

ACTION

DATE

S/D COMMITTEE _____

3-31-88

M.A.P.C. *Approved sub to resolution*

W.C.C./B.C.C. *Approved as recommended 4-26-88*

DR 88-1: Eastminster United Presbyterian Church requests a Special Use Permit to establish an underground vault for telephone switching equipment at the SE corner of Webb Rd. and 19th Street North

posted 3-21-88
KCB

ACTION

DATE

S/D COMMITTEE _____

M.A.P.C. Approved sub to condition 3-31-88

W.C.C./B. CO. C. Approved as recommended 4-26-88

DR 88-1: Eastminster United Presbyterian
Church requests a Special Use Permit to
establish an underground vault for the
removal of asbestos and lead pipe
from the building and the site.
NO. 101

DATA SHEET

Z- _____
 SCZ- _____
 CU- _____
 DR- 88-1
 DP- _____

Amend
 Case Filed: 3-16-88
 Associated Case: _____

CPO Council Area: 2A
 CPO Meeting Date: 3-21-88
 MAPC Hearing Date: 3-31-88

APPLICATION DATA: Map No. 6149D

1. General Location: At the southeast corner of Webb Road and 19th Street North
2. From _____ to _____
3. Proposed Use: Special Use Permit to Establish an Underground Vault for Telephone Switching Equipment on Property Zoned "AA" Single-Family Dwelling District
4. DP Name: _____
5. Applicant: Eastminster United Presbyterian Church
 Address 1958 North Webb Road, Wichita, Kansas 67206 Phone 683-4626
6. Agent: Southwestern Bell Telephone Co. c/o Fred L. Neff
 Address 154 North Broadway, Room 956, Wichita, Kansas 67202 Phone 268-2800

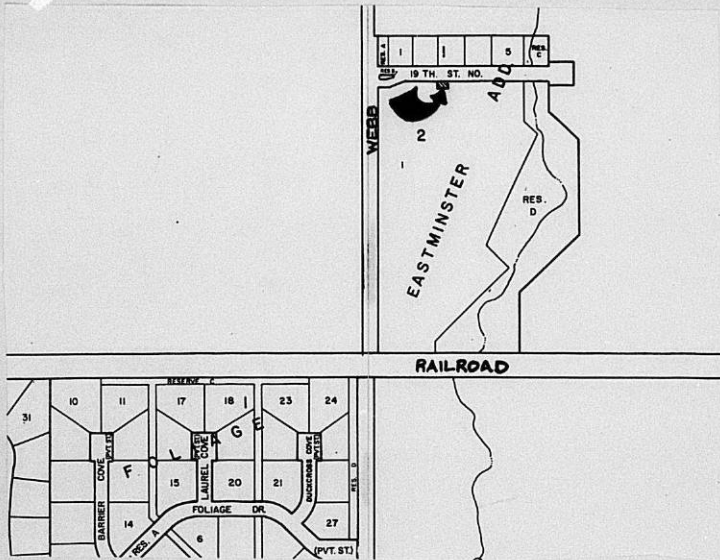
AREA DATA:

1. Acres: 0.013 (_____ ft. by _____ ft.)
2. Adjoining Zoning: N "A" w/CUP S "AA" E "AA" W "R-1"
3. Land Use: North _____ East _____
 South _____ West _____

PICTURE SHEET

PHOTO DATA:

Taken by _____ Date _____ Time _____



NOTES:

S...
 No. 2153C
 EASTMINSTER, AN
 LOS ANGELES, CALIF. 90048
 MOORESON, TX-LOCUST GROVE, GA
 U.S.A.

RESOLUTION

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.180.4 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That having received a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and proper notice having been given and hearing held, and under authority and subject to the provisions of Section 28.04.180.4 of the Code of the City of Wichita, Kansas, a Special Use Permit is hereby authorized for an underground vault for telephone switching equipment on property legally described below subject to the following conditions:

Case No. DR 88-1

Commencing at the Northwest corner of Lot 1, Block 2, Eastminster, an addition to Wichita, Sedgwick County, Kansas; thence N 90° 00' 00" E, 50.00 feet along the North line of said Lot 1; thence N 70° 52' 49" E, 79.38 feet along said North line; thence N 90° 00' 00" E, 137.00 feet along said North line to the point of beginning; thence continuing N 90° 00' 00" E, 40.00 feet; thence S 0° 00' 00" E, 15.00 feet; thence S 90° 00' 00" W, 40.00 feet; thence N 0° 00' 00" E, 15.00 feet to the point of beginning. Generally located at the southeast corner of Webb Road and 19th Street North.

CONDITION OF APPROVAL:

1. The above-ground portion of the vault shall not exceed 4½ feet long, 4½ feet wide and 25 inches high.

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

ADOPTED AT WICHITA, KANSAS _____

ATTEST:

Mayor

City Clerk

(SEAL)

Approved as to form City Attorney

Planning Agenda Item # _____

City of Wichita
City Council Meeting
April 26, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DR 88-1 SPECIAL USE PERMIT TO ESTABLISH AN UNDERGROUND
VAULT FOR TELEPHONE SWITCHING EQUIPMENT, LOCATED AT
THE SOUTHEAST CORNER OF WEBB ROAD AND 19TH STREET
NORTH. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

CPO Recommendation: Council "2A" recommends approval. (6-0)

Background: On March 31, 1988, the MAPC held a public hearing to consider a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The site is within the Hanley-Eastminster Residential CUP. A 24' x 40' site on the south side of 19th Street will be leased by Southwestern Bell for purposes of installing and maintaining this equipment. The site is outside of the building setback area, but with most of the facility being underground, there should be no visual problems. The buried vault is to be 24 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4½ feet long, 4½ feet wide and 25 inches high. Several other residential sites in the city have been approved for similar installations in the past few years. The Planning Commission recommended approval subject to the above-ground portion of the vault not exceeding the dimensions in the application.

- Recommendations/Actions:
1. Concur with the findings of the MAPC and approve the special use permit subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
 2. Take appropriate action stating reasons.

PL/1755/2

CASE NUMBER: DR 88-1

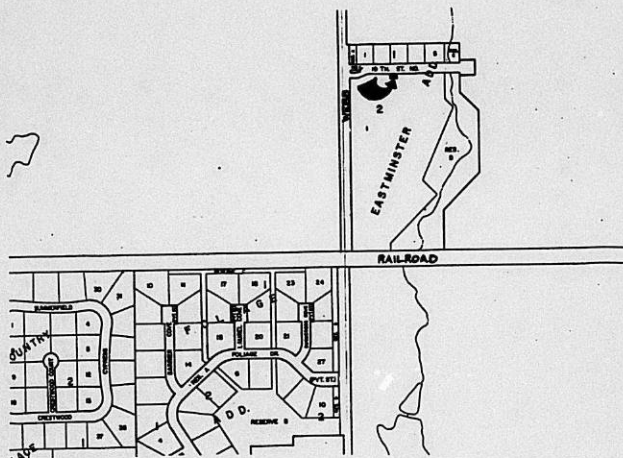
OWNER/APPLICANT/AGENT: Eastminster United Presbyterian Church (owner)
Fred Neff, Southwestern Bell (agent)

REQUEST: Special Use Permit for an underground vault for telephone switching equipment

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 15 feet by 40 feet

LOCATION: Southeast corner of Webb Road and 19th Street North



EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 31, 1988

LEGAL:

2. Case No. DR 88-1 - Eastminister United Presbyterian Church requests Special Use Permit to establish an underground vault for telephone switching equipment commencing at the Northwest corner of Lot 1, Block 22, Eastminister, an addition to Wichita, Sedgwick County, Kansas; thence W 90° 00' 00" E, 50.00 feet along the North line of said Lot 1; thence N 70° 52' 49" E, 79.38 feet along said North line; thence N 90° 00' 00" E, 137.00 feet along said North line to the point of beginning; thence continuing N 90° 00' 00" E, 40.00 feet; thence S 0° 00' 00" E, 15.00 feet; thence S 90° 00' 00" W, 40.00 feet; thence N 0° 00' 00" E, 15.00 feet to the point of beginning. Generally located at the southeast corner of Webb Road and 19th Street North.

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

BACKGROUND:

As provided for in Section 28.04.180.4 of the City Zoning Ordinance, the applicant is requesting a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The site is within the Hanley-Eastminister Residential CUP. A 24' x 40' site on the south side of 19th Street will be leased by Southwestern Bell for purposes of installing and maintaining this equipment. The site is outside of the building setback area, but with most of the facility being underground, there should be no visual problems. The buried vault is to be 24 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4½ feet long, 4½ feet wide and 25 inches high. Several other residential sites in the city have been approved for similar installations in the past few years.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	A	Undeveloped
SOUTH	A	Church
EAST	AA	Undeveloped
WEST	R-1	Undeveloped

PUBLIC SERVICES:

Adequate right-of-way exists for both adjacent streets. No municipal services will be needed for this proposed use.

CONFORMANCE TO PLANS/POLICIES:

This area is projected for residential development and the proposed vault will provide needed phone service to this developing eastside area.

PL/1782/2

RECOMMENDATION:

It is recommended that this application be approved, subject to the following condition:

1. The above-ground portion of the vault shall not exceed 4½ feet long, 2½ feet wide and 25 inches high.

DISCUSSION:

GALBRAITH stated that this site proposes the underground vault with a structure above ground. He said that staff recommended approval of the request. CPO Council "2A" recommended 6-0 to approve the application.

FRED NEFF, agent representing Southwestern Bell Telephone, was present.

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 above-ground portion of the vault shall not exceed 4½ feet long, 4½ feet wide and 25 inches high. Miles moved, Sherman seconded and it carried unanimously. Crockett and Moore were absent.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE March 22, 1988

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, CPO Staff ^{BLC}

SUBJECT DR 88-1: 119th Street East
near the Eastminster
Presbyterian Church

On Monday, March 21, 1988, CPO Rockwell/Northeast Neighborhood Council 2A considered the captioned case, a request for a special use permit to install a telephone Controlled Environment Vault (CEV).

Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After a brief discussion, the Council voted 6-0 to recommend approval of the request.

The agent, Fred Neff, an employee of Southwestern Bell, was present to describe the request and respond to questions from the Council. According to Mr. Neff, Southwestern Bell wants to install a CEV, which will mostly be underground, on the church's property. Mr. Neff explained that only 25 inches of the vault will be above ground and the installation would improve phone service in the area. Additionally, Mr. Neff explained that there are currently 12 CEV's throughout the City of Wichita.

There were no area residents who spoke either in favor or opposition to the request.

Please provide the Council's recommendation to the MAPC and City Council when case DR 88-1 is considered.

BLC:dm

RECEIVED

MAR 22 1988

METROPOLITAN PLANNING

ROUTE _____



METROPOLITAN AREA PLANNING
COMMISSION

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

April 1, 1988

Fred L. Neff
Southwestern Bell Telephone Co.
154 N. Broadway, Room 956
Wichita, KS 67202

Re: DR 88-1

Dear Mr. Neff:

At its regular meeting on March 31, 1988, the Metropolitan Area Planning Commission considered the above-captioned request. The action of the Planning Commission was to recommend that this application be approved, subject to the following condition:

1. The above-ground portion of the vault shall not exceed $4\frac{1}{2}$ feet long, $4\frac{1}{2}$ feet wide and 25 inches high.

This matter will be forwarded to the City Council for consideration at their regular meeting on April 26, 1988. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 North Main, Wichita, Kansas, beginning at 9:00 a.m. We would remind you that Planning items are considered after all other matters of business.

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

Sincerely yours,

Jack H. Galbraith
Chief Planner

JHG/jcm

cc: Eastminster United Presbyterian Church, 1958 N. Webb Rd., Wichita, KS
67206

FILE COPY

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE March 22, 1988

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There were no area residents who spoke either in favor or opposition to the request.

Please provide the Council's recommendation to the MAPC and City Council when case DR 88-1 is considered.

BLC:dm

RECEIVED

MAR 22 1988

METROPOLITAN PLANNING

ROUTE

March 31, 1988

STAFF REPORT

CASE NUMBER: DR 88-1

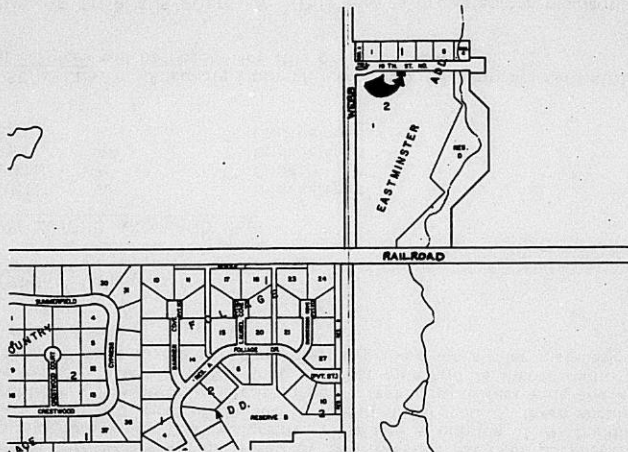
OWNER/APPLICANT/AGENT: Eastminster United Presbyterian Church (owner)
Fred Neff, Southwestern Bell (agent)

REQUEST: Special Use Permit for an underground vault for
telephone switching equipment

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 15 feet by 40 feet

LOCATION: Southeast corner of Webb Road and 19th Street North



BACKGROUND:

As provided for in Section 28.04.180.4 of the City Zoning Ordinance, the applicant is requesting a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The site is within the Hanley-Eastminister Residential CUP. A 24' x 40' site on the south side of 19th Street will be leased by Southwestern Bell for purposes of installing and maintaining this equipment. The site is outside of the building setback area, but with most of the facility being underground, there should be no visual problems. The buried vault is to be 24 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4½ feet long, 2½ feet wide and 25 inches high. Several other residential sites in the city have been approved for similar installations in the past few years.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	A	Undeveloped
SOUTH	A	Church
EAST	AA	Undeveloped
WEST	R-1	Undeveloped

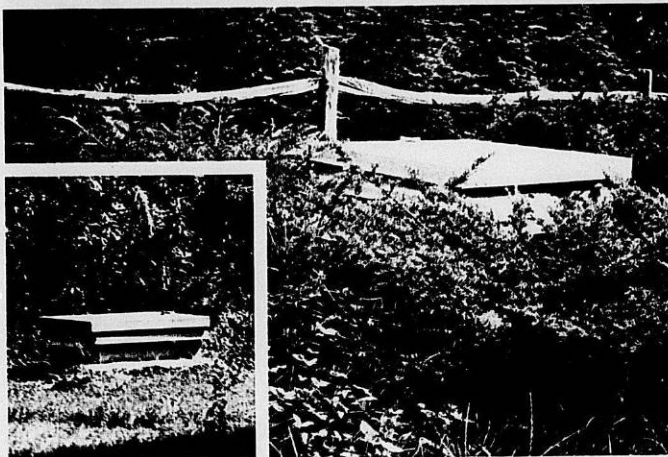
PUBLIC SERVICES: Adequate right-of-way exists for both adjacent streets. No municipal services will be needed for this proposed use.

CONFORMANCE TO PLANS/POLICIES: This area is projected for residential development and the proposed vault will provide needed phone service to this developing eastside area.

RECOMMENDATION: It is recommended that this application be approved, subject to the following condition:

1. The above-ground portion of the vault shall not exceed 4½ feet long, 2½ feet wide and 25 inches high.

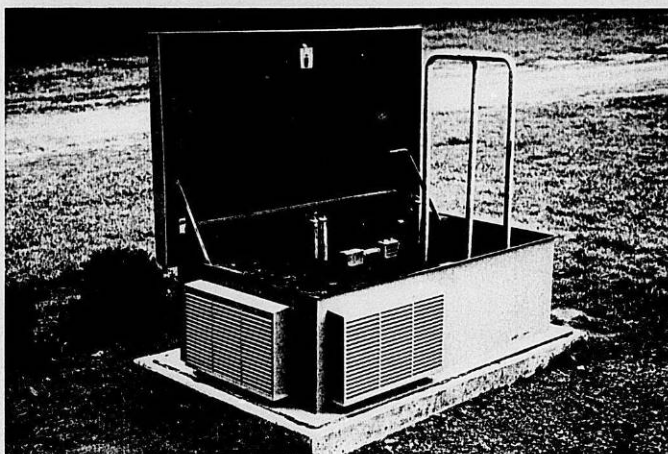
CONTROLLED ENVIRONMENT VAULT (CEV)



The CEV is a completely underground enclosure—only the access hatch is above ground. Placement of the vault and equipment can be completed in one day.


- Enclosure has little visual impact on the site, since only the access hatch is above ground.
- Construction is reinforced precast concrete.
- Construction is waterproof and fire resistant.
- The enclosure does not require on-site personnel, and maintenance activity is minimal.
- Enclosure is protected by "silent" security systems—alarms do not sound at the enclosure site, but at the local central office.

...a SLC™-96 System Remote Terminal Enclosure



CONTROLLED ENVIRONMENT VAULT (CEV)

- Size:** The buried vault interior is ²⁴feet long, 6 feet wide, and 9 feet high; the exposed hatch is 4½ feet long, 2½ feet wide, and 25 inches high.
- Capacity:** The CEV can accommodate 20 SLC-96 systems.
- Security:** The enclosure is well secured. "Silent" alarms (alarms sound only at the central office, not at the enclosure site) provide protection against unauthorized entry, high humidity, high temperature, flooding, and the leakage of gases into the enclosure from underground sources.
- Primary Power:** The power source is commercial 117 Vac, 60 Hz.
- Back-up Power:** Each SLC-96 system has a string of 48 Vdc batteries that can provide operation for a minimum of eight hours during commercial power failure.
- Climate Control:** The CEV contains environmental control equipment to maintain temperature and humidity limits inside.

 Western Electric

DK 88-1

No advertising required
because this is a
special use permit case.

No property owner notices
required because applicant
owns all within 200 feet.

DR 88-1

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 Eastminster United Presbyterian Church
ADDRESS 1958 North Webb Road Zip Code 67206 PHONE 683-4626
AGENT Southwestern Bell Tel. Co. C/O Fred L. Neff
ADDRESS 154 N. Bwy. rm. 956 Zip Code 67202 PHONE 268-2800

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 underground vault for telephone switching equipment (use) on property zoned AA and legally described as Lot(s) 1, Block(s) 2 of the Eastminster Addition Addition.

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

15'x40' (see attached survey)

- B. There are 0.013 acres (round to nearest tenth) in the above described property.

FOR OFFICE USE ONLY

CPO 2A 3-21

Map No. 6149D Zoning (N) A-1(S) AA (E) AA (W) R-1 MAPC 3-31-88

3. This property is located at (address) 1958 North Webb Road.

THE GENERAL LOCATION IS (USE APPROPRIATE SECTION)

A. At the southeast corner of Webb and 19th Street North. OR

B. On the South side of 19th (Ave.) Street between Webb (Ave.) Street and none (Ave.) Street.

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

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

To provide accomodation for an underground vault to house telephone communication facilities to serve the surrounding service.

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.

APPLICANT'S SIGNATURE _____

BY Fred L. Webb
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 11
(AM) (PM) on 3-16-88 (day, month, year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 150⁰⁰.

Louise Obregon Name
_____ Title

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) §
SEDGWICK COUNTY)

The undersigned duly bonded and qualified Abstracter 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 200 FEET OF:

Commencing at the Northwest corner of Lot 1, Block 2, Eastminster, an addition to Wichita, Sedgwick County, Kansas; thence $N 90^{\circ} 00' 00''$ E, 50.00 feet along the North line of said Lot 1; thence $N 70^{\circ} 52' 49''$ E, 79.38 feet along said North line; thence $N 90^{\circ} 00' 00''$ E, 137.00 feet along said North line to the point of beginning; thence continuing $N 90^{\circ} 00' 00''$ E, 40.00 feet; thence $S 0^{\circ} 00' 00''$ E, 15.00 feet; thence $S 90^{\circ} 00' 00''$ W, 40.00 feet; thence $N 0^{\circ} 00' 00''$ E, 15.00 feet to the point of beginning.



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.)

RECORD OWNERS

Eastminster United Presbyterian Church
1958 North Webb Road
Wichita, Kansas 67206

LEGAL DESCRIPTION

Lots 1, 2, 3, and 4, Block 1,
and Lot 1, Block 2, EASTMINSTER,
An Addition to Wichita, Sedgwick
County, Kansas.

Dated at Wichita, Kansas, this 2nd day of March, 1988 at 7:00 A.M.

FIDELITY TITLE COMPANY, INC.

BY Michael S. DeKor
Assistant Vice-President

Tracer No. 82466



Planning Agenda Item # _____

City of Wichita
City Council Meeting
April 26, 1988

Agenda Report # _____

TO: Mayor and City Council Members

SUBJECT: DR 88-1 SPECIAL USE PERMIT TO ESTABLISH AN UNDERGROUND VAULT FOR TELEPHONE SWITCHING EQUIPMENT. LOCATED AT THE SOUTHEAST CORNER OF WEBB ROAD AND 19TH STREET NORTH. (District #2)

INITIATED BY: Metropolitan Area Planning Department

AGENDA ACTION: Planning

MAPC Recommendation: Approve (8-0)

Staff Recommendation: Approve

CPO Recommendation: Council "2A" recommends approval. (6-0)

Background: On March 31, 1988, the MAPC held a public hearing to consider a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The site is within the Hanley-Eastminster Residential CUP. A 24' x 40' site on the south side of 19th Street will be leased by Southwestern Bell for purposes of installing and maintaining this equipment. The site is outside of the building setback area, but with most of the facility being underground, there should be no visual problems. The buried vault is to be 24 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4½ feet long, 4½ feet wide and 25 inches high. Several other residential sites in the city have been approved for similar installations in the past few years. The Planning Commission recommended approval subject to the above-ground portion of the vault not exceeding the dimensions in the application.

- Recommendations/Actions:
1. Concur with the findings of the MAPC and approve the special use permit subject to the recommended conditions; adopt the resolution authorizing the special use permit; or
 2. Take appropriate action stating reasons.

PL/1755/2

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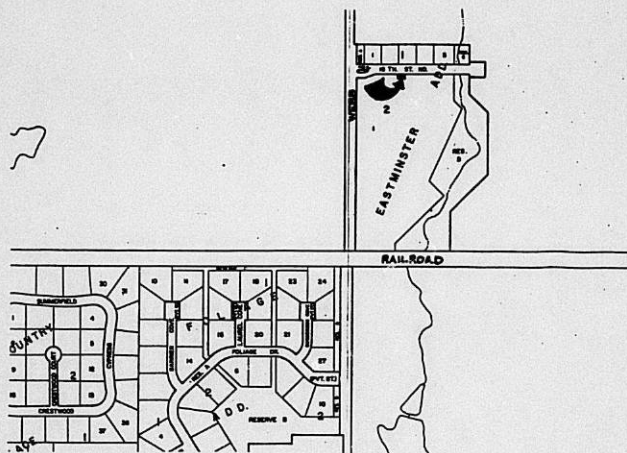
OWNER/APPLICANT/AGENT: Eastminster United Presbyterian Church (owner)
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REQUEST: Special Use Permit for an underground vault for telephone switching equipment

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 15 feet by 40 feet

LOCATION: Southeast corner of Webb Road and 19th Street North



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LEGAL:

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CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	A	Undeveloped
SOUTH	A	Church
EAST	AA	Undeveloped
WEST	R-1	Undeveloped

PUBLIC SERVICES:

Adequate right-of-way exists for both adjacent streets. No municipal services will be needed for this proposed use.

CONFORMANCE TO PLANS/POLICIES:

This area is projected for residential development and the proposed vault will provide needed phone service to this developing eastside area.

PL/1782/2

RECOMMENDATION:

It is recommended that this application be approved, subject to the following condition:

1. The above-ground portion of the vault shall not exceed 4½ feet long, 2½ feet wide and 25 inches high.

DISCUSSION:

GALBRAITH stated that this site proposes the underground vault with a structure above ground. He said that staff recommended approval of the request. CPO Council "2A" recommended 6-0 to approve the application.

FRED NEFF, agent representing Southwestern Bell Telephone, was present.

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 above-ground portion of the vault shall not exceed 4½ feet long, 4½ feet wide and 25 inches high. Miles moved, Sherman seconded and it carried unanimously. Crockett and Moore were absent.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE March 22, 1988

TO Jack Galbraith, Chief Planner, Current Plans

FROM Barry L. Carroll, CPO Staff *BLC*

SUBJECT DR 88-1: 119th Street East
 near the Eastminster
 Presbyterian Church

On Monday, March 21, 1988, CPO Rockwell/Northeast Neighborhood Council 2A considered the captioned case, a request for a special use permit to install a telephone Controlled Environment Vault (CEV).

Council members were provided the notice to adjoining property owners, a map of the area and MAPD staff comments. After a brief discussion, the Council voted 6-0 to recommend approval of the request.

The agent, Fred Neff, an employee of Southwestern Bell, was present to describe the request and respond to questions from the Council. According to Mr. Neff, Southwestern Bell wants to install a CEV, which will mostly be underground, on the church's property. Mr. Neff explained that only 25 inches of the vault will be above ground and the installation would improve phone service in the area. Additionally, Mr. Neff explained that there are currently 12 CEV's throughout the City of Wichita.

There were no area residents who spoke either in favor or opposition to the request.

Please provide the Council's recommendation to the MAPC and City Council when case DR 88-1 is considered.

BLC:dm

RECEIVED

MAR 22 1988

METROPOLITAN PLANNING
ROUTE _____

March 31, 1988

STAFF REPORT

CASE NUMBER: DR 88-1

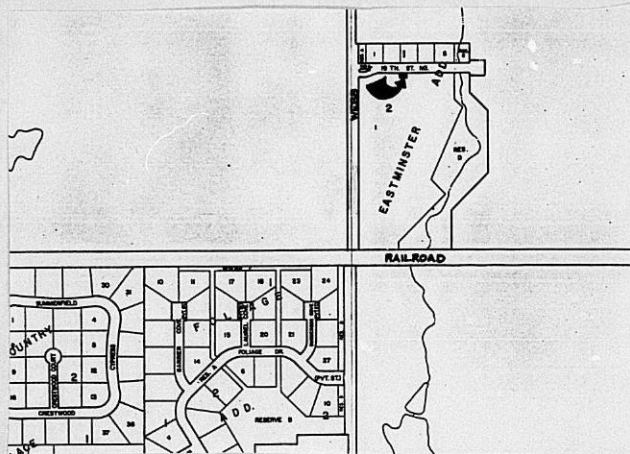
OWNER/APPLICANT/AGENT: Eastminster United Presbyterian Church (owner)
Fred Neff, Southwestern Bell (agent)

REQUEST: Special Use Permit for an underground vault for
telephone switching equipment

CURRENT ZONING: "AA" One-Family Dwelling District

SITE SIZE: 15 feet by 40 feet

LOCATION: Southeast corner of Webb Road and 19th Street North



BACKGROUND:

As provided for in Section 28.04.180.4 of the City Zoning Ordinance, the applicant is requesting a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The site is within the Hanley-Eastminister Residential CUP. A 24' x 40' site on the south side of 19th Street will be leased by Southwestern Bell for purposes of installing and maintaining this equipment. The site is outside of the building setback area, but with most of the facility being underground, there should be no visual problems. The buried vault is to be 24 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4½ feet long, 2½ feet wide and 25 inches high. Several other residential sites in the city have been approved for similar installations in the past few years.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	A	Undeveloped
SOUTH	A	Church
EAST	AA	Undeveloped
WEST	R-1	Undeveloped

PUBLIC SERVICES: Adequate right-of-way exists for both adjacent streets. No municipal services will be needed for this proposed use.

CONFORMANCE TO PLANS/POLICIES: This area is projected for residential development and the proposed vault will provide needed phone service to this developing eastside area.

RECOMMENDATION: It is recommended that this application be approved, subject to the following condition:

1. The above-ground portion of the vault shall not exceed 4½ feet long, 2½ feet wide and 25 inches high.

THE CITY OF WICHITA

OFFICE OF Citizen Participation DATE March 22, 1988

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The agent, Fred Neff, an employee of Southwestern Bell, was present to describe the request and respond to questions from the Council. According to Mr. Neff, Southwestern Bell wants to install a CEV, which will mostly be underground, on the church's property. Mr. Neff explained that only 25 inches of the vault will be above ground and the installation would improve phone service in the area. Additionally, Mr. Neff explained that there are currently 12 CEV's throughout the City of Wichita.

There were no area residents who spoke either in favor or opposition to the request.

Please provide the Council's recommendation to the MAPC and City Council when case DR 88-1 is considered.

BLC:dm

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METROPOLITAN PLANNING

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Please provide the Council's recommendation to the MAPC and City Council when case DR 88-1 is considered.

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METROPOLITAN PLANNING

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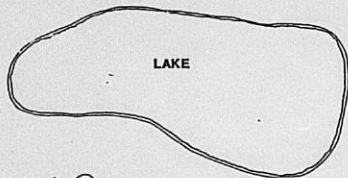
Please provide the Council's recommendation to the MAPC and City Council when case DR 88-1 is considered.

BLC:dm

RECEIVED

MAR 22 1988

METROPOLITAN PLANNING
ROUTE _____



LAKE

APPROXIMATE POSITION

19TH STREET

SERVICE DRIVE

PARKING

HANDICAP PARKING

PATIO

CHURCH BUILDING

COVERED ENTRY

PARKING

PARKING

PARKING

PARKING

SIGN

WEBB ROAD

EXIT ENTRY

EXIT ENTRY



EASTMINSTER PRESBYTERIAN CHURCH

DR 97-1

EXCERPT FROM PLANNING COMMISSION MINUTES OF MARCH 31, 1988

LEGAL:

2. Case No. DR 88-1 - Eastminister United Presbyterian Church requests Special Use Permit to establish an underground vault for telephone switching equipment commencing at the Northwest corner of Lot 1, Block 22, Eastminister, an addition to Wichita, Sedgwick County, Kansas; thence W 90° 00' 00" E, 50.00 feet along the North line of said Lot 1; thence N 70° 52' 49" E, 79.38 feet along said North line; thence N 90° 00' 00" E, 137.00 feet along said North line to the point of beginning; thence continuing N 90° 00' 00" E, 40.00 feet; thence S 0° 00' 00" E, 15.00 feet; thence S 90° 00' 00" W, 40.00 feet; thence N 0° 00' 00" E, 15.00 feet to the point of beginning. Generally located at the southeast corner of Webb Road and 19th Street North.

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

BACKGROUND:

As provided for in Section 28.04.180.4 of the City Zoning Ordinance, the applicant is requesting a special use permit to construct an underground vault for telephone switching equipment on property zoned the "AA" One-Family Dwelling District. The site is within the Hanley-Eastminister Residential CUP. A 24' x 40' site on the south side of 19th Street will be leased by Southwestern Bell for purposes of installing and maintaining this equipment. The site is outside of the building setback area, but with most of the facility being underground, there should be no visual problems. The buried vault is to be 24 feet long, 6 feet wide and 9 feet high; the exposed hatch is 4½ feet long, 4½ feet wide and 25 inches high. Several other residential sites in the city have been approved for similar installations in the past few years.

CASE HISTORY: None.

ADJACENT ZONING AND LAND USE:

NORTH	A	Undeveloped
SOUTH	A	Church
EAST	AA	Undeveloped
WEST	R-1	Undeveloped

PUBLIC SERVICES:

Adequate right-of-way exists for both adjacent streets. No municipal services will be needed for this proposed use.

CONFORMANCE TO PLANS/POLICIES:

This area is projected for residential development and the proposed vault will provide needed phone service to this developing eastside area.

RECOMMENDATION:

It is recommended that this application be approved, subject to the following condition:

1. The above-ground portion of the vault shall not exceed 4½ feet long, 2½ feet wide and 25 inches high.

DISCUSSION:

GALBRAITH stated that this site proposes the underground vault with a structure above ground. He said that staff recommended approval of the request. CPO Council "2A" recommended 6-0 to approve the application.

FRED NEFF, agent representing Southwestern Bell Telephone, was present.

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 above-ground portion of the vault shall not exceed 4½ feet long, 4½ feet wide and 25 inches high. Miles moved, Sherman seconded and it carried unanimously. Crockett and Moore were absent.

№ 00038

METROPOLITAN AREA PLANNING DEPARTMENT

Description Special Permit in the City
Name Spokane Bill
Address 154 N. Broadway, Wichita 67202
Fund No. (circle one) 755-40710-003 (fees) 755-40710-004
(books, xerox) 755-40710-026 (microfilm)
Amount \$150.⁰⁰
Date 3-16-88 Due Date 3-16-88 By JKS

Form 00-000

28-1