcm

cc: Kim C. Dewey, County Manager  
Ron Worley, County Zoning Administrator  
Robert A. Lakin, The Martens Companies, 110 N. Market, 67202

FILE COPY



SEDGWICK COUNTY, KANSAS

County Manager's Office

Kim C. Dewey  
County Manager

TO: Marvin S. Krout, Director  
Metropolitan Area Planning Department

FROM: Jarold D. Harrison, Assistant County Manager *JDH*

DATE: December 23, 1988

SUBJECT: SCZ-0579, CU-304, DR 87-1  
(Kansas Coliseum/Parimutuel Site)

Since the approval of the cases on April 1, 1987 by the Board of County Commissioners, there has been an extended period of time pass before the Kansas Racing Commission made their decision as to who would be the licensee in Sedgwick County. Because of this, it was not possible until just recently to begin work on several conditional items in the above cases. The developer is now fast tracking the project in design phases which will lead to a September opening. To do so, they will need to start site and stadium construction almost immediately. Thus we will need to complete and publish the zoning approvals as soon as we can. The plat is in final approval stage and is in the Department pending approval.

I would ask that you as Planning Director authorize the publishing of the zoning resolutions as soon as possible subject to the conditions imposed in the zoning approvals being met prior to the issuance of any occupancy permit. This in essence will be a detail site approval; landscape plans for the parking area and landscape plans on the east and south. The site/development plan in its general state has been approved by the Board of County Commissioners as an attachment to the lease. Copies of this have been furnished to the staff as a part of the subdivision approval process. We will need to have the development plan provided in more detail as to dimension and location of all internal circulation and capacity of parking lots, and the design of all ingress and egress points. I would expect the landscape plans to follow shortly after the detailed site plan.

Jack: see me on this  
Why can't Worley issue  
"conditional permit" like  
CID? I'm not keen on publishing  
zoning prior to plat going thru -  
what's the status? *AK*  
NAFC agenda (7th Wednes)

-2-

Please advise if this procedure is acceptable and the expected date of zoning resolution publication.

JDH:ler

cc: Kim C. Dewey, County Manager  
Jack Galbraith, Chief Planner, MAPD  
Ron Worley, Zoning Administrator  
Calvin McMillan, WGP, Inc.  
Robert A. Lakin

Planning Agenda

Item #

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION  
TO BOARD OF COUNTY COMMISSIONERS

REQUEST FOR SPECIAL USE PERMIT

DR 87-1 - SPECIAL PERMIT TO ESTABLISH MULTI-PURPOSE FACILITIES FOR BOTH INDOOR AND OUTDOOR USES INCLUDING THOSE USES ORIGINALLY ESTABLISHED FOR THE KANSAS COLISEUM, LOCATED ADJACENT TO THE NORTH, AND INCLUDING ANIMAL RACETRACKS; GENERALLY LOCATED NORTH OF 77TH STREET NORTH BETWEEN HYDRAULIC AND I-135.

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

Parsons moved, Gardner seconded and it carried unanimously. Banzer, Crockett and Miles were 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, including platting; 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

PCPC Hearing Date: 3-02-87 Approve  
MAPC Hearing Date: 3-05-87 Approve

BCoC Hearing Date: 4-01-87

COMMISSION DISTRICT #4

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
Application Area	Undeveloped	"R"	80± acres
North	Undeveloped, County maintenance yard, & Kansas Coliseum	"R"	
South	Undeveloped	"R"	
East	Undeveloped	"R"	
West	Interstate highway & Undeveloped	"R"	

History: None.

Applicant: Board of Sedgwick County Commissioners

Protestors: None

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EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 5, 1987

LEGAL:

5. Case No. DR 87-1 - Board of County Commissioners requests Special Use Permit for the S½ of the SE¼, Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

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

Background: The Board of Sedgwick County Commissioners has recently acquired 80 acres of unplatted land adjacent to the south of the 218½-acre Kansas Coliseum site and is requesting a special permit for governmental uses on this land. The requested uses include all those uses allowed by the original special permit for the Coliseum, plus animal racetracks. If the requested "C" zoning and conditional use permit (SCZ-0579 and CU-304) covering this 80 acres are not finalized for some reason, the County wants the ability to develop this land for the types of uses now permitted on their land to the north, including animal racetracks.

Analysis: The special permit for the Coliseum which was approved in 1975 listed as proposed land uses the following: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping." The wording "competitive animal...contests in regard to performance, stamina, endurance, speed..." could be interpreted as meaning animal racetracks but to make that use absolutely clear, the additional phrase "including animal racetracks either pari-mutuel or non pari-mutuel" is being added to the list of uses requested for the south 80 acres.

Depending on the intensity of uses which are developed on this site and whether their main access is from 77th Street or through the existing development to 85th Street, an interchange at 77th Street and I-135 may be needed. The need for an interchange, the rights-of-way for an interchange as well as for other perimeter roads, and the financing of all road improvements associated with development of this site will be further discussed at the time of platting. Sewer and water service as well as drainage will also be considered at the time of platting.

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

1. The uses allowed under this special permit shall be as follows provided ownership of the property remains under county governmental control: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers, including animal racetracks either pari-mutuel or non pari-mutuel; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping."
2. The property shall be platted within two years after approval by the Board of County Commissioners and prior to this special use permit becoming effective.
3. A site development plan shall be submitted to the Metropolitan Area Planning Department for review and approval prior to the issuance of any building permits. No buildings shall be within 100 feet of 77th Street or I-135 or within 35 feet of Hydraulic.

4. A landscape plan for all parking areas and for the east, south and west perimeters of the site shall be submitted to the Metropolitan Area Planning Department for review and approval prior to issuance of any building permits.

DR 87-1

The Park City Planning Commission, at its meeting on March 2, 1987, unanimously recommended the approval of this special use permit subject to the following conditions:

1. The uses allowed under this special permit shall be as follows provided ownership of the property remains under county governmental control: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers, including animal racetracks either pari-mutuel or non pari-mutuel; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping."
2. The property shall be platted within two years after approval by the Board of County Commissioners and prior to this special use permit becoming effective. The plat shall be submitted to the Park City Planning Commission for review and comment.
3. A site development plan shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to the issuance of any building permits. No buildings shall be within 100 feet of 77th Street or I-135 or within 35 feet of Hydraulic.
4. A landscape plan for all parking areas and for the east, south and west perimeters of the site shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to issuance of any building permits.

DISCUSSION:

GALBRAITH stated that if this tract is not developed under the "C" Commercial zoning classification, then the Board of County Commission has asked that the special permit area be expanded that was granted in 1975. He said that the County did not own this site when they processed their previous applications. They are asking for the same identical uses to be granted so that the Coliseum uses could be expanded. GALBRAITH mentioned that when this was previously approved for conventions and various type shows, there was a phrase in the list of permitted uses relative to competitive animal and livestock contests, but nothing relative to including animal racetracks or pari-mutuel or non pari-mutuel betting. He said that they would like an opportunity to make that clear now by inserting that type of wording. GALBRAITH said that staff recommended approval of the request. The Park City Planning Commission was unanimous in their recommendation of approval.

ROBERT A. LAKIN, Director of Parks and Recreation for the County, stated that since this piece of land was acquired subsequent to the original Coliseum construction, and the very likely possibility that they will have pari-mutuel facility, he wanted to establish the same use rights as they had for the total piece of land. LAKIN said that he would also like to have the 35-foot setback on 77th Street.

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 uses allowed under this special permit shall be as follows provided ownership of the property remains under county governmental control: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers, including animal racetracks either pari-mutuel or non pari-mutuel; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping."
2. The property shall be platted within two years after approval by the Board of County Commissioners and prior to this special use permit becoming effective. The plat shall be submitted to the Park City Planning Commission for review and comment.
3. A site development plan shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to the issuance of any building permits. No buildings shall be within 100 feet of I-135 or within 35 feet of Hydraulic and 77th Street.
4. A landscape plan for all parking areas and for the east, south and west perimeters of the site shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to issuance of any building permits.

Parsons moved, Gardner seconded and it carried unanimously. Banzer, Crockett and Miles were absent.

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RESOLUTION NO. \_\_\_\_\_

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 GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. 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 multi-purpose facilities for both indoor and outdoor uses including those uses originally established for the Kansas Coliseum, adjacent on the north, and including animal race-tracks on property zoned the "R" Rural Residential district is hereby approved on lands legally described as follows:

CASE NO. DR 87-1

The S½ of the SE¼, Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The uses allowed under this special permit shall be as follows provided ownership of the property remains under county governmental control: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers, including animal racetracks either pari-mutuel or non pari-mutuel; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping."
2. The property shall be platted within two years after approval by the Board of County Commissioners and prior to this special use permit becoming effective. The plat shall be submitted to the Park City Planning Commission for review and comment.
3. A site development plan shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to the issuance of any building permits. No buildings shall be within 100 feet of I-135 or within 35 feet of Hydraulic and 77th Street.
4. A landscape plan for all parking areas and for the east, south and west perimeters of the site shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to issuance of any building permits.

SECTION II. That this Resolution shall take effect and be in force from and after the recording of a plat of this property.

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

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

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

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

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

\_\_\_\_\_, Commissioner  
Billy Q. McCray

ATTEST:

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

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert R. Arnold, County Counselor

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(315) 268-4561

March 6, 1987

Robert A. Lakin, Director  
Bureau of Parks and Recreation  
510 North Main, Suite 602  
Wichita, Kansas 67203

Re: DR 87-1 - Request for a Special Use Permit to establish multi-purpose facilities for both indoor and outdoor uses including those uses originally established for the Kansas Coliseum, located adjacent to the north, and including animal racetracks; generally located north of 77th Street North between Hydraulic and I-135.

Dear Bob:

At its regular meeting on March 5, 1987, 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 uses allowed under this special permit shall be as follows provided ownership of the property remains under county governmental control: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers, including animal racetracks either pari-mutuel or non pari-mutuel; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping."
2. The property shall be platted within two years after approval by the Board of County Commissioners and prior to this special use permit becoming effective. The plat shall be submitted to the Park City Planning Commission for review and comment.
3. A site development plan shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to the issuance of any

DR 87-1 A L

WICHITA - SEDGWICK COUNTY

DR 87-1  
March 6, 1987  
Page 2

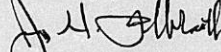
building permits. No buildings shall be within 100 feet of I-135 or within 35 feet of Hydraulic and 77th Street.

4. A landscape plan for all parking areas and for the east, south and west perimeters of the site shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to issuance of any building permits.

This matter will be forwarded to the Board of County Commissioners for consideration at their regular meeting on Wednesday, April 1, 1987. This meeting will be held in Room 320, Sedgwick County Courthouse, 525 North Main, Wichita, Kansas, beginning at 9:00 a.m.

If you have any questions concerning this matter, please contact our office.

Sincerely yours,



Jack H. Galbraith  
Chief Planner

JHG/lw

cc: Ron Worley, County Zoning Administrator

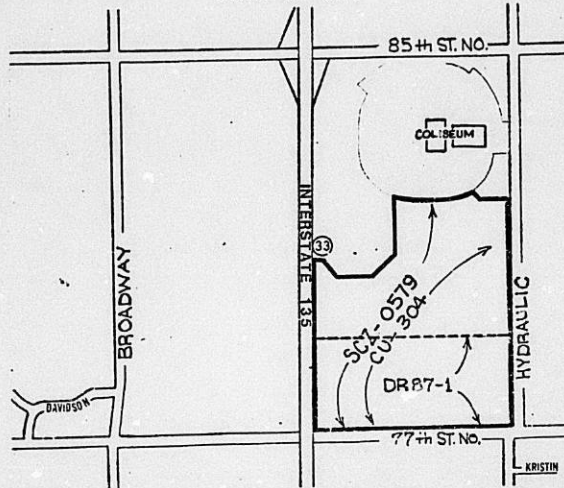
DR 87-1 A L

DR 87-1

The Park City Planning Commission, at its meeting on March 2, 1987, unanimously recommended the approval of this special use permit subject to the following conditions:

1. The uses allowed under this special permit shall be as follows provided ownership of the property remains under county governmental control: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers, including animal racetracks either pari-mutuel or non pari-mutuel; agricultural and equipment storage buildings; concessions; restaurants, and park facilities including provisions for both vehicular and tent camping."
2. The property shall be platted within two years after approval by the Board of County Commissioners and prior to this special use permit becoming effective. The plat shall be submitted to the Park City Planning Commission for review and comment.
3. A site development plan shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to the issuance of any building permits. No buildings shall be within 100 feet of 77th Street or I-135 or within 35 feet of Hydraulic.
4. A landscape plan for all parking areas and for the east, south and west perimeters of the site shall be submitted to the Park City Planning Commission for comments and to the Metropolitan Area Planning Department for review and approval prior to issuance of any building permits.

STAFF REPORT



**DR 87-1 - REQUEST FOR A SPECIAL USE PERMIT TO ESTABLISH MULTI-PURPOSE FACILITIES FOR BOTH INDOOR AND OUTDOOR USES INCLUDING THOSE USES ORIGINALLY ESTABLISHED FOR THE KANSAS COLISEUM, LOCATED ADJACENT TO THE NORTH, AND INCLUDING ANIMAL RACETRACKS; GENERALLY LOCATED NORTH OF 77TH STREET NORTH BETWEEN HYDRAULIC AND I-135.**

**Applicant:** Board of Sedgwick County Commissioners

	<u>Land Use</u>	<u>Zoning</u>	<u>Size</u>
<b>Application Area</b>	Undeveloped	"R"	80± acres
<b>North</b>	Undeveloped, County maintenance yard, & Kansas Coliseum	"R"	
<b>South</b>	Undeveloped	"R"	
<b>East</b>	Undeveloped	"R"	
<b>West</b>	Interstate highway & Undeveloped	"R"	

**History:** None.

**Background:** The Board of Sedgwick County Commissioners has recently acquired 80 acres of unplatted land adjacent to the south of the 218±-acre Kansas Coliseum site and is requesting a special permit for governmental uses on this land. The requested uses include all those uses allowed by the original special permit for the Coliseum, plus animal racetracks. If the requested "C" zoning and conditional use permit (SCZ-0579 and CU-304) covering this 80 acres are not finalized for some reason, the County wants the ability to develop this land for the types of uses now permitted on their land to the north, including animal racetracks.

**Analysis:** The special permit for the Coliseum which was approved in 1975 listed as proposed land uses the following: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping." The wording "competitive animal...contests in regard to performance, stamina, endurance, speed..." could be interpreted as meaning animal racetracks but to make that use absolutely clear, the additional phrase "including animal racetracks either pari-mutuel or non pari-mutuel" is being added to the list of uses requested for the south 80 acres.

Depending on the intensity of uses which are developed on this site and whether their main access is from 77th Street or through the existing development to 85th Street, an interchange at 77th Street and I-135 may be needed. The need for an interchange, the rights-of-way for an interchange as well as for other perimeter roads, and the financing of all road improvements associated with development of this site will be further discussed at the time of platting. Sewer and water service as well as drainage will also be considered at the time of platting.

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

1. The uses allowed under this special permit shall be as follows provided ownership of the property remains under county governmental control: "Multi-purpose facilities with the ability to accommodate both indoor and outdoor uses such as: agricultural, livestock, business and industrial exhibitions; conventions; most types of show, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers, including animal racetracks either pari-mutuel or non pari-mutuel; agricultural and equipment storage buildings; concessions; restaurants; and park facilities including provisions for both vehicular and tent camping."
2. The property shall be platted within two years after approval by the Board of County Commissioners and prior to this special use permit becoming effective.
3. A site development plan shall be submitted to the Metropolitan Area Planning Department for review and approval prior to the issuance of any building permits. No buildings shall be within 100 feet of 77th Street or I-135 or within 35 feet of Hydraulic.
4. A landscape plan for all parking areas and for the east, south and west perimeters of the site shall be submitted to the Metropolitan Area Planning Department for review and approval prior to issuance of any building permits.

February 18, 1987

MacDonald Manning, City Administrator  
City of Valley Center  
116 South Park Street  
Valley Center, Kansas 67147

Dear Mr. Manning:

Attached for your information is a copy of a Notice of Public Hearing on three cases filed by the Board of Sedgwick County Commissioners for property south of the Kansas Coliseum. Although the property is outside of Valley Center's Zoning Area of Influence, we thought you might be interested in these matters as they have to do with the proposed horse/greyhound race tracks that we have been hearing about in the news.

The Park City Planning Commission will review these requests March 2 and the MAPC will review them March 5. You are welcomed at both of these meetings. If you have any questions about these cases, please call.

Sincerely,

Louise Olivarez  
Senior Planner

LO:blw  
Attachment

cc: Marvin Whitted, Chairman, Valley Center Planning Commission,  
116 South Cedar, Valley Center, KS. 67147

PL/0097/4

CASE NO. DR 87-1 (combined with SCZ-0519  
and CU-304)

14	Notices to adjoining property owners mailed on 2-17-87 for MAPC meeting on 3-5-87 and Park City Planning Commission on 3-2-87.
2	One each to Applicant and Agent.
3	One each to David Spears, Ron Worley and Karen Crook.
3	One each to Louise, Barbara and Glen.
5	One each to Sedgwick County <del>Planning</del> Commissioners.
<hr/>	
27	TOTAL

12 copies of staff report <sup>picked up by</sup> Lee Parker, Park City Administrator, for mail-out to P.C. Planning Commissioners (2-23-87)

- 1 copy to Bob Lakin
- 1 copy to each of 5 County Commissioners
- 1 copy to B. J. Kingdon
- 1 copy to Richard J. Benschka

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

February 17, 1987

NOTICE OF PUBLIC HEARING

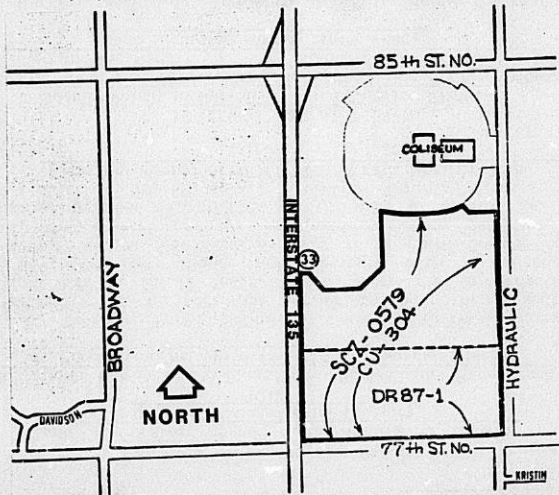
- Case No.: SCZ-0579, CU-304 and DR 87-1.
- Location: North of 77th Street North between Hydraulic and I-135.
- Address: N/A.
- Request: Zone Change Request (SCZ-0579) from the "R" Rural Residential District to the "C" Commercial District; AND  
Conditional Use Permit (CU-304) to Establish a Pari-Mutuel Race Track on Property to be Zoned the "C" Commercial District;  
AND  
Special Use Permit (DR 87-1) to Establish Multi-Purpose Facilities for Both Indoor and Outdoor Uses Including Those Uses Originally Established for the Kansas Coliseum, Located Adjacent to the North, and Including Animal Race Tracks.

NOTICE IS HEREBY GIVEN that on Monday, March 2, 1987, at 7:00 p.m., the PARK CITY PLANNING COMMISSION, meeting at the Community Building, 6801 North Hydraulic, Park City, Kansas, will consider the above mentioned items 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 Park 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., Thursday, March 5, 1987, 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 these requests. If you have no interest in or objection to the requests, 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. SCZ-0579 and CU-304  
Zone Change from the "R" Rural Residential District  
to the "C" Commercial District

AND

Conditional Use Permit to Establish a Pari-Mutuel Race Track  
on Property to be Zoned the "C" Commercial District

Lot 3, Block A, Coliseum Park, Sedgwick County, Kansas, except that part described as beginning at the northeast corner thereof; thence south along the east line of said Lot 3, 634.12 feet; thence west with a deflection angle to the right of 88°, 415 feet; thence northwesterly with a deflection angle to the right of 47°13', 162.93 feet more or less to a point on the northerly line of said Lot 3; thence northeasterly and easterly along said lot line to the place of beginning; together with the S½ of the SE¼ of Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

CASE NO. DR 87-1

Special Permit to Establish Multi-Purpose Facilities  
for Both Indoor and Outdoor Uses Including Those Uses Originally  
Established for the Kansas Coliseum, Located Adjacent on the North,  
and Including Animal Race Tracks

The S½ of the SE¼, Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

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

February 11, 1987

Mr. Lee Parker, City Administrator  
City of Park City  
6125 N. Hydraulic  
Park City, KS 67219

Dear Mr. Parker:

Attached for your information is a copy of the official notice which is to be published for the three cases south of the Kansas Coliseum. On or about February 20th, we will mail a copy of our staff reports to you and to each Park City planning commissioner.

Please let us know if you have any questions about these three cases.

Sincerely,

Louise Olivarez  
Senior Planner  
Current Plans Division

LO:dlk

Attachment

Published in the Daily Reporter on February 11, 1987 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Monday, March 2, 1987, at 7:00 p.m., the PARK CITY PLANNING COMMISSION, meeting at the Community Building, 6801 North Hydraulic, Park City, Kansas, will consider the following items for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners:

CASE NO. SCZ-0579 and CU-304  
Zone Change from the "R" Rural Residential District  
to the "C" Commercial District  
AND

Conditional Use Permit to Establish a Pari-Mutuel Race Track  
on Property to be Zoned the "C" Commercial District

Lot 3, Block A, Coliseum Park, Sedgwick County, Kansas, except that part described as beginning at the northeast corner thereof; thence south along the east line of said Lot 3, 634.12 feet; thence west with a deflection angle to the right of 88°, 415 feet; thence northwesterly with a deflection angle to the right of 47°13', 162.93 feet more or less to a point on the northerly line of said Lot 3; thence northeasterly and easterly along said lot line to the place of beginning; together with the S½ of the SE¼ of Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

CASE NO. DR 87-1  
Special Permit to Establish Multi-Purpose Facilities  
for Both Indoor and Outdoor Uses Including Those Uses Originally  
Established for the Kansas Coliseum, Located Adjacent on the North,  
and Including Animal Race Tracks

The S½ of the SE¼, Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

If these matters are not deferred for further hearings by the Park 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., Thursday, March 5, 1987, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

As provided in Section 17-C of the Sedgwick County Zoning Regulations, the same will then and there be discussed and considered by the said MAPC and all persons interested in said matters 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 applications will be considered as by law provided.

WITNESS MY HAND this 10th day of February, 1987.

Marvin S. Krout, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission

Published in the Daily Reporter on February 11, 1987 (One Time)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on Monday, March 2, 1987, at 7:00 p.m., the PARK CITY PLANNING COMMISSION, meeting at the Community Building, 6801 North Hydraulic, Park City, Kansas, will consider the following items for purposes of making a recommendation to the Metropolitan Area Planning Commission and Board of County Commissioners:

CASE NO. SCZ-0578<sup>7</sup> and CU-304  
Zone Change from the "R" Rural Residential District  
to the "C" Commercial District  
AND

Conditional Use Permit to Establish a Pari-Mutuel Race Track  
on Property to be Zoned the "C" Commercial District

Lot 3, Block A, Coliseum Park, Sedgwick County, Kansas, except that part described as beginning at the northeast corner thereof; thence south along the east line of said Lot 3, 634.12 feet; thence west with a deflection angle to the right of 88°, 415 feet; thence northwesterly with a deflection angle to the right of 47°13', 162.93 feet more or less to a point on the northerly line of said Lot 3; thence northeasterly and easterly along said lot line to the place of beginning; together with the S½ of the SE¼ of Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

CASE NO. DR 87-1

Special Permit to Establish Multi-Purpose Facilities  
for Both Indoor and Outdoor Uses Including Those Uses Originally  
Established for the Kansas Coliseum, Located Adjacent on the North,  
and Including Animal Race Tracks

The S½ of the SE¼, Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally located north of 77th Street North between Hydraulic and I-135.

If these matters are not deferred for further hearings by the Park City Planning Commission, they 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., Thursday, March 5, 1987, in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas, at which time you may appear either in person or by agent or attorney, if you so desire.

As provided in Section 17-C of the Sedgwick County Zoning Regulations, the same will then and there be discussed and considered by the said MAPC and all persons interested in said matters 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 applications will be considered as by law provided.

WITNESS MY HAND this 10th day of February, 1987.

Marvin S. Krout, Secretary  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission

CASE NO. DR 87-1

Special Permit to Establish Multi-Purpose Facilities  
for Both Indoor and Outdoor Uses Including Those Uses Originally  
Established for the Kansas Coliseum, Located Adjacent on the North,  
and Including Animal Race Tracks

The S $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 33, Township 25 South, Range 1 East of the  
6th P.M., Sedgwick County, Kansas, except road rights-of-way. Generally  
located north of 77th Street North between Hydraulic and I-135.

PL/0092/4



SEDGWICK COUNTY, KANSAS

Bureau of Parks and Recreation

Robert A. Lakin  
Director

TO: Metropolitan Area Planning Commission  
Metropolitan Area Planning Department

FROM: Robert A. Lakin, Director *RL*

DATE: February 4, 1987

SUBJECT: Kansas Coliseum - Special Permit

*This letter was turned  
in before P&R  
committee that we  
had SE application  
forms*

The Kansas Coliseum site was granted a special permit of the site in 1974. At that time the acreage in size. Since that time, the Coliseum occupies eighty acres to the south making the entire site 320 acres less right of way for the Inland Center. This additional land is described as:

South one-half, SE one-fourth, Section 13, T13N, R10E, S12E, street right of way and exc I-135

A special permit under the authority of Sedgwick County Zoning Resolution is requested to provide authority for the south eighty acres as follows: "multi-purpose facility with the following indoor and outdoor uses, such as agricultural exhibits; industrial exhibitions; conventions; most types of shows, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to animal lovers; agricultural and equipment storage buildings; concessions; restaurants and park facilities including provision for both vehicular and tent camping". It is suggested that the original language that is underlined be changed to "race tracks either parimutuel or non-parimutuel".

*Werley suggested  
using the old  
wording plus this  
phrase ("including  
animal race tracks  
either pari-mutuel or  
non pari-mutuel") after  
the phrase "...geared  
to animal lovers;". This  
would rule out auto  
race tracks.*

Although separate zoning applications have been filed for the development of a race track, this application is filed to provide for the range of uses permitted on the original site in the event the parimutuel race track proposed by a developer is not built. There are no alternate development plans for this south eighty acres at this time. Road right of way can be granted at this time, but is suggested that platting be deferred until specific development is proposed. Adopted subdivision rules require the platting prior to the issuance



SEDGWICK COUNTY, KANSAS

Bureau of Parks and Recreation

Robert A. Lakin  
Director

TO: Metropolitan Area Planning Commission  
Metropolitan Area Planning Department

FROM: Robert A. Lakin, Director *RL*

DATE: February 4, 1987

SUBJECT: Kansas Coliseum - Special Permit

*This letter was turned  
in before RAL  
remembered that we  
had DE application  
forms.*

The Kansas Coliseum site was granted a special permit for the development of the site in 1974. At that time the site was approximately 240 acres in size. Since that time, the County acquired an additional eighty acres to the south making the entire ownership approximately 320 acres less right of way for the Interstate and adjacent roads. This additional land is described as:

South one-half, SE one-fourth, Sec 33, TWP 25S, R1E exc  
street right of way and exc I-135 right of way

A special permit under the authority of Section 13, F.1., Sedgwick County Zoning Resolution is requested to provide the same development authority for the south eighty acres as for the original site. This includes "multi-purpose facility with the ability to accommodate both indoor and outdoor uses, such as agricultural, livestock, business and industrial exhibitions; conventions; most types of shows, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to animal lovers; agricultural and equipment storage buildings; concessions; restaurants and park facilities including provision for both vehicular and tent camping". It is suggested that the original language that is underlined be changed to "race tracks either parimutuel or non-parimutuel".

Although separate zoning applications have been filed for the development of a race track, this application is filed to provide for the range of uses permitted on the original site in the event the parimutuel race track proposed by a developer is not built. There are no alternate development plans for this south eighty acres at this time. Road right of way can be granted at this time, but is suggested that platting be deferred until specific development is proposed. Adopted subdivision rules require the platting prior to the issuance

of any building permits. Any development plan for the site will have to have the approval of the Board of County Commissioners.

cc: Board of County Commissioners  
Kansas Coliseum Board  
F. Tim Witsman, County Administrator  
Sam Fulco, Director, Kansas Coliseum  
Mike Pepoon, Legal Department  
Ron Worley, County Zoning Administrator

DR 87-1

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 Board of County Commissioners, Sedg. Co. KS
ADDRESS 525 N Main Zip Code 67203 PHONE 268-7411
AGENT RAL

ADDRESS Zip Code PHONE

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 multi purpose facilities for both indoor and outdoor uses (use)

on property zoned R (C zoning being requested) 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).

5 1/2 SE 1/4 33-255-1E except road rights-of-way

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

FOR OFFICE USE ONLY PCPC 3/2/87
Map No. 5557B Zoning (N) R (S) R (E) R (W) R MAPC 3/5/87

3. This property is located at (address) \_\_\_\_\_.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

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

B. On the \_\_\_\_\_ side of \_\_\_\_\_ (Ave.) Street between \_\_\_\_\_ (Ave.) Street and \_\_\_\_\_ (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 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 \_\_\_\_\_ AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
APPLICANT'S SIGNATURE BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY)

\_\_\_\_\_  
APPLICANT'S SIGNATURE BY \_\_\_\_\_ AUTHORIZED AGENT (IF ANY)

*signature to come*

OFFICE USE ONLY

This application was received at the Planning Department at <sup>3 pm</sup> 2/4/87  
(AM, PM) on \_\_\_\_\_ (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ none.

LO Name  
Senior Planner Title

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 Board of County Commissioners, Sedgwick County, Kansas  
ADDRESS 525 N. Main Wichita Ks. Zip Code 67203 PHONE 268-7411  
AGENT Robert A. Lakin, Director, Bureau of Parks and Recreation  
ADDRESS 510 N. Main Suite 602 Wichita Ks. Zip Code 67203 PHONE 268-7214
- 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 \_\_\_\_\_  
\_\_\_\_\_ (use)  
on property zoned \_\_\_\_\_ 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).

See Attachment A

- B. There are 80 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

Map No. 5557B Zoning (N) R (S) R (E) R (W) R PCPC 3/2/87  
MAPC 3/5/87

T9-212-2

Revised 9/86

*advertised in Daily Reporter 2/11*

3. This property is located at (address) \_\_\_\_\_.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

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

B. On the North side of 77th Street North ~~between~~ between Hydraulic (Ave.) ~~Street~~ and I-135 ~~Street~~

The property included in this application is zoned R (ZONING DISTRICT CLASSIFICATION). ("C" commercial pending)

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

Provide same range of uses as for the original Coliseum on this tract which was acquired subsequent to the original Coliseum approval - For uses to be permitted, see Attachment A.

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.

Sedgewick County  
APPLICANT'S SIGNATURE

BY Robert A. Loper  
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 (AM, PM) on 2-11-87 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ \_\_\_\_\_.

J. O. Name  
\_\_\_\_\_  
Title

Uses Permitted

Uses shall include; "multi-purpose facility with the ability to accommodate indoor and outdoor uses, such as agricultural, livestock, business and industrial exhibitions; conventions; most types of shows, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to animal lovers" "including animal race tracks either parimutuel or no-parimutuel; agricultural and equipment storage buildings; concessions; restaurants and park facilities including provision for both vehicular and tent camping".

ATTACHMENT A

STATEMENT OF OWNERSHIP

STATE OF KANSAS )  
                  ) SS  
SEDGWICK COUNTY )

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas viz:

Record Owners within 1000 feet of:  
Lot 3, Block A, COLISEUM PARK, Sedgwick County, Kansas, EXCEPT that part described as beginning at the Northeast corner thereof; thence South along the East line of said Lot 3, 634.12 feet; thence West with a deflection angle to the right of 88°, 415 feet; thence Northwesterly with a deflection angle to the right of 47° 13', 162.93 feet more or less to a point on the Northerly line of said Lot 3; thence Northeasterly and Easterly along said lot line to the place of beginning; together with the South Half of the Southeast Quarter of Section 33, Township 25 South, Range 1 East, Sedgwick County, Kansas, EXCEPT that part deeded for Highway Right of Way at Deed Book 1426, page 200.



And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

DESCRIPTIONS

RECORD OWNERS

Lot 3, Block A, COLISEUM PARK, EXCEPT that part described as beginning at the Northeast corner thereof; thence South along the East line of said Lot 3, 634.12 feet; thence West with a deflection angle to the right of 88°, 415 feet; thence Northwesterly with a deflection angle to the right of 47° 13', 162.93 feet more or less to a point on the Northerly line of said Lot 3; thence Northeasterly and Easterly along said lot line to the place of beginning; together with the South Half of the Southeast Quarter of Section 33, Township 25 South, Range 1 East, EXCEPT that part deeded for Highway Right of Way at Deed Book 1426, page 200.	Board of County Commissioners 525 N. Main Wichita, Kansas 67203
---	---



DESCRIPTIONS

RECORD OWNERS

Lot 1 and 2, Block A, COLISEUM PARK and South Half of the Southeast Quarter, EXCEPT 3.28 Acres Deeded to State for Highway, Section 33, Township 25 South, Range 1 East,

Board of County Commissioners  
525 N. Main  
Wichita, Kansas 67203

Southwest Quarter of Section 34, Township 25 South, Range 1 East,

Orville & Doris Miller  
2134 E. 77th Street North  
Valley Center, Kansas 67147

South Half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 25 South, Range 1 East,

Albert & Oleta Gail Watkins and Marvin Moore and Melody Sonon  
Route 2, Box 37  
Valley Center, Kansas 67147

Beginning 1293.5 feet South of the Northwest corner of Section 34, Township 25 South, Range 1 East; thence East 660 feet; thence South 100 feet; thence West 660 feet; thence North 100 feet to point of beginning,

Sylvia Juanita Boyer  
Rural Route #2  
Valley Center, Kansas 67147



North Half of the Southwest Quarter of the Northwest Quarter of Section 34, Township 25 South, Range 1 East; EXCEPTING therefrom a tract in the Northwest corner thereof described as follows: Beginning 1293.5 feet South of the Northwest corner of said Section 34; thence East 660 feet; thence South 100 feet; thence West 660 feet; thence North 100 feet, to point of beginning.

Charles W. & Muriel W. Schlicher  
1320 Cloverdale  
Wichita, Kansas 67219

North Half of the West Half of the Northwest Quarter, EXCEPT roads, Section 34, Township 25 South, Range 1 East,

Ira & Wanda Newcomer  
Rural Route #2  
Valley Center, Kansas 67147

East Half of the Southwest Quarter, EXCEPT 16.01 Acres Condemned in Case #CC-C-11673 for I-35 Highway, Section 33, Township 25 South, Range 1 East,

Ecco Development Corporation  
610 N. Main  
Wichita, Kansas 67203

South Half of the Northwest Quarter, EXCEPT highway and EXCEPT the West 1320 feet, Section 33, Township 25 South, Range 1 East,

Ellen D. Reddy  
701 E. 82nd Street North  
Valley Center, Kansas 67147

A tract described as beginning at the Northeast corner; thence South along the East line of said Lot 3, 634.12 feet; thence West with a deflection angle to the right of 88°, 415 feet; thence Northwesterly with a deflection (Cont'd on page 3)

Board of County Commissioners  
525 N. Main  
Wichita, Kansas 67203



DESCRIPTIONS

RECORD OWNERS

(Cont'd from page 2)  
angle to the right of 47°  
13', 162.93 feet more or less  
to a point on the Northerly  
line of said Lot 3; thence  
Northeasterly and Easterly  
along said Lot line to the  
place of beginning, Lot 3,  
Block A, COLISEUM PARK,

East 75 Acres of the Northwest  
Quarter, EXCEPT 29 Acres for  
Highway, Section 4, Township  
26 South, Range 1 East,

North Half of the Northeast  
Quarter, EXCEPT for Highway,  
Section 4, Township 26 South,  
Range 1 East,

North Half of the Northwest  
Quarter, EXCEPT the North  
550 feet of the South 748  
feet of the West 990 feet and  
EXCEPT the South 198 feet of the  
West 440 feet and EXCEPT the  
East 330 feet of the South 198  
feet of the West 990 feet and  
EXCEPT the East 360 feet of the  
North 363 feet of the West 990  
feet and EXCEPT the South 220  
feet of the East 220 feet of the  
West 385 feet of the North 563.92  
feet and EXCEPT 77th Street North  
and EXCEPT Hydraulic and EXCEPT  
the South 35 feet of the North  
563.92 feet of the West 990 feet  
for Road, Section 3, Township 26  
South, Range 1 East,

Beginning 990 feet East of the  
Northwest Quarter of Section 3,  
Township 26 South, Range 1 East;  
thence West 360 feet; thence  
South 363 feet parallel with the  
West line of said Section 3;  
thence East 360 feet; thence  
North to point of beginning,

Beginning at a point 563.92 feet  
South and 165 feet East of the  
Northwest corenr of the Northwest  
Quarter of Section 3, Township 26  
South, Range 1 East; thence North  
220 feet parallel with Hydraulic  
Avenue; thence East 220 feet  
parallel with 77th Street North;  
thence South 220 feet parallel  
with Hydraulic Avenue; thence West  
220 feet to the place of beginning.

John W. & Blanche D. Carrier  
100 Plaza Avenue  
Dodge City, Kansas 67801

Walter F. & Hattie M. Davison  
~~ADDRESS UNKNOWN~~

Rt 2  
Valley Center, Ks 67147

Howard M. & Doris A. Knight  
Route 2  
Valley Center, Kansas 67147

Sydney James & Ladene F.  
Lytton  
135 N. Main  
Wichita, Kansas 67202

Elarryo E. & Gwendolyn F.  
Mukes  
3828 Lavon  
Wichita, Kansas 67208



DESCRIPTIONS

RECORD OWNERS

A tract of land in Northwest Quarter of Section 3, Township 26 South, Range 1 East, described as follows:  
Beginning at the Northwest corner of said Northwest Quarter; thence South along the West line of said Northwest Quarter, 563.92 feet, more or less to a point 748 feet North of the Southwest corner of the North Half of the said Northwest Quarter; thence East parallel with the South line of the North Half of said Northwest Quarter, 990 feet; thence North parallel with the West line of said Northwest Quarter a distance of 35.00 feet; thence West parallel with the South line of the North Half of said Northwest Quarter to a point 50 feet East and 783 feet North of the Southwest corner of the North Half of said Northwest Quarter; thence North parallel to the West line of said Northwest Quarter to a point 350 feet South and 50 feet East of the Northwest Corner of said Northwest Quarter; thence Northeasterly to a point 250 feet South and 75 feet East of the Northwest Corner of said Northwest Quarter; thence North parallel to the West line of said Northwest Quarter to a point 75 feet South and 75 feet East of the Northwest corner of said Northwest Quarter; thence East parallel to the North line of said Northwest Quarter to a point 75 feet South and 250 feet East of the Northwest corner of said Northwest Quarter; thence Northeasterly to a point 50 feet South and 350 feet East of the Northwest corner of said Northwest Quarter; thence East parallel to the North line of said Northwest Quarter to a point 50 feet South and 630 feet East of the Northwest corner of said Northwest Quarter; thence North parallel to the West line of said Northwest Quarter a distance of 50 feet to the North line of said Northwest Quarter; thence West along said North line to the point of beginning,

PUBLIC



DESCRIPTIONS

A tract of land beginning 528 feet North of the Southwest Corner of the North Half of the Northwest Quarter of Section 3, Township 26 South, Range 1 East; thence East 990 feet; thence North 220 feet; thence West 990 feet; thence South 220 feet, more or less to point of beginning, EXCEPT that part now platted as CHALLANS ADDITION, AND Lot 1, Block A, CHALLANS ADDITION,

Beginning 363 feet North of the Southwest corner of the North Half of the Northwest Quarter of Section 3, Township 26 South, Range 1 East; thence East 660 feet, thence South 165 feet; thence East 330 feet; thence North 330 feet; thence West 990 feet; thence South 165 feet, more or less to the place of beginning,

Beginning 198 feet North and 50 feet East of the Southwest Corner of the Northwest Quarter; thence North 165 feet; thence East 610 feet; thence South 165 feet; thence West to point of beginning, Section 3, Township 26 South, Range 1 East,

RECORD OWNERS

William H. & Gladys Ilene Challans  
1410 Lynnhurst  
Wichita, Kansas 67212

Lyle V. & Kathleen L. Wynn  
Route #2  
Valley Center, Kansas 67147

Howard M. & Doris A. Knight  
Route 2  
Valley Center, Kansas 67147



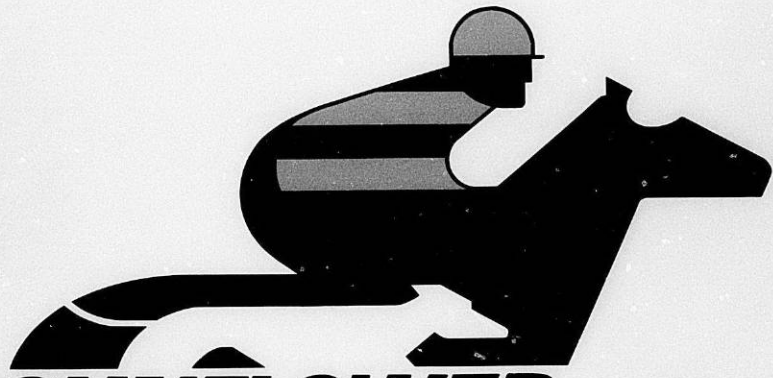
Dated at Wichita, Kansas, this 28th day of January, 1987  
at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

*Medina S. Sutter*  
By  
Administrative Secretary

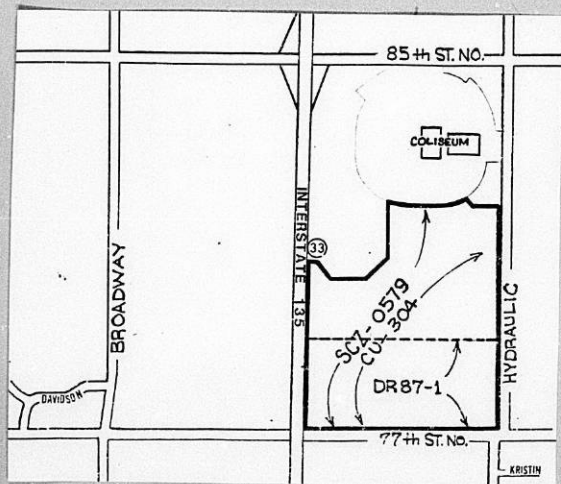
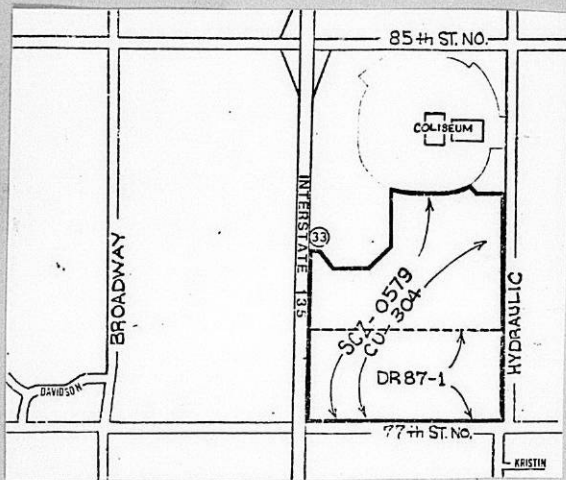
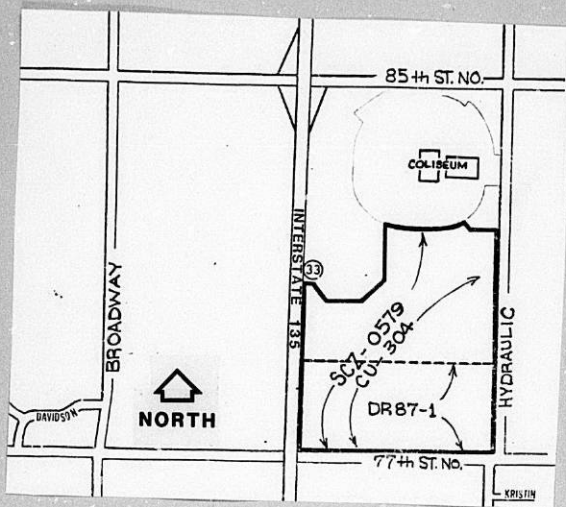
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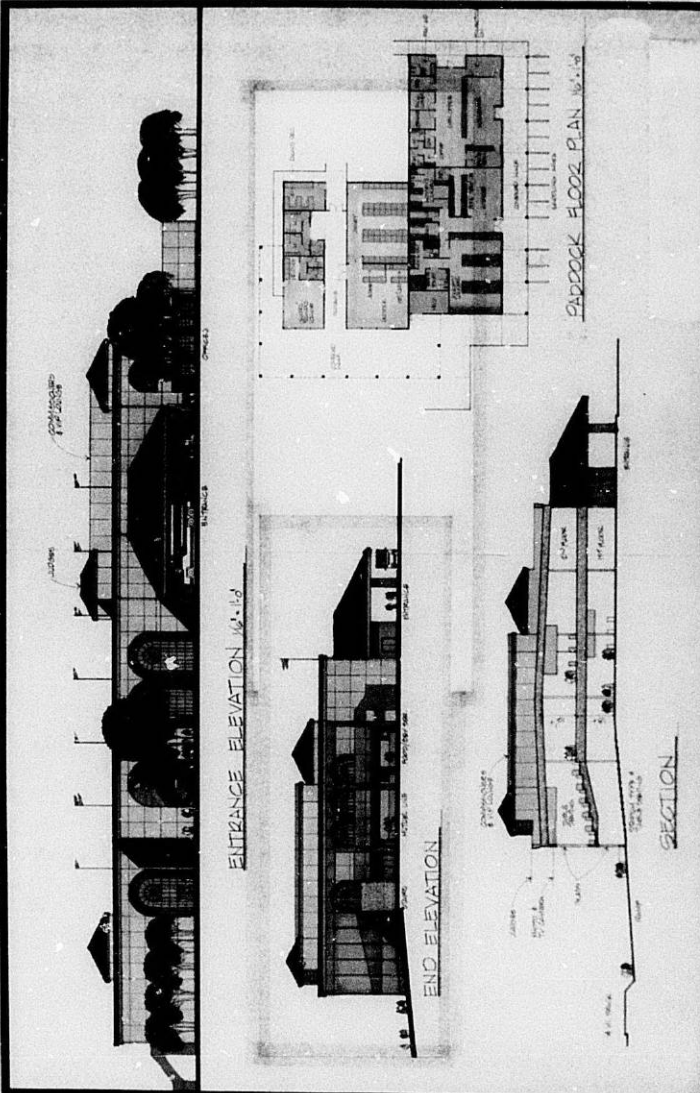


**SUNFLOWER**

| R A C I N G , I N C . |



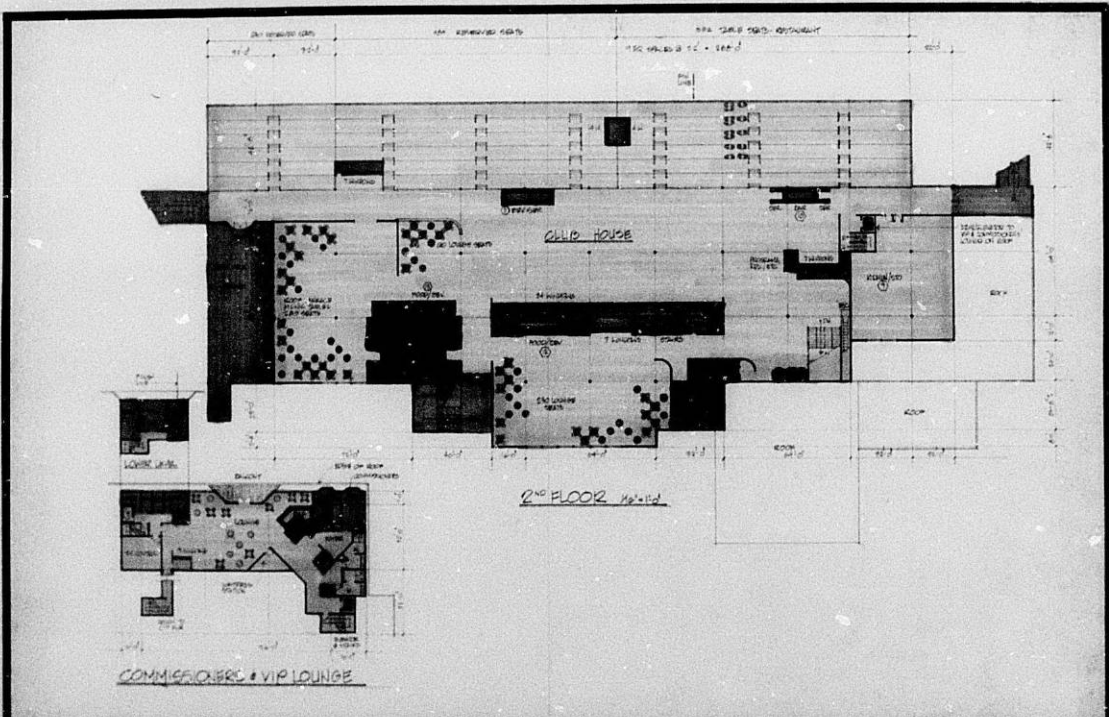




**SUNFLOWER RACING**

CONSULTING ARCHITECTS  
 BIRD FUJIMOTO & FISH ARCHITECTS  
 1000 10th St. S.W. Seattle, WA 98104

ARCHITECTS ENGINEERS PLANNERS  
 LAW KINGDON, INC.  
 1000 10th St. S.W. Seattle, WA 98104



# SUNFLOWER RACING

ARCHITECTS ENGINEERS PLANNERS  
**LAW/KINGDON, INC.**  
PHOENIX, ARIZONA

CONSULTING ARCHITECTS  
**BIRD FUJIMOTO & FISH ARCHITECTS**  
800 5100, CALIFORNIA





**BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS**

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December 31, 1986

- O. **Approval of a grant application on behalf of the Victim Offender Mediation Services for funding under the Criminal Justice Block Grant Program.** Presented by Barbara Schmidt, Director, Victim Offender Mediation Services.

The Board of County Commissioners provided funding to the Victim Offender Mediation Services (VOMS) in the 1987 Budget. \$582,000 is available to local units of government in Kansas from FY 1986 Criminal Justice Block Grant Funds to assist in the implementation and continuation of Criminal Justice Programs. This is a continuation of the same grant Sedgwick County applied for, and had approved, in behalf of VOMS for calendar 1986. The request in behalf of VOMS is \$16,000 in the restitution for Juvenile Offenders category.

- ACTION:**
1. Approve the grant application and authorize the Chairman to sign the application and assurance documents; or
  2. Disapprove the grant application.

- P. **Request to file appropriate applications to obtain the necessary zoning approval on the Kansas Coliseum site.** Presented by Bob Lakin, Director, Bureau of Parks and Recreation.

The original land acquisition of the Kansas Coliseum involved only about 240 acres of the existing 320 acre ownership. Prior to the building of the Coliseum, a special permit for governmental uses was processed through MAPD/MAPC and a permit granted by the County Commission. Since the time that the permit was granted, the County acquired an additional 80 acres of the land to the south and immediately adjacent on the north of 77th Street North. The land retains its original zoning of "R" Rural Residential.

The zoning application proceedings may be either a special permit for governmental land and use, or a conventional zoning district plus a conditional use permit. The filing will be with the MAPD with notices to adjacent property owners, a hearing before the Park City, City Planning Commission, a hearing before the MAPC and a hearing and action before the County Commission.

In order for this process to begin, it is requested that the County Commission authorize the Director, Bureau of Parks and Recreation, to file an appropriate request as may be determined by the Legal Department and MAPD for zoning approval and authorize the Director to represent the County at the public hearings.

- ACTION:**
1. Authorize the Director, Bureau of Parks and Recreation, to file the appropriate applications to obtain the necessary zoning approval on the Coliseum site for a race track and a special permit for all of the original uses of the Coliseum on the south 80 acres, and to represent the County at the various hearings on these proceedings; or
  2. Take such action as the Board deems appropriate.



SEDGWICK COUNTY, KANSAS *Kraut*

Bureau of Parks and Recreation

Robert A. Lakin  
Director

RECEIVED

DEC 26 1986

METROPOLITAN PLANNING  
ROUTE *KRAUT*

TO: Board of Commissioners  
Sedgwick County

FROM: Robert A. Lakin, Director *M*

DATE: December 23, 1986

SUBJECT: Kansas Coliseum - Race Track (Zoning)

Background The original land acquisition of the Kansas Coliseum involved only about 240 acres of the existing 320 acre ownership. Prior to the building of the Coliseum, a special permit for governmental uses was processed thru MAPD/MAPC and a permit granted by the then County Commission. The approval contained language sufficient to allow the development of a race track and its ancillary uses if built by the County. Since the time that the permit was granted, the County acquired an additional 80 acres of land to the south and immediately adjacent on the north of 77th St. No. The land retains its original zoning of "R" Rural Residential. Zoning proceedings will be needed to establish the authority to build a race track on the Coliseum land including the south 80 acres.

Proposed Action As one of the initial steps to the development of the race track, the appropriate zoning will need to be approved for that part of the Coliseum land proposed for a land lease. The proceedings may be either a special permit for governmental land and use or a conventional zoning district plus a conditional use permit. In the event a track is not licensed for the Coliseum, we should still proceed to establish the same range of uses for the S 80 acres as has been approved for the northern portion of the site. The filing will be with the MAPD with notices to adjacent property owners, a hearing before the Park City, City Planning Commission, a hearing before the MAPC and a hearing and action before the County Commission.

In order for this process to begin, it is requested that the County Commission authorize the Director of the Bureau of Parks and Recreation to file an appropriate request as may be determined by the Legal Department and MAPD for zoning approval and authorize the Director to represent the County at the public hearings.

Recommended Action

1. Authorize the Director, Bureau of Parks and Recreation to file the appropriate applications to obtain the necessary zoning approval on the Coliseum site for a race track and a special permit for all of the original uses of the Coliseum on the south 80 Acres; and to represent the County at the various hearings on these proceedings; or

2. Such other action as the Commission deems appropriate.

cc: F. Tim Witsman, County Administrator  
Sam Fulco, Director, Kansas Coliseum  
Marvin Kraut, Director of Planning, MAPD

2-8-87 Eagle Review

# Agreement Near on Financing Dog Tracks

By Diane Silver  
Of Our Topeka Bureau

TOPEKA — Alabama greyhound track owner Paul Bryant Jr. said Thursday he is close to reaching an agreement with a newly formed, non-profit group to finance the construction of Kansas dog tracks for them and manage the tracks once they open.

"I'm still negotiating with them," Bryant said. "We haven't reached an agreement, but we're close to one."

Bryant said he is talking to Kansas Racing Charities Inc. about providing all of the financing the group would need to build the tracks. Locations in Wichita and Kansas City, Kan., are being discussed.

Kansas Charities was recently formed by

former U.S. Rep. Larry Winn Jr., who said this week he created the corporation at the request of former Lt. Gov. David Owen, who is Bryant's friend and business representative in Kansas.

Bryant's comments came after he met with Rep. Robert H. Miller, R-Wellington, chairman of the House Federal and State Affairs Committee. The group is handling the bill that will create the state's first racing commission and launch the newly legal pari-mutuel wagering industry.

Owen and two lobbyists hired to represent Kansas Charities also attended the meeting in Miller's Statehouse office. The meeting was set up at the request of the lobbyists and Owen, Miller said. Bryant also met with leaders of both houses Thursday.

Miller said he had questions about how the constitutional provision that requires tracks to be owned by non-profit groups would actually work when for-profit businessmen such as Bryant become involved. Miller said he has appointed a subcommittee of three legislators to consider ways to strengthen the role of non-profit groups, to prevent them from becoming "shams for developers."

After the meeting, Miller said, "I keep coming up with more and more questions."

Under the model described to Miller, a non-profit group would officially own the track, hold the track's license, and receive its cut of the money from the track manager.

107-15

Handwritten initials or signature.

Journal

2-11-87

Brent Remberg PEC is doing the  
Trappin study for the Race Tract

Study, what the site will generate  
for an interchange needed

Believes that Feds would not authorize an  
interchange unless there was background  
information in support.

Travis Facility will seat 6,000 people.  
Estimated 3,000 parking spaces.

2600 cars were at a recent hockey game

Study should be complete in 45-50 days.

JHS

**ACTION TAB**

To: *William Kopp*  
From: *Robert Lohr*

Date *2/4/87*

- |  |  |
|--|--|
| <input type="checkbox"/> FOR YOUR COMMENTS       | <input checked="" type="checkbox"/> FOR YOUR INFORMATION |
| <input type="checkbox"/> FOR YOUR APPROVAL       | <input type="checkbox"/> NOTE & RETURN                   |
| <input type="checkbox"/> TAKE APPROPRIATE ACTION | <input type="checkbox"/> NOTE & FILE                     |
| <input type="checkbox"/> CALL ME                 | <input type="checkbox"/> FOR YOUR SIGNATURE              |
| <input type="checkbox"/> SEE ME                  | <input type="checkbox"/> _____                           |
| <input type="checkbox"/> REPLY & SEND ME COPY    | <input type="checkbox"/> _____                           |

COMMENTS: \_\_\_\_\_

**RECEIVED**

FEB 09 1987

MITROPOLITAN PLANNING

ROUTE  *14 & return. Please let me*  
 *on return request, will it*  
*go to heading before this*  
*study is completed?*  
*MK*

CONTRACT  
for  
ENGINEERING SERVICES

between  
BOARD OF COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS  
and  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS CONTRACT made this 4<sup>th</sup> day of February, 1987, between,

BOARD OF COUNTY COMMISSIONERS, SEDGWICK COUNTY, KANSAS

Party of the First Part, hereinafter called the

"COUNTY"

and

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

1440 East English, Wichita, Kansas

Party of the Second Part, hereinafter called the

"CONSULTANT"

WITNESSETH:

WHEREAS, the COUNTY intends to study the need and costs of an Interchange at 77th Street North and I-135, said study and report hereinafter referred to as the "PROJECT," and

WHEREAS, the COUNTY is authorized by law to employ Consulting Engineers to assist in the preparation of Preliminary Engineering Reports and Estimates of Cost for the PROJECT:

NOW, THEREFORE, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

The CONSULTANT shall conduct a traffic study to determine the need and costs of improvements necessary in the vicinity of 77th Street North and I-135 and the Kansas Coliseum to service a proposed Race Track Facility. The CONSULTANT shall compile a report of the Traffic Study to be used as part of a request by the COUNTY to the Kansas Department of Transportation and the Federal Highway Administration for an access break and type of interchange on 77th Street North and I-135.

A. PHASE I - PRELIMINARY STUDY AND REPORT

When authorized by the COUNTY, proceed with the conduct of a Preliminary Study and Report of the PROJECT, as follows:

1. Derive trip volumes generation using the trip rate and the proposed complex seating capacity. Traffic assignments will be based on a peak event at the race track with a concurrent event at the Coliseum.
2. Meet with the Directors and their representatives of the Bureau of Public Services, Bureau of Parks and Recreation, Metropolitan Area Planning Department, Director of the Kansas Coliseum and the designated developer in a single meeting to formally present material and data obtained in the above items. An informal meeting with any of the above parties will be available in our office but will not be conducted without notification and permission of the Director of the Bureau of Public Services.

3. Study data collected and concurred with by the above designated parties and proceed with traffic analysis of forecasted traffic to arrive at an event for the subject race track. Determine extent of improvements and configuration required to accommodate traffic volume.
  - a. Traffic analysis on the existing system with the inclusion of an interchange on I-135 and 77th Street North with the associated improvements.
  - b. Traffic analysis on the existing surface system with minor improvements as required above (if this option is requested).
4. Prepare Plan Layouts for improvements as required for 3a and 3b (option) above, including connections to the subject site with internal traffic circulation. (Subject to cooperation of the Developer.)
5. Meet with the Director of the Bureau of Public Services and any other designated interested parties to review results of the Traffic Analysis and the above layout improvements for their input and concurrence.
6. Determine current construction costs for improvements, excluding required right-of-way and site improvements. Prepare Preliminary Estimates with contingencies for inflation and unforeseen amenities for each alternative if the option is accepted.
7. Compile a Preliminary Engineering Report of the Traffic Study with discussion of findings and conclusions. Submit five copies of the Preliminary Report to the Director of the Bureau of Public Services and meet with the Director to discuss the report when requested.

8. After approval of the Preliminary Engineering Report with comments and revisions, produce twenty-five copies of the Traffic Study for the proposed Race Track Facility and submit to the Director of the Bureau of Public Services, along with displays utilized for presentations during the course of the study.

II. THE CONSULTANT AGREES

- A. To provide the various technical and professional services, equipment, material and transportation to perform the tasks as outlined in SCOPE OF SERVICES.
- B. To attend meetings with the COUNTY as necessitated by the PROJECT.
- C. To indemnify, keep and save harmless the COUNTY, its agents, officials and employees against all suits or claims that may be based on any injury to persons or property that are the result of an error, omission or negligent act of the CONSULTANT or any person employed by the CONSULTANT and arising out of the work or services performed under this contract.
- D. To maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred and to make such material available at his office at reasonable times during the contract period, and for three (3) years from the date of final payment under the contract for inspection by the COUNTY or its authorized representatives.
- E. To comply with all federal, state and local laws, ordinances and regulations applicable to the work, including Title VI of the Civil Rights Act of 1964.
- F. To accept compensation for the work herein described in such amounts and at such periods as hereinafter provided and that such compensation shall

be satisfactory and sufficient payment for all work performed, equipment or materials used and services rendered in connection with such work.

- G. To submit monthly billings to the COUNTY of the costs accrued in the performance of the engineering services herein described on the basis of the expense chargeable to the PROJECT plus a proportionate part of the fixed fee based on progress to date.
- H. To complete and deliver the Preliminary Engineering Report to the COUNTY within the time allotted for the PROJECT as stipulated below; EXCEPT that the CONSULTANT shall not be responsible or held liable for delays occasioned by the actions or inactions of the COUNTY or other agencies, or for other unavoidable delays beyond the control of the CONSULTANT.
  - 1. Preliminary Engineering Report for the PROJECT within 50 calendar days after receipt of Notice to Proceed.
- I. CONSULTANT shall procure and maintain such insurance as will protect the CONSULTANT from damages resulting from errors, omissions and negligent acts of the CONSULTANT, its agents, officers, employees and subcontractors in the performance of the professional services rendered under this agreement and for which he is legally liable. Such policy of insurance shall be in an amount not less than \$1,000,000. Satisfactory Certificates of Insurance shall be filed with the COUNTY prior to the time CONSULTANT begins any work under this Agreement.
- J. The CONSULTANT agrees to comply with and/or to the following additional provisions with respect to his performance and obligation under this Agreement:
  - 1. The CONSULTANT shall observe the provisions of the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under the present contract

because of race, religion, color, sex, physical handicap unrelated to such person's ability to engage in the particular work, national origin or ancestry;

2. In all solicitations or advertisements for employees, the CONSULTANT shall include the phrase "equal opportunity employer" or similar phrase to be approved by the Kansas Commission on Civil Rights;
3. If the CONSULTANT fails to comply with the manner in which the provisions of K.S.A. 44-1031, the CONSULTANT shall be deemed to have breached the present contract and it may be cancelled, terminated, or suspended, in whole or in part, by the COUNTY. Said cancellation, termination or suspension will also relieve COUNTY of any obligations of payment except as outlined in Paragraph "A" of Section V, in the event of termination.
4. If the CONSULTANT is found guilty of a violation of the Kansas Act Against Discrimination under a decision or order of the Commission which has become final, the CONSULTANT shall be deemed to have breached the present Agreement and it may be cancelled, terminated or suspended, in whole or in part, by the COUNTY;
5. The CONSULTANT shall include the provision of Item J., Paragraphs 1. through 4., inclusive, in every subcontract or purchase order so that provisions will be binding upon such subcontractor or vendor.

III. THE COUNTY AGREES

- A. To furnish all available data and field surveys pertaining to the PROJECT now in the COUNTY Engineer's Office.

- B. To pay the CONSULTANT for his services in accordance with the requirements of this agreement.
- C. To provide right of entry for CONSULTANT'S personnel in performing field surveys and inspections.
- D. To furnish existing traffic volumes and traffic information necessary for the PROJECT.

IV. PAYMENT PROVISION

- A. Payment to the CONSULTANT for the performance of his services shall be his actual cost plus a fixed fee for profit and generally be in accordance with the attached estimates. The tests of allowability to be applied in this contract are based on the reasonableness of the allocation of costs under generally accepted accounting principles and practices.
- B. For this contract the overhead rate to be used by the CONSULTANT shall be established 144.1 percent.
- C. The computation of direct labor costs shall be based on the actual salaries or wages paid by the CONSULTANT to personnel assigned to the PROJECT. All fringe benefits associated with labor costs shall be included as a part of the established overhead factor.
- D. The fixed fee for profit shall not exceed \$854.00 and total compensation of the PROJECT shall not exceed \$9,396.00, including CONSULTANT'S cost and fixed fee as shown on Exhibit A, attached hereto.
- E. If Option I.A.3.b. is included, the fixed fee for profit shall not exceed \$1,146.00 and total compensation of the PROJECT shall not exceed \$12,604.00, including CONSULTANT'S cost and fixed fee as shown on Exhibit B, attached hereto.

F. If additional work should be necessary by virtue of a major change in the scope of the proposed PROJECT, the CONSULTANT will be given written notice by the COUNTY, along with a request for an estimate of the actual costs plus a fee for profit based upon a fixed percentage of the CONSULTANT'S costs for performance of such additions; but no additional work shall be performed nor shall additional compensation be paid except on the basis of a supplemental agreement duly entered into by the parties.

V. THE PARTIES HERETO MUTUALLY AGREE

- A. That the right is reserved to the COUNTY to terminate this agreement at any time, upon written notice, in the event the PROJECT is to be abandoned or indefinitely postponed, or because of the CONSULTANT'S inability to proceed with the work, or because the services of the CONSULTANT are unsatisfactory, or at the option of the COUNTY at the completion of any of the phases; PROVIDED, however, that in any case the CONSULTANT shall be paid the reasonable value of the services rendered up to the time of termination on the basis of the provisions of this agreement.
- B. That the original tracings for the final engineering plans and other pertinent drawings and documents pertaining to the PROJECT shall become the property of the COUNTY upon completion or termination of the CONSULTANT'S services in accordance with this agreement; and there shall be no restriction or limitation on their further use by the COUNTY.
- C. That the services to be performed by the CONSULTANT under the terms of this agreement are personal and cannot be assigned, sublet or transferred without specific consent of the COUNTY.

- D. In the event of unavoidable delays in the progress of the work contemplated by this agreement, reasonable extensions in the time allotted for the work will be granted by the COUNTY, provided however, that the CONSULTANT shall request extensions in writing giving the reasons therefore.
- E. It is further agreed that this agreement and all contracts entered into under the provisions of this agreement shall be binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF, the COUNTY and the CONSULTANT have executed this agreement as of the date first written above.



*[Signature]*  
County Clerk

Approved as to Form:

*[Signature]*  
Asst.

*[Signature]*  
County Counselor

BOARD OF COUNTY COMMISSIONERS,  
SEDGWICK COUNTY, KANSAS

By *[Signature]*  
Chairman

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

By *[Signature]*  
Vice President

ATTEST:

*[Signature]*  
Secretary-Treasurer

**PROFESSIONAL ENGINEERING CONSULTANTS  
ENGINEERING FEE ESTIMATE**

PROJECT NO. \_\_\_\_\_ LOCATION Wichita, Kansas  
 JOB ITEM Study and Repair DATE January 23, 1987  
 DESCRIPTION Traffic Study & Report in accordance with I.A.

**(I) SALARY COSTS**

POSITION TITLE	RATE	MAN HOURS	AMOUNT	TOTAL (SUB TOTAL)
1. PRINCIPALS	18.00	8	144	
2. PROJECT MANAGER	18.00	12	216	
3. PROJECT ENGINEER	17.00	88	1496	
4. DESIGN ENGINEER	15.50	20	310	
5. DESIGN TECHNICIAN	14.50	48	696	
6. DRAFTER	12.00	48	576	
7. JUNIOR DRAFTER				
8. SURVEYOR, PARTY CHIEF				
9. SURVEYOR, INSTRUMENT MAN				
10. SURVEYOR, AIDES				
11. FIELD ENGINEER				
12. INSPECTOR, ENGINEER				
13. INSPECTOR, TECHNICIAN				
14. LAB TECHNICIAN				
15. SPECIFICATIONS TECHNICIAN				
16. STENO & CLERICAL				
SUB TOTAL				3,438.00

**(II) OVERHEAD ( 1.44 ) X (I)**

4,954.00

**(III) MATERIAL COSTS**

1. BLUE & WHITE REPRO.				
2. PRINTING (SPECS. ETC.)			150	
3. MISCELLANEOUS				
4.				
5.				
SUB TOTAL				150.00

**(IV) SUB TOTAL ( I + II + III )**

8,542.00

**(V) FIXED FEE**

854.00

**(VI) TRAVEL & PER DIEM**

	RATE	DAYS OR MILES	AMOUNT	
1. QUARTERS & SUBSISTENCE, PER MAN DAY				
2. TRAVEL PER MILE				
3.				
SUB TOTAL				

**(VII) TOTAL FEE FOR PROJECT (IV + V + VI)**

\$9,396.00

Exhibit "B"

## PROFESSIONAL ENGINEERING CONSULTANTS

## ENGINEERING FEE ESTIMATE

PROJECT NO.	LOCATION			Wichita, Kansas
JOB ITEM	Study & Report with Option	DATE	January 23, 1987	
DESCRIPTION	Traffic Study & Report in accordance with I.A. including Option (Paragraph I.A.3b)			
<b>(I) SALARY COSTS</b>				
POSITION TITLE	RATE	MAN HOURS	AMOUNT	TOTAL (SUB TOTAL)
1. PRINCIPALS	18.00	8	144	
2. PROJECT MANAGER	18.00	12	216	
3. PROJECT ENGINEER	17.00	116	1972	
4. DESIGN ENGINEER	15.50	24	372	
5. DESIGN TECHNICIAN	14.50	72	1044	
6. DRAFTER	12.00	72	864	
7. JUNIOR DRAFTER				
8. SURVEYOR, PARTY CHIEF				
9. SURVEYOR, INSTRUMENT MAN				
10. SURVEYOR, AIDES				
11. FIELD ENGINEER				
12. INSPECTOR, ENGINEER				
13. INSPECTOR, TECHNICIAN				
14. LAB TECHNICIAN				
15. SPECIFICATIONS TECHNICIAN				
16. STENO & CLERICAL				
SUB TOTAL				4612
<b>(II) OVERHEAD ( 1.44 ) X (I)</b>				6646
<b>(III) MATERIAL COSTS</b>				
1. BLUE & WHITE REPRO.				
2. PRINTING (SPECS. ETC.)			200	
3. MISCELLANEOUS				
4.				
5.				
SUB TOTAL				200
<b>(IV) SUB TOTAL ( I + II + III )</b>				11458
<b>(V) FIXED FEE</b>				1146
<b>(VI) TRAVEL &amp; PER DIEM</b>				
	RATE	DAYS OR MILES	AMOUNT	
1. QUARTERS & SUBSISTENCE, PER MAN DAY				
2. TRAVEL PER MILE				
3.				
SUB TOTAL				
<b>(VII) TOTAL FEE FOR PROJECT (IV + V + VI)</b>				12,604.00



SEDGWICK COUNTY, KANSAS

Bureau of Parks and Recreation

Robert A. Lakin  
Director

TO: Metropolitan Area Planning Commission  
Metropolitan Area Planning Department

FROM: Robert A. Lakin, Director *ml*

DATE: February 4, 1987

SUBJECT: Kansas Coliseum - Special Permit

The Kansas Coliseum site was granted a special permit for the development of the site in 1974. At that time the site was approximately 240 acres in size. Since that time, the County acquired an additional eighty acres to the south making the entire ownership approximately 320 acres less right of way for the Interstate and adjacent roads. This additional land is described as:

South one-half, SE one-fourth, Sec 33, TWP 25S, R1E exc street right of way and exc I-135 right of way

A special permit under the authority of Section 13, F.L., Sedgwick County Zoning Resolution is requested to provide the same development authority for the south eighty acres as for the original site. This includes "multi-purpose facility with the ability to accommodate both indoor and outdoor uses, such as agricultural, livestock, business and industrial exhibitions; conventions; most types of shows, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to animal lovers; agricultural and equipment storage buildings; concessions; restaurants and park facilities including provision for both vehicular and tent camping". It is suggested that the original language that is underlined be changed to "race tracks either parimutuel or non-parimutuel".

Although separate zoning applications have been filed for the development of a race track, this application is filed to provide for the range of uses permitted on the original site in the event the parimutuel race track proposed by a developer is not built. There are no alternate development plans for this south eighty acres at this time. Road right of way can be granted at this time, but is suggested that platting be deferred until specific development is proposed. Adopted subdivision rules require the platting prior to the issuance

of any building permits. Any development plan for the site will have to have the approval of the Board of County Commissioners.

cc: Board of County Commissioners  
Kansas Coliseum Board  
F. Tim Witsman, County Administrator  
Sam Fulco, Director, Kansas Coliseum  
Mike Pepoon, Legal Department  
Ron Worley, County Zoning Administrator



SEDGWICK COUNTY, KANSAS

Bureau of Parks and Recreation

Robert A. Lakin  
Director

TO: Board of Commissioners  
Sedgwick County, Kansas

FROM: Robert A. Lakin, Director *RL*

DATE: January 26, 1987

SUBJECT: Traffic Study - Race Track

In discussing the proposed development of a race track at the Kansas Coliseum, the need for an interchange at 77th St. No., and I-135 has been identified. Due to the peak traffic characteristics of a race track and due to the existing problems of entering and exiting the Coliseum, there is an apparent need for such an interchange. In order to be allowed to build an interchange, the County will need to secure a break in access on the Interstate at 77th St. No. To do this, a traffic study documenting the need and providing suggested design treatment will be need for submittal to all of the various groups involved in obtaining such approval including the Federal Highway Administration (FHWA), Kansas Department of Transportation, and the area Transportation Planning group.

A proposed contract to do this study is submitted for approval of the Commission. The contract is with Professional Engineering Consultants, Inc., (PEC). The amount of the contract is not to exceed \$9400 and is for 50 days. An option in the contract to be exercised for further analysis of the surrounding local road system if required by the State of FHWA is for an additional \$3200. The monies are available in the Coliseum budget and were budgeted for professional work of this type needed to prepare for a race track. The contract will be administered by the Department of Public Services.

Recommended Action:

1. Approve the proposed contract as submitted and authorize the Chairman to sign.
2. Such other action as the Commission deems appropriate.

ATTACHMENT

cc: F. Tim Witsman, County Administrator  
David Spears, Dir., Bureau of Public Services  
Sam Fulco, Dir., Kansas Coliseum  
✓Marvin S. Kraut, Director of Planning, MAPD

**RECEIVED**

JAN 27 1987

METROPOLITAN PLANNING

ROUTE



\_\_\_\_\_



SEDGWICK COUNTY, KANSAS

Bureau of Parks and Recreation

Robert A. Lakin  
Director

TO: Ron Worley, County Zoning Administrator  
FROM: Robert A. Lakin, Director *RL*  
DATE: January 2, 1987  
SUBJECT: Coliseum, Race Track

Attached is a resume of zoning actions for the Coliseum to date. Included is the language used in the original Coliseum approval. Note the it provides for "competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the are of animal lovers" as well agricultural buildings, etc. To me, this language which was developed by Ted Hill and me, provides for race tracks. That was its intent. Back at that time, no one wanted to say race tracks directly as we had no legislation and didn't want to stir everyone up.

The question I have for you is whether or not you agree that the above language is sufficient to provide a race track on that portion of the original 240 acres included in the original special governmental permit? This would include the back stretch d tenance areas, warm up walkers, cafeteria off-street parking for autos and horse trail to I-135, all as accessory to the main use ered under "other such things" which I unde

If so, then my proceeding will be for the s other- wise, then our application will inc that much of that part north of the S 80 th would just as soon not overlap approvals as confusion in future years. I'm open on thi

Please give me your response in a memo, the process we've gone thru and so that arg middle of the project.

ATTACHMENT

✓ cc: Jack Galbraith, Chief Planner, MAPD

*2/6/87*  
*Ron said he responded to Lakin that the Legal Dept had made the decision and he would look forward to reviewing a special permit application. It is the developer who now wants "E" zoning and the CV.*

JAN 05 1987

METROPOLITAN PLANNING

ROUTE



SEDGWICK COUNTY, KANSAS

Bureau of Parks and Recreation

Robert A. Lakin  
Director

TO: Ron Worley, County Zoning Administrator  
FROM: Robert A. Lakin, Director *RL*  
DATE: January 2, 1987  
SUBJECT: Coliseum, Race Track

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The question I have for you is whether or not you agree that the above language is sufficient to provide a race track on that portion of the original 240 acres included in the original special governmental permit? This would include the back stretch development (stables, maintenance areas, warm up walkers, cafeteria for the track personnel, off-street parking for autos and horse trailers and maybe a sign next to I-135, all as accessory to the main use specified and further covered under "other such things" which I underlined. I think it does.

If so, then my proceeding will be for the south 80 only. If you rule otherwise, then our application will include the south 80 acres and that much of that part north of the S 80 that will be in the lease. I would just as soon not overlap approvals as I think it may lead to confusion in future years. I'm open on this, however.

Please give me your response in a memo, so we have a good record of the process we've gone thru and so that arguments won't occur in the middle of the project.

ATTACHMENT

cc: Jack Galbraith, Chief Planner, MAPD

RECEIVED

JAN 05 1987

METROPOLITAN PLANNING

ROUTE



SEDGWICK COUNTY, KANSAS

RECEIVED

LEGAL DEPARTMENT

JAN 16 1987

Richard A. Euson  
Assistant County Counselor

METROPOLITAN PLANNING  
ROUTE  JACK

*Copy has placed in the Legal opinion file*

COUNTY COURTHOUSE • SUITE 315 • WICHITA, KANSAS 67203-3790 • TELEPHONE (316) 268-7111

OPINION NO. 14-1986

TO: Robert A. Lakin, Director, Bureau of  
Parks & Recreation

FROM: Richard A. Euson, Assistant County Counselor *RE*

DATE: December 30, 1986

RE: Zoning for Racetrack

You inquired as to the proper method of pursuing a zoning classification for the County's acreage south of the Kansas Coliseum. You state that the land, approximately 80 acres, is intended for use as a racetrack and that the same will be leased to a non-profit developer for such use. The specific question is whether a re-zoning should be pursued under (1) a special use permit pursuant to Section 13F, or (2) a conditional use permit in the "C" General Commercial District pursuant to Section 10 of the County's Zoning Regulations.

The 80-acre tract is owned by the County in fee simple, and it is in the unincorporated area of the County subject to County zoning. The enabling legislation for racetracks has not become law, but it is assumed at this point that the County will lease the land to a private entity which in turn will develop, build and operate a track on the site. The leasing arrangement would presumably consist of a long-term commercial development lease with multiple and substantial protections to the landowner during such term. For the purposes of this opinion it is assumed that the lease will have a specific termination date resulting in a reversion of the leased premises to the County.

The County Zoning Regulations which govern the land were adopted by the Sedgwick County Commission effective January 1, 1985. In addition to the numerous zoning districts enumerated, provision was made for governmental uses. Section 13F of the Regulations provides as follows:

SPECIAL PERMIT. The Governing Body may, by special permit and subject to such restrictions as it deems necessary, permit the following uses to be located in any district:

1. Any public structure, installation or use erected and used by any department of the City, County,

State or Federal Government, or any building or other structure erected and used by any public utility or improvement district, subject to F.3. below.

2. As a temporary use, not to exceed the life of the contract, concrete and asphalt mixing plants, and accessory construction yards and buildings, provided they are associated with a contract with any department of the City, County, State or Federal Government, and subject to F.3. below.
3. The Governing Body shall not issue a special permit for the uses in F.1. and F.2. above until after the Metropolitan Area Planning Commission reviews the request and makes a recommendation to the Governing Body; and until the provisions of Section 17.A.2 of these regulations have been complied with.

It is a generally recognized rule of zoning law that zoning regulations being a burden upon the common-law rights of landowners should be liberally construed in favor of the landowner. Koppel v. City of Fairway, 189 Kan. 710. In our opinion, this rule applies to public as well as to private zoning matters, and it is applicable to the question raised herein. Applying the same to Section 13F(1), it is our opinion that a public structure (such as a coliseum, stadium, auditorium or racetrack) may be erected and used under Section 13F by the County or its agents or lessees and that the same would constitute a "public use" so long as the lease provisions preserve a public character. That the lessee may derive some profit in the lease arrangement does not in and of itself nullify the use as a public one (see State ex rel. v. Urban Renewal Agency of Kansas City, 179 Kan. 435).

The special permit provisions of the Zoning Regulations should also be liberally construed in order to give proper effect to the Regulations as a whole. It is not reasonable to require the County to obtain a conditional use permit due merely to the fact of leasing. When the lease ends, the County is then required to obtain a special zoning permit in order to pursue a different public use, a result inconsistent with the special permit exception.

In conclusion, it is our opinion that Section 13F(1) of the Zoning Regulations properly applies to a use wherein the County as lessor intends to enter into a long-term land development lease for the purpose of permitting a racetrack to be constructed and operated.

/mp

cc: William D. Rustin  
Jack Galbraith  
Ron Worley

12/26/86  
WLS

Process for gaining KDOT/FHWA Approval of new interchange on Interstate 135 at 77th Street N.

- Need official request and documentation of need. Should come from elected officials. Safety should be addressed (with reference to off ramp at 85th). Funding should be identified.
- As "keepers" of the Federal Aid System, we will officially inform KDOT of the request and of our intent to expedite the approval process.
- The MPO Approval Process (4 to 5 months)

Target Dates

January 15

January 15

February 1

February 15

April 30

1. TAC Approval
2. Coordinating Committee Approval
3. Add to TIP
4. MAPC Approve Plan Amendment
5. MAPC Adoption

*Sunday*

12/26/86  
WLS

Process for gaining KDOT/FHWA Approval of new interchange on Interstate 135 at 77th Street N.

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February 15  
April 30

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2. Coordinating Committee Approval
3. Add to TIP
4. MAPC Approve Plan Amendment
5. MAPC Adoption

WICHITA-SEDGWICK COUNTY

Date: September 15, 1986

METROPOLITAN AREA PLANNING DEPARTMENT

TO: Robert A. Lakin, Director, Bureau of Parks & Recreation  
FROM: Louise Olivarez, Senior Planner  
SUBJECT: Kansas Coliseum

At your request we have reviewed all our files regarding the Kansas Coliseum property. The following cases have been processed through MAPD:

- DR 74-34 - Request for special permit for governmental use (Kansas Coliseum) in the "R" zoning district.  
BCoC approved 3-26-75 subject to conditions.  
(No resolution.)
- S/D 75-5 - Plat of Coliseum Park.  
BCoC approved 5-19-76.  
Recorded 5-25-76.
- SCZ-0408 - Request for zone change from "R" to "LC" for a 25' x 40' site within Lot 2, Block A, Coliseum Park (east side of I-135) for purposes of permitting a "message board" advertising sign.  
BCoC approved 1-17-79.  
Resolution #19-1979 published 1-22-79.
- DR 81-13 - Request for special permit for governmental use (maintenance building and storage facilities) in the "R" zoning district (west side of Hydraulic 1/4 mile north of 77th Street North ---- southeast corner of Lot 3, Block A, Coliseum Park).  
BCoC approved 4-29-81 subject to conditions.  
(No resolution.)
- V-1290 - Request to vacate the west 70 feet of a 100-foot platted building setback from Hydraulic on a portion of Lots 1 and 3, Block A, Coliseum Park. (To permit construction of a new pavilion.)  
BCoC approved 10-24-84.  
Vacation Order recorded 10-24-84 on Film 690 at Page 248.

Robert A. Lakin  
September 15, 1986  
Page 2

2 2832

We found no mention of air strips or race tracks in any of these case files. The original DR case for the Coliseum listed as proposed land uses the following: "Multi-purpose facility" with the ability to accommodate both indoor and outdoor uses, such as; agricultural, livestock, business and industrial exhibitions; conventions; most types of shows, sports, animal and entertainment events; competitive animal and livestock contests in regard to performance, stamina, endurance, speed, conformation and other such things geared to the art of animal lovers; agricultural and equipment storage buildings; concessions; restaurants; and park facilities, including provisions for both vehicular and tent camping." Nothing would suggest that race tracks are a permitted use and inasmuch as they are probably unique and have problems to resolve for them alone, it would seem appropriate to file a special permit request as was done for the Coliseum and the maintenance yard facility.

I have attached for your use copies of the following items:

1. Page 7 of BCoC minutes of 3-26-75 re DR 74-34
2. Conditions of approval of DR 74-34 (letter dated 3-24-75)
3. Resolution for SCZ-0408
4. Conditions of approval of DR 81-13

In addition to the above referenced items, we have in our files one copy of the approved landscape plan (eight pages) as required by condition "g" of DR 74-34; one copy of the site --- parking plan (not dated but marked "approved"); one copy each of the preliminary plat, final plat, and recorded plat of Coliseum Park.

We still have the complete files for the five cases referenced above and if you have need for additional information from them, please let us know.

LO:rme  
Attachments

cc: ✓ Jack H. Galbraith, Chief Planner, Current Plans Division

BOARD OF SEDGWICK COUNTY COMMISSIONERS  
PROCEEDINGS

Regular Meeting  
March 26, 1975

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

CONTINUATION  
OF FUNDING  
REQUEST -  
ALCOHOLISM  
OUTREACH  
AND REFERRAL  
PROGRAM

Mr. Bob Lakin, Metropolitan Area Planning Commission, appeared before the Board concerning the continuation of the funding request by the Alcoholism Outreach and Referral Program. He stated that this item had been tabled for one week at the previous regular meeting of the Board. He stated that the persons involved in the matter had met, and discussed the item and had resolved their differences. He further stated that there was a revised page #5 in the application. He stated that this had been furnished to the Board of County Commissioners as well as the Clerk.

Mr. Clint Willis, Mental Health, appeared before the Board. He stated that he had met with Dr. Silverman of the Health Department about the application and some of the items on page #5. He further stated that the two of them had come to an agreement and the writing of that particular page had been changed. He further stated that this was now a continuation grant and that he was satisfied with the application.

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."

CASE DR-74-34

Mr. Lakin appeared before the Board in regards to Case DR-74-34. He stated that this was a Special Permit initiated by the Board of County Commissioners for the Kansas Coliseum. He presented a map of the area to the Board. He stated that the Sedgwick County Zoning Resolution contained a provision within it that stated that the Board of County Commissioners may grant, by Special Permit, authorization for use for Governmental Use in any zoning district. He further stated that this particular district happened to be the "R" - Rural Residential District that was established when zoning was established in the Valley Center area. He further stated that notices had been presented to all adjacent property owners as required by the Board's Zoning Resolution. He stated that the matter was referred to the City of Valley Center's Planning Commission. He stated that the Valley Center Planning Commission had recommended approval and that the matter had been reviewed by the MAPC. He further stated that Mr. Dodds, Assistant County Counselor, and Mr. Galbraith, MAPC staff, had reviewed those conditions and it was the recommendation of the County Counselor that a number of small changes be made in the conditions, primarily dealing with the timing aspects of the project and certain rules and regulations. He stated that there were no problems with the changes. He further stated that he would recommend that the motion for approval be made for the Special Permit, subject to the conditions as were written in the March 24, 1975 letter.

Mr. Jack Turner, County Counselor, stated that he recommended the adoption.

Mr. Scott moved for the approval.

Mr. Hale seconded the motion.

The motion carried with all Commissioners voting "aye."



**COUNTY OF SEDGWICK  
COMMISSIONERS OFFICE**

March 24, 1975

COUNTY COURTHOUSE, WICHITA, KANSAS, 67203

**TO:** Jack Galbraith, Chief Planner - MAPD  
**FROM:** Rick Dodds, Assistant County Counselor *RD*  
**SUBJECT:** Recommended Conditions for Special Permit for the Kansas Coliseum Project

Pursuant to our recent conversation regarding the above mentioned conditions, I have set forth below said conditions with the changes incorporated therein:

- a. This condition will remain the same. (*Plotting within one year*)
- b. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings and recreational Vehicle Park shall be submitted to the Wichita - Sedgwick County Health Department for review and recommendation to the County Department of Public Works prior to occupancy of the Building.
- c. A site development plan shall be submitted to the MAPD for review prior to occupancy of the building. Said development plan shall depict structure location on the property, location and width of the internal circulation streets, location and width of ingress and egress points to subject property, location and dimensions of all off-street parking spaces and circulation isles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area



PAGE 2  
JACK GALBRAITH  
March 24, 1975

- should be provided with a service building with restroom and shower facilities plus a sewer discharge system for recreational vehicles.
- d. Off-street parking area and all private roads within the parking and camping area shall be surfaced as approved by the County Department of Public Works.
  - e. Off-street parking spaces shall be provided as follows:
    - 1. At least one space for each 5 seats, based upon the maximum seating capacity of the Coliseum.
    - 2. One space for each recreational vehicle pad and one space for each individual tent camping site.
  - f. This condition is not changed. *(No individual recreational vehicle pad shall have direct access to a public street)*
  - g. A landscape plan for the off-street parking area and the camping area shall be submitted to the Planning Department for review and comment prior to the occupancy of the building.

If you have any questions regarding the above conditions please do not hesitate to contact me.

We have scheduled this item to be on the March 26, 1975 agenda.

RJD/nal

cc: Jack N. Turner, County Counselor  
Sam Fulco, Kansas Coliseum Director

R. #19-1979

RESOLUTION

A RESOLUTION CHANGING THE ZONING CLASSIFICATIONS FOR CERTAIN LANDS LOCATED WITHIN THE UNINCORPORATED TERRITORY LYING WITHIN THREE MILES OF EITHER THE CITY OF WICHITA, THE CITY OF HAYSVILLE, THE CITY OF DERBY, THE CITY OF MULVANE, THE CITY OF VALLEY CENTER, THE CITY OF GODDARD, AND THAT PORTION OF THE AREA WITHIN THREE MILES OF THE CITY OF CHENEY AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS ON OCTOBER 3, 1973, ALL IN SEDGWICK COUNTY, KANSAS, UNDER THE AUTHORITY GRANTED IN SECTION 14.C OF THE ZONING RESOLUTION ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, MARCH 3, 1968, AND SUBSEQUENT AMENDMENTS THERETO.

BE IT RESOLVED BY THE GOVERNING BODY OF SEDGWICK COUNTY, KANSAS.

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, and under authority granted by Section 14.C of the Zoning Resolution as amended, the zoning district of the lands legally described are hereby changed as follows:

CASE NO: SCZ-0408

ZONE CHANGE from the "R" Rural Residential District to the "LC" Light Commercial District

A Tract of land located in Lot 2, Block A Coliseum Park, Sedgwick County, Kansas, described as follows: Commencing at the Southwest Corner of said Lot 2, Block A; thence Northerly along the west line of said Lot 2, Block A, a distance of 240.60 feet; thence continuing along said west line a distance of 503.90 feet to the point of beginning; thence easterly on a deflected angle to the right of 90° a distance of 40 feet; thence northerly on a deflected angle to the left of 90° a distance of 25 feet; thence westerly on a deflected angle to the left of 90° a distance of 40 feet to the west line of said Lot 2, Block A; thence southerly along the west line of Lot 2, Block A to the point of beginning. Generally located on the east side of I-135, in an area south of 85th St. North.

SECTION II. That upon the taking effect of this Resolution, the above zoning change shall be entered and shown on the atlas on file in the Office of the County Zoning Administrator and in the Office of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption and publication once in the official County paper.

PASSED AND ADOPTED by the Board of County Commissioners at Wichita, Kansas, this 17th day of January, 1979.

Tom Scott, Chairman  
Tom Scott

Donald Gragg, Commissioner  
Donald Gragg

Robert Patrick, Commissioner  
Robert Patrick

April 30, 1981

Syd Werbin, County Director  
Building, Planning & Codes  
1248 South Seneca  
Wichita, Kansas 67213

Re: DR 81-13 - Special Permit for  
Maintenance Building and Storage  
Facilities.

Dear Syd:

The Board of County Commission at its regular meeting of April 29, 1981 considered the above captioned case for property legally described as follows:

The South 350 feet of the East 1250 feet of Lot 3, Block A, Coliseum Park Addition to Sedgwick County, Kansas. Generally located on the west side of Hydraulic, 1/4 mile north of 77th Street North.

Their action was to approve the request as recommended by the Planning Commission, subject to the following conditions:

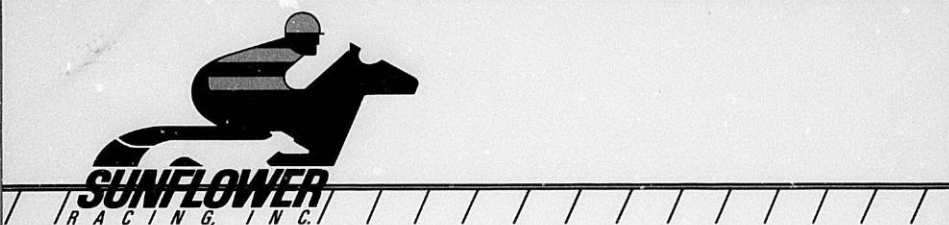
- a. The existing vegetative screening (hedge rows) on the north, south and west lines of the property shall remain and be maintained in good condition.
- b. The number of access points to Hydraulic shall not exceed two.
- c. No storage of equipment or materials shall be permitted in the platted 100 foot front yard setback from Hydraulic.

This is provided for your information and files as no resolution is published for this type of special permit request. If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:el  
cc: Claud S. Shelor, County Director  
Department of Public Works



FACT SHEET

SUNFLOWER RACING, INC.

CORPORATION NAME: Sunflower Racing, Inc.

CO-OWNERS: Richard J. Boushka and R. D. Hubbard

TRACK CONCEPT: The pari-mutuel racing three-level facility will encompass a triple-use racetrack and spectator facilities. Dogs and horses, both quarter horses and thoroughbreds, would race in the same facility. Horse racing track would be seven furlongs.

SEATING CAPACITY: General Seating: 3,500  
Lounge and Restaurant: 1,000  
Standing Room: 1,500  
Seating will include clubhouse and private lounge seating and closed-circuit television lounge seating.

KENNEL/STABLE CAPACITY: Kennel: 1,000 dogs  
Stables: 800-1,000 horses  
Both have potential for expansion

PARKING: 3,000 spaces

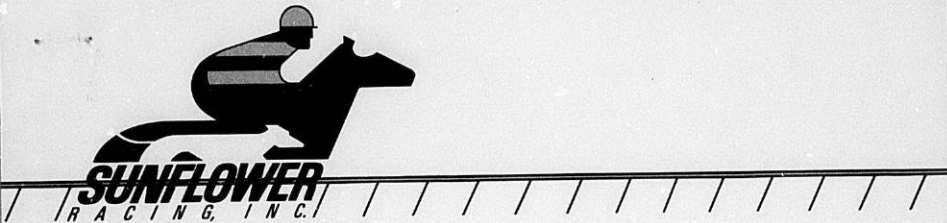
COST OF FACILITY: \$20 to \$25 million

SITE: Immediately south of the Kansas Coliseum along I-135 north of Wichita.

EMPLOYMENT FORCE: 600 for track operation

ARCHITECT: Law/Kingdon, Inc., Wichita, Kansas

CONSULTANT: Bird, Fujimoto & Fish, San Diego, California



November 20, 1986  
FOR IMMEDIATE RELEASE

NEWS RELEASE FROM:

Sunflower Racing, Inc.  
500 Fourth Financial Center  
Wichita, KS 67202

FOR FURTHER INFORMATION, CONTACT:

Derald Linn  
(316) 681-3848

MULTI-FACETED RACETRACK PLANNED FOR SEDGWICK COUNTY

Two businessmen -- a former Olympic basketball star and the head of a nationally known glass manufacturing company -- have announced plans to construct a pari-mutuel racing facility for horses and dogs north of Wichita.

Wichita businessman Richard J. Boushka and R. D. Hubbard, Chairman of the Board and Chief Executive Officer of Irvine, California-based AFG Industries, Inc., are co-owners of Sunflower Racing, Inc., which will build the track and develop the surrounding land. The tract of land is along I-35 immediately south of the Kansas Coliseum.

Legislation to implement Kansas' pari-mutuel wagering amendment to the constitution that voters adopted at the November 4th general election was recommended November 14th by a special interim committee of the Kansas Legislature. The 1987 session of the Kansas Legislature will consider the racing legislation when it convenes January 12. A racing commission appointed by the governor will award licenses for racetracks and would decide where tracks would be built.

"I see this as an endeavor which is good for the State of Kansas, for the dog and horse industries in the state and for developers," said Boushka, a member of the gold medal-winning 1956 Olympic basketball team. "We envision a first class racing facility in Wichita. Because of our business reputation, the public can be assured they will have an operation of which the whole community will be proud."

The facility, which will cost between \$20 million and \$25 million to build, will accommodate thoroughbred and quarter horse racing as well as greyhound dog racing. It would be the first triple use facility in the United States. The thoroughbred track will be seven-eighths of a mile in circumference with an extended straightaway for quarter horse racing. Stables and kennels will have the capacity to house 800-1,000 horses and 1,000 dogs.

A totally enclosed facility will have the ability to seat approximately 4,500 people with standing room increasing the capacity to about 6,000. Types of seating include reserved and general admission seats, indoor clubhouse areas and private seating plus closed-circuit television lounge areas. The parking area will consist of 3,000 spaces.

Sunflower Racing intends to develop the racetrack with private funds. No public funds would be used.

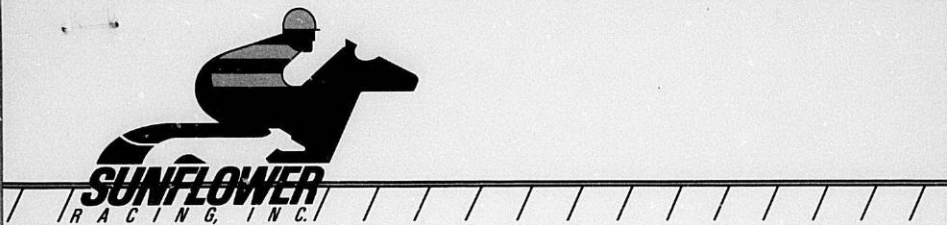
Even though the economics of dog racing are superior to those of horses, Boushka and Hubbard have included both types of racing in their plans.

"Wichita, being a metropolitan area, deserves to have horse racing as an entertainment option," Boushka said. "Also, the quarter horse industry in Kansas has a large impact on the state's economy and deserves a forum in which to run its horses."

"Development surrounding the racing facility would include restaurants, hotels, service stations and other support businesses," Boushka said. "An advantage to the

facility and surrounding development areas is the proximity to the Kansas Coliseum and the wide variety of entertainment offered there. Horse and dog racing will complement and increase the entertainment value of the area."

Sunflower Racing, Inc., a for-profit corporation, expects to be the owner and developer of the racetrack facilities. Under Kansas law, the operator of the wagering system and of the races must be a non-profit corporation. Sunflower Racing will soon contract with a Kansas not-for-profit corporation for that purpose. The activities of the non-profit corporation will generate significant funds for distribution to charities in the Wichita area.



November 20, 1986  
FOR IMMEDIATE RELEASE

NEWS RELEASE FROM:

Sunflower Racing, Inc.  
500 Fourth Financial Center  
Wichita, KS 67202

FOR FURTHER INFORMATION, CONTACT:

Derald Linn  
(316) 681-3848

SUNFLOWER RACING IS ONE OF MANY ENDEAVORS OF KANSAS BUSINESSMAN

Richard J. Boushka continues to add to his vast diversification.

Boushka, a Kansas resident for 31 years, and R. D. Hubbard, co-owners of Sunflower Racing, Inc., plan to build a \$20-\$25 million pari-mutuel racing facility on the Kansas Coliseum site north of Wichita. The racing facility is the most recent endeavor in a lengthy list of business and personal achievements by Boushka.

Boushka, is currently self-employed, primarily in real estate development, oil and gas exploration and marketing.

In 1955, at age 21, recently graduated with honors from St. Louis University with an engineering degree, Boushka joined Wichita-based Vickers Refining Company. He rapidly advanced through the company, became sales manager at 26, vice-president at 28 and president at 29. He became president in 1973 of Vickers Energy Corp., the holding company which controlled all Vickers energy operations.

Boushka left Vickers in 1980 following its corporate sale. At the time of the disposition, sales had reached \$1 billion-plus and the company employed 5,000 persons.

The Boushka-Hubbard association transpired during Boushka's tenure with Vickers. During Boushka's rise through management at Vickers, Hubbard advanced from a sales representative position to president of Safelite Auto Glass of Wichita. The association grew into friendship and joint business involvements.

Boushka's accomplishments also reach into the sports world. At St. Louis University, he gained fame as a consensus All-America basketball player and received a gold medal as a member of the U.S. basketball team in the 1956 Olympics in Melbourne, Australia. He was elected to the Helms Athletic Foundation Hall of Fame in 1965, and the Olympic Hall of Fame in 1986. He also played with the Wichita Vickers basketball team in the National Industrial Basketball League.

Boushka's wife is the former Joan Lillis of Kansas City, Missouri. The Boushkas have five sons -- Richard, Michael, James, Patrick and John. All of the Boushka sons were all-state football players at Wichita Kapaun-Mt. Carmel High School and all were recruited at the college level.

BOUSHKA FACTS

Birthplace: St. Louis, Missouri

High School: Campion High School, Prairie du Chien, Wisconsin

College: St. Louis University, honors degree in engineering, consensus  
All-America basketball player.

Noted Accomplishments: Member of U.S. Olympic Gold Medal basketball  
team at 1956 Olympics

Member of Olympic Hall of Fame

President of Vickers Energy Corporation,  
owner of Wichita's Brittany Shopping Center

Professional

Associations: Member and past president of Wichita State University  
Endowment Association

Member of board of trustees of Naismith Memorial  
Basketball Hall of Fame

Member of board of advisors for University of Kansas  
School of Business



November 20, 1986  
FOR IMMEDIATE RELEASE

NEWS RELEASE FROM:

Sunflower Racing, Inc.  
500 Fourth Financial Center  
Wichita, Kansas 67202

FOR FURTHER INFORMATION, CONTACT:

Derald Linn  
(316) 681-3848

KANSAS NATIVE DIRECTS ONE OF NATION'S TOP GLASSMAKING COMPANIES

R. D. Hubbard grew up part of a modest lifestyle in Smith Center, Kan., a small town in north central Kansas. Today, he is chairman of the board and chief executive officer of AFG Industries, Inc., one of the nation's leading manufacturers of glass. He's also the owner of several prize-winning horses.

R. D. Hubbard and Richard J. Boushka, a Wichita developer and businessman, are co-owners of Sunflower Racing, Inc., which plans to build a \$20 - \$70 million horse and dog track north of Wichita.

The Hubbard-Boushka association began in the 1960s when both were aspiring executives with Wichita-based companies. Hubbard advanced from a sales representative position to president of Safelite Auto Glass, while Boushka was advancing to the top position of Vickers Petroleum Company.

Hubbard formed the Irvine, Calif.-based AFG Industries in 1978 when he merged two glass manufacturing companies, Fourco Glass and ASG. Today AFG Industries is the nation's fourth largest glassmaker with revenues approaching \$400 million and has four plants and a fifth under construction.

Hubbard's rise to the top of the glassmaking industry began in 1959. He joined Service Auto Glass (Safelite's original name) as a \$90-a-week salesman and rapidly advanced to become vice president and by 1968 president. Under Hubbard's direction from 1968 to 1978 Safelite's sales soared 1,000 percent and reached \$104 million in annual revenue.

While with Safelite, Hubbard persuaded Safelite's parent company, Lear-Sigler, to purchase the near bankrupt Fourco Glass. When Lear-Sigler declined, Hubbard purchased Fourco Glass and within four months it was turning a profit.

A year later Hubbard purchased ASG and subsequently formed AFG Industries. Through a series of other acquisitions AFG Industries now manufactures mirrors, glass for solar energy applications, and glass for appliances.

In November 1986 AFG Industries bid to takeover Lear-Sigler.

Hubbard's penchant for decisive and bold business moves has also brought him success in horse racing -- quarterhorses and thoroughbreds. He once purchased a filly, Denim and Diamonds for \$32,000. The horse became a champion and accumulated \$600,000 in winnings.

Hubbard, who has a farm for raising thoroughbreds in Lexington, Ky., had an entry in the recently nationally televised Breeder's Cup race at Santa Anita.

Hubbard was the eighth child of Miner and Loese Hubbard, who operated the Smith Center ice house. As a youngster Hubbard hauled ice, strung electrical lines to farm houses, worked construction and followed the wheat harvests through the Midwest.

Recruited by his former high school coach, he attended and played basketball at Butler County Community College in El Dorado, Kan.

Hubbard and wife Joan Dale reside in Orange County, Calif.

HUBBARD FACTS

Birthplace: Smith Center, Kansas

High School: Smith Center High School

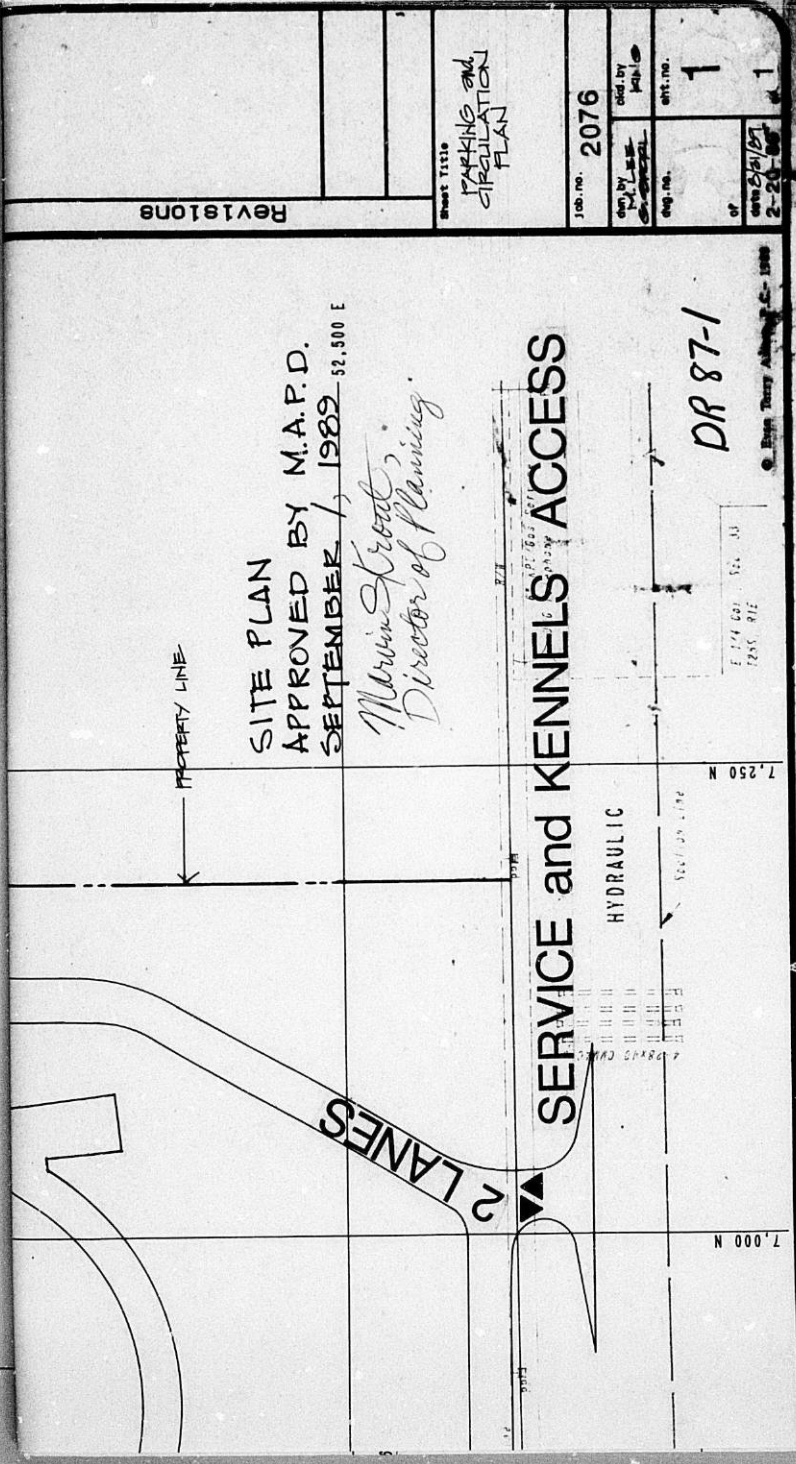
College: Butler County Community College, El Dorado, Kan.

Noted Accomplishments: Chairman of the Board and Chief Executive Officer of AFG Industries; former President of Safelite Auto Glass.

Professional Associations: Lifetime member of International Association of Businessmen and Professionals Foundation for "Outstanding Achievement"

Served as Ambassador for Tennessee as appointed by Governor Lamar Alexander during time AFG industries was based in Tennessee

Dedication of R. D. Hubbard Hall in recognition of his contribution toward the founding of Wichita State University's Center for Entrepreneurship



SITE PLAN  
 APPROVED BY M.A.P.D.  
 SEPTEMBER 7, 1982 52,500 E  
*Miriam Kroll,*  
 Director of Planning

**SERVICE and KENNELS ACCESS**

DR 87-1

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Revisions

Sheet Title		Job. no.	2076
Drawn by	Checked by	Dept. no.	1
Scale	Date	Sheet no.	1
PARKING and CIRCULATION PLAN			

LANDSCAPE ARCHITECT

3700 E. Douglas, Suite 10  
Wichita, KS 67208  
(316) 685-9492

52,500 E

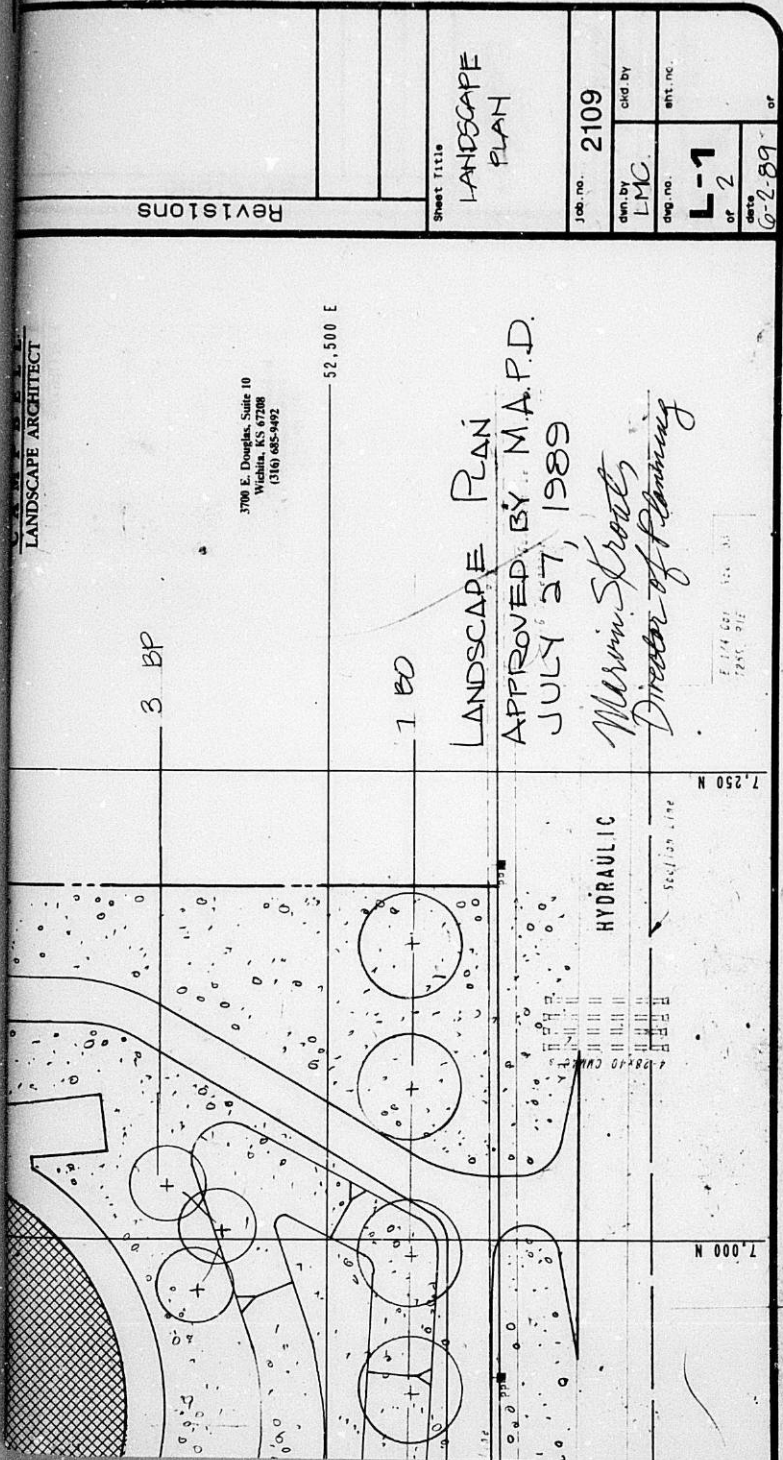
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LANDSCAPE PLAN  
APPROVED BY M.A.P.D.  
JULY 27, 1989

*Merwin Strouts*  
Director of Planning

E 1/4 607 Sec. 35  
T85S 01E



REVISONS

Sheet Title

LANDSCAPE PLAN

job no.

2109

des. by

LMC

des. by

des. no.

L-1  
of 2

des. no.

date

6-2-89

of

DR 87-1 FILE