Wichita-Sedgwick County Metropolitan Area Planning Department

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

August 12, 2020

RE: CON2020-00014: County Conditional Use for Major Utility in General Industrial (GI), generally located on the east side of South Meridian Avenue and one quarter-mile south of West 87th Street South.

Dear Applicant;

At its regular meeting on **July 22, 2020**, the Board of County Commission considered the above captioned request. The action of the Board of County Commission was to **APPROVE** the request subject to the conditions on the attached Resolution.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

Matthew Williams
Associate Planner

Copies to: Cities Service Gas Co., 4700 Hwy. 56, Owensboro, KY 42301
MABCD

Res #103-2020

CONDITIONAL USE RESOLUTION NO. CON2020-00014
Published on: _____

WHEREAS, Southern Star Central Gas Pipeline (Applicant) 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, on property zoned RR Rural Residential and GI General Industrial legally described as:

> The Southwest Quarter of the Northwest Quarter of Section 18, Township 29, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the West 50 feet for road.

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 June 4, 2020, hold a public hearing and consider said application; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas as follows:

SECTION 1. That after receiving a recommendation from the MAPC, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, the Board of County Commissioners approves a Conditional Use for Utility, Major, on property zoned RR Rural Residential and GI General Industrial legally described as:

> The Southwest Quarter of the Northwest Quarter of Section 18, Township 29, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the West 50 feet for road.

This Conditional Use is granted subject to the following conditions:

1. Screening shall be provided along the west half of the north property line.
2. The site is to be developed as shown on the Haysville Station Yard Site Plan dated 4/22/2020 by PEC, PA.
3. Any changes to the site or screening plan shall be reviewed and approved by the Director of Planning prior to issuance of any building permits.
4. 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.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director 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 by the Board of County Commissioners and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	Aye
MICHAEL B. O'DONNELL, II	Aye
DAVID T. DENNIS	Aye
LACEY D. CRUSE	Aye
JAMES M. HOWELL	Aye

Dated this 22 day of July, 2020.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

ATTEST:

CLERK OF SEDGWICK COUNTY KANSAS

KELLY B. ARNOLD, County Clerk

PETER F. MEITZNER, Chairman
Commissioner, First District

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:

JUSTIN M. WAGGONER
Assistant County Counselor

MICHAEL B. O'DONNELL, II
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

JAMES M. HOWELL
Commissioner, Fifth District

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Jennifer Perryman, being first duly sworn, deposes and says:
That he/she is Legal Manager of

The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for **1 week** the first publication thereof being made as aforesaid on the **5th** day of **August** 2020, with subsequent publications being made on the following dates:

N/A

Jennifer Perryman
Legal Manager

Subscribed and sworn to before me this 5th day of August, 2020.

Notary Public

MARY JOYCE
Notary Public - State of Kansas
My Appt. Expires 8-28-22

Resolution No. 103-2020

Printer's Fee: $36.40
Additional copies: $ _____

Legal Publication

(Published in The Derby Informer on August 5, 2020)

RESOLUTION NO. 103-2020

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Published on: _____

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Commissioners present and voting were:

PETER F. MEITZNER	AYE
MICHAEL B. O'DONNELL, II	AYE
DAVID T. DENNIS	AYE
LACEY D. CRUSE	AYE
JAMES M. HOWELL	AYE

Dated this **22nd** day of **July,** 2020.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

_____
PETER F. MEITZNER, Chairman
Commissioner, First District

_____
LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

_____
MICHAEL B. O'DONNELL, II
Commissioner, Second District

_____
DAVID T. DENNIS
Commissioner, Third District

_____
JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

_____
KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

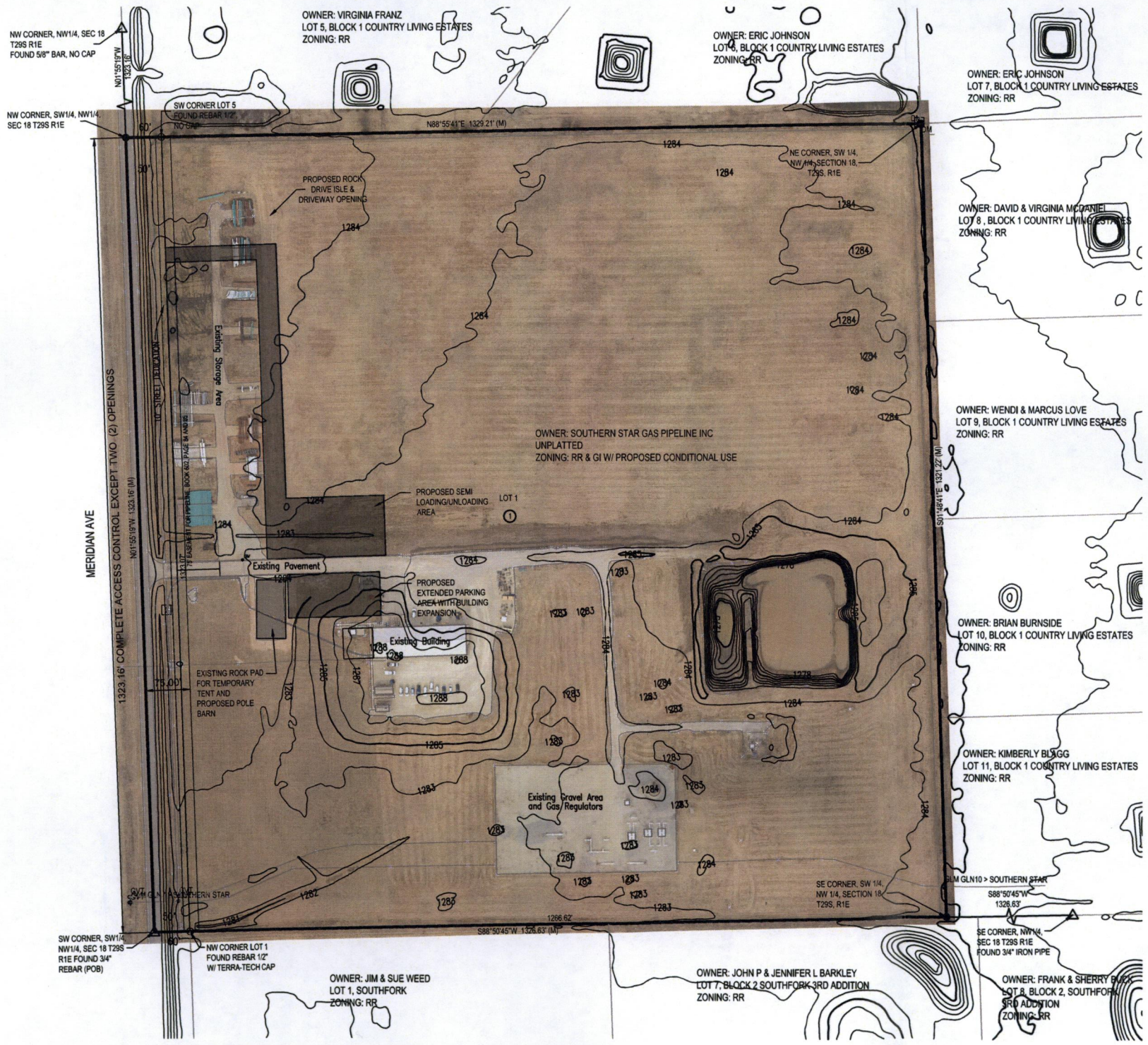
_____
JUSTIN M. WAGGONER
Assistant County Counselor

HAYSVILLE STATION YARD

AN ADDITION TO SEDGWICK COUNTY, KANSAS

SITE PLAN

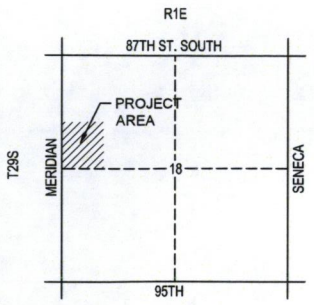
SITE PLAN
APPROVED 8/12/2020 BY MW





PLAT LEGEND

- △ FOUND CORNER AS NOTED
- ○ FOUND MONUMENT AS NOTED
- ● SET 1/2" REBAR WITH PEC CAP, CLS65
- (M) MEASURED
- —1350— EXISTING MAJOR CONTOUR (LIDAR)
- —1348— EXISTING MINOR CONTOUR (LIDAR)



VICINITY MAP
No Scale

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON FEBRUARY 21, 2020, BY PROFESSIONAL ENGINEERING CONSULTANTS, P.A., (A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65) IN THE STATE OF KANSAS), WITH BEARINGS HEREIN BASED ON THE KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (ZONE CODE 1502) USING THE NORTH AMERICAN DATUM OF 1983 (NAD83) AS DEFINED IN K.S.A. 58-20A06, WITH DISTANCES HEREIN MEASURED HORIZONTALLY ON THE GROUND IN U.S. SURVEY FEET, DESCRIBED AS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE BEARING N1°55'19"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 18 FOR A DISTANCE OF 1323.16 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 18; THENCE BEARING N88°55'41"E ALONG THE SOUTH LINE OF LOTS 5 AND 6, BLOCK 1, COUNTRY LIVING ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS, FOR A DISTANCE OF 1329.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE BEARING S1°48'41"E ALONG THE WEST LINE OF LOTS 8, 9, 10 AND 11, BLOCK 1, SAID COUNTRY LIVING ESTATES, FOR A DISTANCE OF 1321.22 FEET TO THE NORTH LINE OF SOUTHFORK 3RD ADDITION, SEDGWICK COUNTY, KANSAS, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE BEARING S88°50'45"W ALONG THE NORTH LINE OF SAID SOUTHFORK 3RD ADDITION AND ALONG THE NORTH LINE OF SOUTHFORK, AN ADDITION TO SEDGWICK COUNTY, KANSAS, FOR A DISTANCE OF 1326.63 FEET TO THE POINT OF BEGINNING; SUBJECT TO ROAD RIGHT OF WAY ON THE WEST THEREOF; CONTAINING 40.30 ACRES, MORE OR LESS

BENCH MARK LIST

BM-201 - CHISELED SQUARE CUT ON THE TOP OF THE NORTH CURB OF THE MAIN ENTRACE TO THE SOUTHERN STAR GAS FACILITY 171' EAST OF THE CENTERLINE OF MERIDIAN AVE.

ELEV.= 1283.96 (NAVD88)

SITE NOTES

THE PROPOSED IMPROVEMENTS CONSIST OF ONLY THE PROPOSED BUILDING AS DISPLAYED BY THE HATCHING.

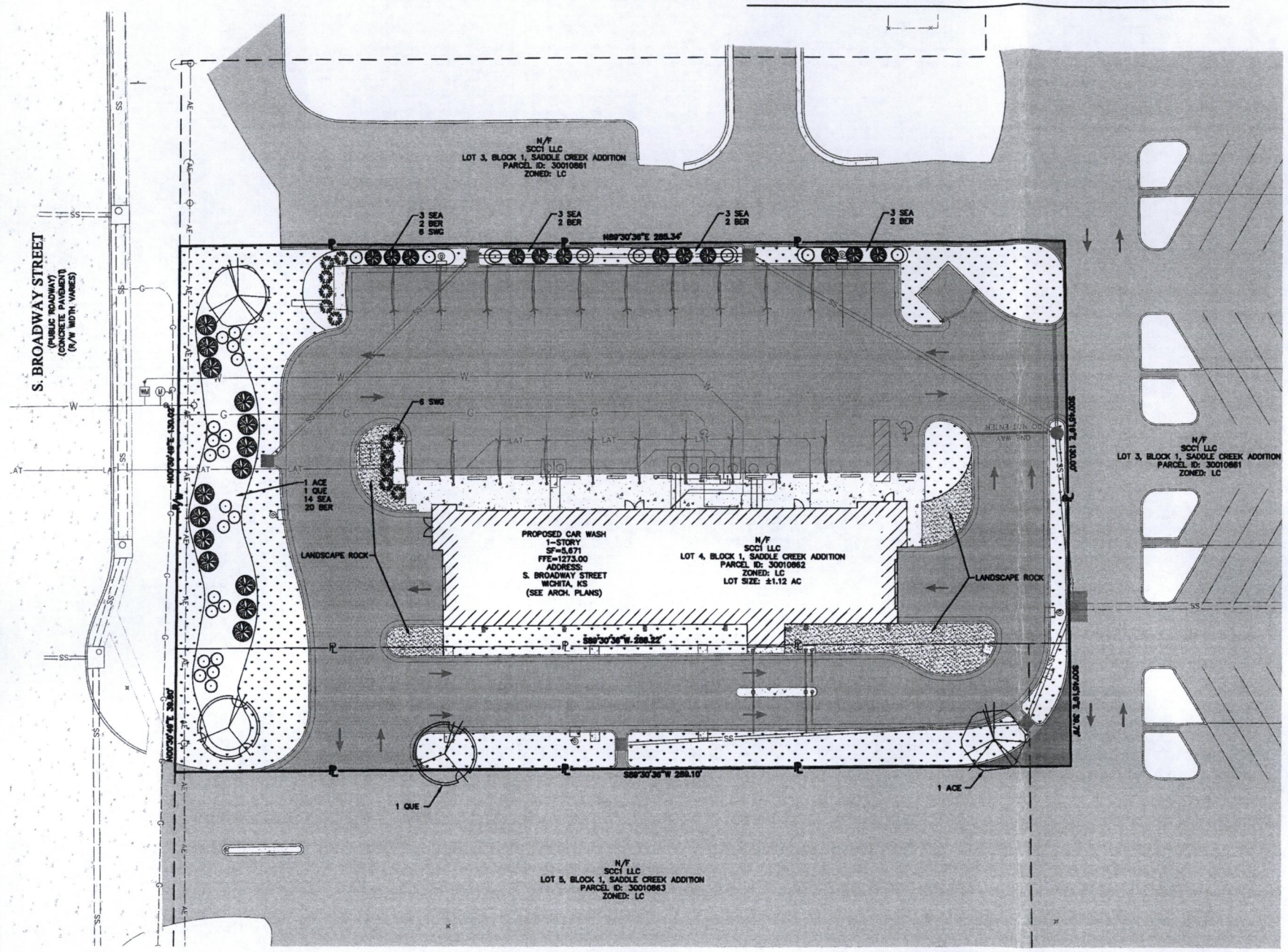
ALL OTHER IMPROVEMENTS SHOWN ARE EXISTING.

DATE OF PREPARATION:	FEBRUARY 28, 2020
DATE OF SURVEY:	FEBRUARY 24, 2020
OWNER:	SOUTHERN STAR CENTRAL GAS PIPELINE, INC. 4700 HIGHWAY 56, OWENSBORO, KY 42301
AGENT:	PROFESSIONAL ENGINEERING CONSULTANTS 303 S. TOPEKA, WICHITA, KS 67202

PEC
PROFESSIONAL ENGINEERING CONSULTANTS
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691 www.pec1.com

SAVED: 4/22/2020 9:42:29 AM BY REBECCA MELLER
PLOTTED: 4/22/2020 9:43:00 AM BY REBECCA MELLER
U:\WICHITA-CIVIL\2020\2020000\2020001\MUNIDRAWINGS\PLAT\2020000-001 SOUTHERN STAR PLAT.DWG

LANDSCAPE PLAN



LANDSCAPE INSTALLATION NOTES:

GENERAL:

–Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

–Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

–All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

–Quantities of material shown on plan take precedence over the specification list or legend.

–If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

PLANTING:

–When excavating for plant pits, any excess rock or building material should be removed an replaced with specified soil mix backfill.

–All plant tags should be removed from material by landscape contractor.

–All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

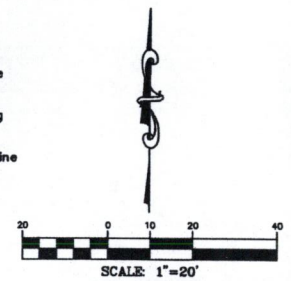
–Edge all beds with a spade cut edge unless otherwise noted.

–All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.

–All wire baskets and stakes should be removed during planting.

–Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

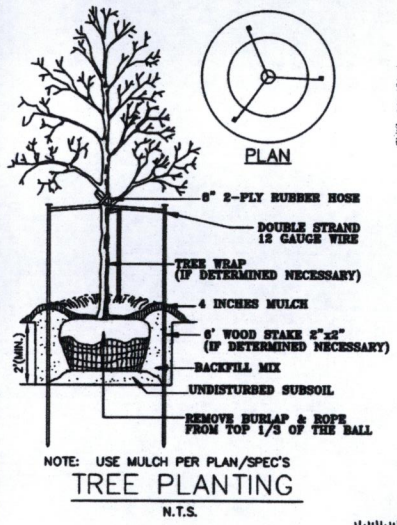
–All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.



SEPTEMBER 2020

DP-68

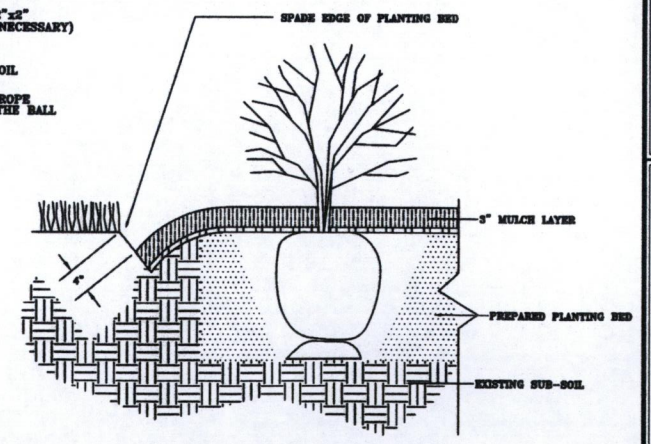
APPROVED 9-22-20 BY



NOTE: USE MULCH PER PLAN/SPEC'S

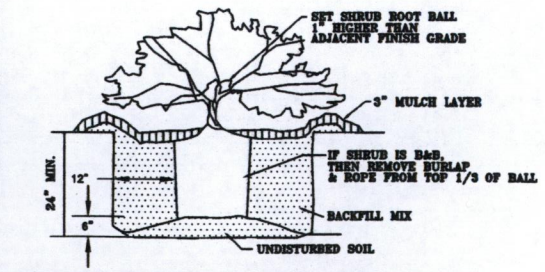
TREE PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING

N.T.S.

LANDSCAPE LEGEND

- SUGAR MAPLE "ACE"
- PIN OAK "QUE"
- SWITCHGRASS "SWG"
- SEA GREEN "SEA"
- ROSE GLOW "BER"
- AREAS TO BE SODDED

NOTE: ALL MULCH SHALL BE SINGLE SHRED (COURSE MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCEPTED.

NOTE: LANDSCAPE ROCK SHALL BE 2" TO 3" RIVER ROCK.

NOTE: ALL MULCH SHALL BE BLACK IN COLOR.

NOTE: ALL SOD TO BE TALL FESCUE.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
ACE	2	Acer saccharum / Sugar Maple	4"
QUE	2	Quercus rubra / Pin Oak	4"
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
SWG	12	Panicum Virgatum / Switchgrass	3'–6"
SEA	26	Juniperus x pfitzeriana / Sea Green	#5
BER	28	Berberis thunbergii f. atropurpurea / Rose Glow	#5

LANDSCAPE REQUIREMENTS:

THE MINIMUM AMOUNT OF LANDSCAPED STREET YARD WHICH ARE ADJACENT TO AT-GRADE EXPRESSWAY OR FREEWAY FRONTAGE ROADS, ARTERIAL OR COLLECTOR STREETS SHALL BE BASED ON SQUARE FOOTAGE PER AVERAGE LINEAR FOOT OF LOT DEPTH.

THERE SHALL BE A MINIMUM OF ONE (1) SHADE TREE FOR EVERY FIVE HUNDRED (500) SQUARE FEET OF THE REQUIRED MINIMUM LANDSCAPED STREET YARD.

THE SQUARE FOOTAGE PER LINEAR FOOT OF STREET FRONTAGE MAY BE REDUCED BY TWENTY (20) PERCENT IF THE MINIMUM PLANTING SIZE OF MATERIALS IS INCREASED BY ONE HUNDRED (100) PERCENT OR MORE.

AVERAGE LOT DEPTH	=	287 LINEAR FEET (FACTOR OF 15)
287 LN.FT. X 15	=	4,305 SQ. FT. REQUIRED LANDSCAPE
4,305 SQ.FT. X 0.80%	=	3,444 SQ.FT. REQUIRED 3,532 SQ.FT. PROVIDED

OWNER:	*DEVELOPER:*
SCC1, LLC 4911 S. MERIDIAN WICHITA, KS 67217	CLUB CARWASH OPERATING, LLC 1213 OLD HWY 63, STE 101 COLUMBIA, MO 65201

KF LANDSCAPES

Kansas 811

North Office
8 East Main Street
Merriam, Missouri 63385
636-327-4574 (tel.)
636-327-0780 (fax)
kchran@cochranmail.com
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Contracting
• Master Planning
Kansas State Certificate of Authority Numbers: E-2927

Two working days prior to the start of any excavation you are required to call 1-800-DIG-SAFE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans must be followed. (ie. Trenching, Blasting, etc.)

KURTIS J. DANIELS LICENSED E-26277 KANSAS PROFESSIONAL ENGINEER

KURTIS J. DANIELS E-26277 9-22-20

SITE IMPROVEMENT PLANS
CLUB CARWASH
WICHITA, KANSAS

LANDSCAPE PLAN

DWN. BY:	NTB
APPD. BY:	KJD
DATE:	SEPT. 2020
SCALE:	1" = 20'
PROJ. NO:	M20-7855A
DWG. NO:	C12

DWG NAME: J:\2020\M20-7855 - CCW, 47th-Broadway, Wichita, KS\M20-7855A - Civil Design\ENGINEERING\AUTOCAD DRAWINGS\03_Construction Drawings\7855A_C12 - landscape plan.dwg LAYOUT TAB: C12 PLOTTED ON: Sep 21, 2020 - 10:10am PLOTTED BY: Eteckman