CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

EVERGY Kansas South, Inc.
818 S. Kansas Ave.
Topeka, KS 66612

January 17, 2020

Professional Engineering Consultants. P.A.
303 S. Topeka
Wichita, KS 67202

RE: CON2019-00032 - City Conditional Use to permit Utility, Major (electric substation expansion associated with BZA2019-52) on property zoned SF-5 Single Family Residential and generally located approx. 800 feet east of South Seneca and ½ mile south of West Pawnee (behind 835 W. 26sth Street South)

Dear Applicant;

At its regular meeting on **January 9, 2020**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the attached conditions.

Property owners opposed to the application may file with the City Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on **January 23, 2020**. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk by **January 23, 2020 at 5:00 p.m.**

If any protest petitions are filed against the above the captioned case, the application will be scheduled for consideration by the City Council. The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas. If no protest petitions are filed, then the ruling the Wichita - Sedgwick County Metropolitan Area Planning Commission is final subject to meeting the attached conditions.

This is a reminder that the notification signs should now be removed from the property.
If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Matt Williams
Associate Planner

Copies to: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR District IV
Adam Barlow-Thompson, Southwest NA, 417 E. Gilbert, Wichita, KS 67211

CONDITIONAL USE RESOLUTION NO. CON2019-00054

WHEREAS, EVERGY Kansas South, Inc. (Applicant) Professional Engineering Consultants, P.A. (Agent); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Utility, Major, (associated with BZA2019-00052) on property zoned SF-5 Single Family Residential generally located behind 835 West 26th Street South and legally described as follows:

> Legal Description: BEGINNING 723.4 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET, THENCE EAST 191.3 FEET, THENCE SOUTH 125 FEET, THENCE WEST 191.3 FEET TO BEGINNING; ENCOMPASSING 23,964 SQUARE FEET (0.55 ACRE), MORE OR LESS.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of January 9, 2020, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use Utility, Major, on property zoned SF-5 Single Family Residential generally located behind 835 West 26th Street South and legally described as follows:

> Legal Description: BEGINNING 723.4 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET, THENCE EAST 191.3 FEET, THENCE SOUTH 125 FEET, THENCE WEST 191.3 FEET TO BEGINNING; ENCOMPASSING 23,964 SQUARE FEET (0.55 ACRE), MORE OR LESS.

Subject to the following conditions:

1. The site is to be developed as shown on the Seneca Substation Site Plan dated 11/2019 by PEC, PA.

2. Any changes to the site or screening design, shall be reviewed and approved by the Director of Planning prior to issuance of any building permits.

3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 6th Day of February, 2020

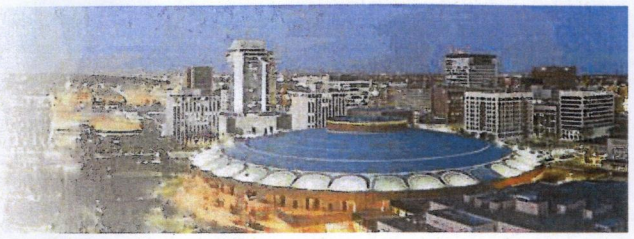
METROPOLITAN AREA PLANNING COMMISSION

Charles A. Warren, Chair

ATTEST:

Scott Knebel, Secretary

The Wichita Eagle
Kansas.com
330 N Mead St | Wichita, KS 67202 | 316-268-6000



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453868	0004497910		OCA 150004	$58.80	1	98

Attention: Betsy Pagán

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on December 19, 2019
{One Time Only}
MAPC January 9, 2020
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, January 9, 2019 no earlier than 1:30 p.m.**, the WichitaSedgwick County Metropolitan Area Planning Commission will consider the following applications in the Planning Commission Conference Room, 271 West Third Street, 2nd Floor, Ste #203, Wichita, Kansas. **If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Commission at (316) 2684421.**

CON2019000051 City Conditional Use to allow wrecking and salvage on 10 acres with associated zone change from S-5 Single-Family and GC General Commercial to LI Limited Industrial (ZON2019-51); generally located south of E 31st and west of S Broadway (225 E. 31st Street)

CON201900052 City Conditional Use to permit Day Care, General on property zoned TF-3 Two-Family Residential on property generally located north of East 13th Street North and two west of North Hillside Avenue (1457 N. Chautauqua Ave.)

CON201900054 City Conditional Use to permit Utility, Major (electric substation expansion associated with BZA2019-52) on property zoned SF-5 Single Family Residential and generally located approx. 800 feet east of South Seneca and 1/2 mile south of West Pawnee (behind 835 W. 26th Street South)

CUP2019-00039 City Community Unit Plan minor amendment to modify restrictions on Parcel 10 in Sweetbriar Shopping Center CUP (DP-7) concerning the existing self-storage facility on the west side of North Amidon Avenue and north of West 21st Street North (2359 North Amidon Avenue).

PUD2019-00013 City Zone Change from SF-5 Single Family Residential to PUD Planned Unit Development to permit office-warehouse and other commercial and residential uses on property generally located 450 feet west of North Maize Road and approximately 1/4 mile south of West 21st Street North (1903 N Maize).

VAC201900039 City Vacation of a portion of a platted 25-foot building setback to reduce it to 6.5 to allow a carport on property zoned SF-5 Single Family Residential generally located 3/4 miles east of South Seneca and 1,000 feet south of West 33rd Street South (341 W Carlyle)

VAC201900042 City Vacation of a Sewer Easement by separate instrument for future construction on property zoned SF-5 Single Family Residential generally located on the south side of East 21st street and approximately 1/4 mile west of North 127th Street East (12345 E 21st Street)

VAC201900043 City Vacation of a portion of a platted 10-foot utility easement for site improvements on property zoned SF-5 Single Family Residential with CUP DP-201 generally located 1/3 mile south of East 21st STreet and 1/4 mile east of North Rock Road (1937 N Saddle Creek Ct)

VAC201900045 City Vacation of a portion of complete access control to permit two openings on property zoned LI Limited Industrial generally located on the east side of South Hoover Road and 1/2 mile south of West Harry Street (1948 S Hoover Rd)

ZON2019-00049 City Zone Change from B Multi-Family to GC General Commercial to permit a vehicle sales lot on property generally located on the east side of North Hydraulic Avenue between East 1st Street and East 2nd Street (340 North Hydraulic Avenue).

ZON2019-00050 City Zone Change from SF-5 Single Family Residential to TF-3 Two-Family Residential for construction of a duplex on property generally located approximately one-quarter mile south of West Central Avenue and one-quarter mile east of I-235 on North Doris Street (one lot south of 433 N. Doris)

ZON2019-00051 City Zone Change from S-5 Single-Family and GC General Commercial to LI Limited Industrial with a Conditional Use (CON2019-00051) to allow wrecking and salvage on 10 acres; generally located south of E 31st and west of S Broadway (225 E. 31st Street)

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, 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 changes to the zoning regulations will be considered by the MAPC as by law provided.

WITNESS MY HAND on December 16, 2019

Dale Miller, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
0004497910

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 12/19/2019

Ending issue of: 12/19/2019

STATE OF KANSAS)
.SS
County of Sedgwick)

Tony Berg, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **12/19/2019** to **12/19/2019**.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

(Signature of Principal Clerk)
DATED: 12/19/2019

Notary Public Sedgwick County, Kansas

JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6/14/2021

30.0' R.O.W. EASEMENT (VACATED HANDLEY STREET)

10" Bush

Sign

Kingsborough Apartments LLC
1300 Sovereign Row
Oklahoma City, OK 73108-1825

Asphalt

Concrete Pad=1289.3'

60.0' EASEMENT

P/L

ELR

Post BM-202

Westar

EXTEND ACCESS EASEMENT TO R.O.W.

RELOCATE UTILITY POLE

25.0' ACCESS EASEMENT

51.5'

Chainlink Fence

Baseball Fence

20' DOUBLE LEAF CHAIN LINK GATE

P/L

16.4'

P/L

BASEBALL FIELD BACKSTOP

OVERHEAD ELECTIC CLEAR PLANTING ZONE

20.0' (TYP)

Concrete Electrical Box

BM-20

18" Cedar

40.0'

11.7'

85.4' ACCESS EASEMENT

EDGE OF AGGREGATE PAD (TYP)

5" Bush

REMOVEABLE PANELS AND COLUMN FOR FUTURE ACCESS

18" Deciduous

Kingsborough Apartments LLC
1300 Sovereign Row
Oklahoma City, OK 73108-1825

KS Gas & Electric CO
P.O. Box 208
Wichita, KS 67201-0208

KS Seventh Day Adventist Conf. Assoc
820 W 21ST ST. S
Wichita, KS 67217-1015

25.0' ACCESS EASEMENT

20' DOUBLE LEAF CHAIN LINK GATE

Grass

20' ORNAMENTAL SWING GATE

PROPOSED PRE-CAST SCREENING WALL SYSTEM (9'-0")

76.9' ACCESS EASEMENT

36" Deciduous

Do Not Block Bike Sign

EXISTING SUBSTATION FENCE, TO BE REMOVED

104.8' F.C.

Chainlink Fence

10.0' T.C.E.

P/L

4.8'

85.2'

PROPOSED CONCRETE ACCESS DRIVE

20.0' (TYP)

18" Cedar

5" Bush

121.5' F.C.

4.0' CLEAR

HCP 127

P/L

3.8'

3.5' CLEAR

P/L

OVERHEAD ELECTIC CLEAR PLANTING ZONE

10.0' KG&E UTILITY EASEMENT

Chainlink Fence

20.0' UTILITY EASEMENT

10.0' KG&E EASEMENT

KS Seventh Day Adventist Conf. Assoc
820 W 21ST ST. S
Wichita, KS 67217-1018

SUPERCEDED

SITE PLAN

APPROVED 11/21/2020 BY: Matt Williams

10 0 5 10 20
(IN FEET)

LEGEND

F.C.	=	FENCE CORNER
R.O.W.	=	RIGHT OF WAY
P/L	=	PROPERTY LINE
T.C.E.	=	TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

SUBJECT PROPERTY:

"SUBJECT PROPERTY" INCLUDES ALL THE LAND DESCRIBED BY SECURITY 1ST TITLE, LLC, IN OWNERS AND ENCUMBRANCES REPORT FILE NUMBER: 2333520, WHICH IS AN UNPLATTED TRACT OF LAND.

"EAST ADJOINER" INCLUDES THE UNPLATTED LAND DESCRIBED IN REPORT FILE NUMBER: 2333522, WHICH ABUTS THE EAST LINE OF SUBJECT PROPERTY, BUT IS NOT PART OF SUBJECT PROPERTY.

LAND DESCRIPTION OF SUBJECT PROPERTY
PER REPORT FILE NUMBER: 2333520.

BEGINNING 723.4 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET, THENCE EAST 191.3 FEET, THENCE SOUTH 125 FEET, THENCE WEST 191.3 FEET TO BEGINNING.

LAND DESCRIPTION OF EAST ADJOINER
PER REPORT FILE NUMBER: 2333522.

BEGINNING 914 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET; THENCE EAST 191.7 FEET; THENCE SOUTH 125 FEET; THENCE WEST TO THE POINT OF BEGINNING.

NOTE: THE DESCRIPTION IN FILE NUMBER 2333522 DOES NOT INCLUDE THE STRIP OF LAND ADJOINING ON THE EAST SIDE OF THIS TRACT, SAID STRIP OF LAND DESCRIBED AS "BLOCK 8 EXCEPT THE SOUTH 480 FEET AND EXCEPT THE NORTH 5 FEET, FRANCIS HARVEY 2ND ADDITION TO WICHITA, KANSAS." THE EAST LINE OF THIS STRIP OF LAND IS THE WEST LINE OF THE RIGHT OF WAY FOR OSAGE STREET.

PEC #: 199030-058

PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
400 S KANSAS AVE, #200
TOPEKA, KS 66603
785-233-8300
www.pec1.com

REV.	REVISION DESCRIPTION	DATE	BY/CK
8			
7			
6			
5			
4			
3			
2			
1			

DRAWN BY MDL - PEC DATE 11/2019
DESIGNED BY CRG - PEC DATE 11/2019
APPROVED BY RAK - PEC DATE 11/2019

SCALE: NONE
WOR. NO.: ####

evergy.

TITLE: SENECA SUBSTATION PERMITTING PLAN

DWG. NO.: SK9400_PM01
SHEET NO.: 1 OF 1
REV.: 0

GROUP: ESUB

CAD FILE NO.: SENECA SITE PLAN.DWG

℄ out 4" PVC (N)=1287.60
(Metal Plate)

61.5'

RECONSTRUCT ADJACENT CONCRETE DRIVEWAY (PARTIAL)

Westar

15' Bush

R20' B.O.C.

R20' B.O.C.

3.9'

Apartments Sign and Landscaping

℄ 4" PVC (N)=1287.62

12.0'

Large Bush

21.0'

R.O.W.

R.O.W.

RECONSTRUCT SIDEWALK, TYPICAL BOTH SIDES

PROPOSED CONCRETE DRIVEWAY ACCESS

12" Maple

30.0' R.O.W. EASEMENT (VACATED HANDLEY STREET)

Asphalt

Asphalt

Kingsborough Apartments LLC
1300 Soveriegn Row
Oklahoma City, OK 73108-1825

Mid-America Yearly Meeting
2018 Maple
Wichita, KS67213-3314

FENCE (APPROX P/L)

EM

P/L

10" Bush

20.0'

PROPOSED CONCRETE SURFACED ACCESS DRIVE

Dumpster

Asphalt

EXISTING UTILITY POLE

UP

Asphalt

12" Stump

24.0' PROPOSED ACCESS EASEMENT

P/L

52.0'

Bush

Sign

Kingsborough Apartments LLC
1300 Soveriegn Row
Oklahoma City, OK 73108-1825

UT

Cox

UT

UT

8.0' EASEMENT

P/L

Asphalt

Concrete Pad=1289.3'

Chainlink Fence

Westar

OVERHEAD ELECTIC CLEAR PLANTING ZONE

Asphalt

Asphalt

ELR

Post ⊂BM-202

Westar

Chainlink Fence

Baseball Fence

20' DOUBLE LEAF CHAIN LINK GATE

16.4'

12.9'

BASEBALL FIELD BACKSTOP

66.9' PROPOSED ACCESS EASEMENT

Concrete Electrical Box

BM-20

18" Cedar

REMOVEABLE PANELS AND COLUMN FOR FUTURE ACCESS

13.9'

EDGE OF AGGREGATE PAD (TYP)

5" Bush

18" Deciduous

24.0' PROPOSED ACCESS EASEMENT

KS Gas & Electric CO
P.O. Box 208
Wichita, KS 67201-0208

PROPOSED PRE-CAST SCREENING WALL SYSTEM (9'-0")

24" Cedar

Trailer

Do Not Block Drive Sign

M 204

20' ORNAMENTAL SWING GATE

36" Deciduous

104.8' F.C.

76.4' PROPOSED ACCESS EASEMENT

KS Seventh Day
Adventist Conf. Assoc.
820 W 27TH. ST. S.
Wichita, KS 67217-3018

Chainlink Fence

20' DOUBLE LEAF CHAIN LINK GATE

OVERHEAD ELECTIC CLEAR PLANTING ZONE

65.2'

Grass

EXISTING SUBSTATION FENCE, TO BE REMOVED

P/L

Grass

Asphalt

Westar

18" Cedar

20.0' (TYP)

5" Bush

121.5' F.C.

12" Cedar

4.8'

4.0' CLEAR

P/L

HCP 127 △

Asphalt

P/L

SS

20.0' UTILITY EASEMENT

10.0' KG&E EASEMENT

Chainlink Fence

OVERHEAD ELECTIC CLEAR PLANTING ZONE

10.0' KG&E UTILITY EASEMENT

3.0' CLEAR

3.8'

HCP 126 △

KS Seventh Day

N

15 0 7.5 15 30

(IN FEET)

LEGEND

B.O.C.	=	BACK OF CURB
F.C.	=	FENCE CORNER
R.O.W.	=	RIGHT OF WAY
P/L	=	PROPERTY LINE
T.C.E.	=	TEMPORARY CONSTRUCTION EASEMENT
X	=	TREE REMOVAL

LEGAL DESCRIPTION

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PER REPORT FILE NUMBER: 2333520.

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LAND DESCRIPTION OF EAST ADJOINER
PER REPORT FILE NUMBER: 2333522.

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SITE PLAN

APPROVED BY

CON2019-54

PEC #: 199030-058
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
400 S KANSAS AVE. #200
TOPEKA, KS 66603
785-233-8300
www.pec1.com

REV.	REVISION DESCRIPTION	DATE	BY/CK
8			
7			
6			
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3			
2			
1			

DRAWN BY MDL – PEC DATE 07/2020
DESIGNED BY CRG – PEC DATE 07/2020
APPROVED BY RAK – PEC DATE 07/2020

SCALE: AS SHOWN
W.R. NO. ####

evergy.

TITLE: SENECA SUBSTATION PERMITTING PLAN

DWG. NO. SK9400_PM01
SHEET NO. 1 OF 1
REV. 0

GROUP: ESUB

CAD FILE NO.: SENECA SITE PLAN.DWG