Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2021

Professional Engineering Consultants
Attn: Rebecca Mellies
303 S. Topeka
Wichita, KS 67202

RE: **CON2021-00011: City Conditional Use for utility major;** generally located approximately 1,200 feet east of the intersection of West 13th Street North and North Ridge Road. Associated with BZA2021-00010 to allow a nine-foot screening wall to be located on the property line.

Dear Applicant;

At its regular meeting on **April 8, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request with a recommendation to provide shrubbery along the north wall of the substation.

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 **April 22, 2021**. 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 **April 22, 2021 at 5:00 p.m.**

If no protest petitions are received, the action of the MAPC is final. If valid protest petitions are received, this application will be forwarded to the City Council for review and final action **Tuesday, May 11, 2021.** This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas.

This is a reminder that the zoning 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,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Current Plans Division

Copies to: MABCD
Bill Perkins, Public Works & Utilities
Bryan Frye, WCC District V
Cory Buchta, CSR, District V

Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2021

Professional Engineering Consultants
Attn: Rebecca Mellies
303 S. Topeka
Wichita, KS 67202

City of Wichita
Attn: Bill Perkins
455 N. Main, 8th Floor
Wichita, KS 67202

RE: BZA2021-00010 - City Variance to allow an increase in height of solid screening wall from 8 feet to 9 feet and waive the landscaping requirement along West 13th Street North; Generally located 1,200 feet east of North Ridge Road on the south side of West 13th Street North.

Dear Applicant,

The official action of the Board of Zoning Appeals was to grant the requested variance. You will receive an executed copy of the BZA2021-00010 Resolution adopted by the Board of Zoning Appeals on April 8, 2021 once it has been processed. The approval of the request is subject to the following condition.

The site is to be developed as shown on the Midian Shrine Substation Site Plan dated April 8, 2021 by Professional Engineering Consultants, PA.

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

Sincerely,

Kathy L. Morgan

Kathy L. Morgan, Senior Planner
Metropolitan Area Planning Department
271 West 3rd Street, Room 203
Wichita, KS 67202

Copies to: Cindy Claycomb, WCC VI, Mail Stop 1-13
Ana Lopez, CRS District VI, Mail Stop 1-13
Jeff Van Zandt, City Law, Mail Stop 1-72
MABCD

CONDITIONAL USE RESOLUTION NO. CON2021-00011

WHEREAS, City of Wichita, Owners pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow an electrical substation on property zoned SF-5 Single-Family Residential Zoning District described as:

> Commencing at the NW Corner of Lot 1, Block A Midian Shrine-Hoskinson Addition to Wichita, Sedgwick County, Kansas; thence South along the West line of said Lot 1 bearing S01° 33' 10" W, a distance of 30.03 feet; thence East, parallel with the North line of said lot 1, bearing N88° 50' 57" E, a distance of 20.02 feet to the point of beginning:
>
> Thence South parallel with the West line of said Lot 1 bearing S01° 33' 10" W, a distance of 290.29 feet; thence bearing S043° 32' 14" E, a distance of 75.07 feet; thence N88° 51' 07" E, a distance of 157.63 feet to a point on the East line of said lot 1, thence N05° 46' 30" W, along the East line of said lot 1, a distance of 346.55 feet, thence parallel with said North line bearing S88° 50' 57" W, a distance of 166.61 feet to the point of beginning.

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 April 8, 2021, 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 to allow an electrical substation on property zoned SF-5 Single-Family Residential Zoning District described as:

> Commencing at the NW Corner of Lot 1, Block A Midian Shrine-Hoskinson Addition to Wichita, Sedgwick County, Kansas; thence South along the West line of said Lot 1 bearing S01° 33' 10" W, a distance of 30.03 feet; thence East, parallel with the North line of said lot 1, bearing N88° 50' 57" E, a distance of 20.02 feet to the point of beginning:
>
> Thence South parallel with the West line of said Lot 1 bearing S01° 33' 10" W, a distance of 290.29 feet; thence bearing S43° 32' 14" E, a distance of 75.07 feet; thence N88° 51' 07" E, a distance of 157.63 feet to a point on the East line of said lot 1, thence N05° 46' 30" E, along the East line of said lot 1, a distance of 346.55 feet; to a point on the East line of said lot 1,a distance of 20.02 feet to the point of beginning: Thence parallel with said North line bearing S88° 50' 57" W, a distance of 166.61 feet to the point of beginning.

Approved subject to the following conditions:

1. The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to: licensing requirements, building, fire and utility regulations or codes.
2. 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 Article VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Adopted this **8th** Day of **April,** 2021.

METROPOLITAN AREA PLANNING COMMISSION

Michael C. Greene, Chair MAPC

ATTEST:

Scott Wadle, Secretary

MCCLATCHY excelerate

Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald/el Nuevo Herald
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune - Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	26119	(default) -	OCA 150004 MAPC/BZA A	$240.00	1	12.00

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

Copy of ad content
is on the next page

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

No. of Insertions: 1
Beginning Issue of: 03/16/2021
Ending Issue of: 03/16/2021

STATE OF KANSAS)
SS
County of Sedgwick)

Hayley Martin, 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 03/16/2021 to 03/16/2021.

M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/15/2021

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County

STEFANI SCOTT BEARD
My Notary ID # 131768951
Expires October 23, 2022

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

OCA 150004

PUBLISHED IN THE WICHITA EAGLE
ON MARCH 18, 2021 (56323)
(ONE TIME ONLY)

MAPC/BZA April 8, 2021
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, April 8, 2021 no earlier than 1:30 p.m.,** the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II - Room 101B - 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

BZA2021-00010 City Variance to allow a 9-foot masonry screening wall for a utility, major; located approximately 1200 feet east of the intersection of W. 13th St. N. and N. Ridge Road. associated with CON2021-00011.

CON2021-00004 City Conditional Use to allow Wrecking/Salvage Yard on property zoned GC General Commercial and GI General Industrial; generally located south of East 29th Street North on the west side of North Market Avenue (2929 North Market). associated with ZON2021-00003.

CON2021-00010 City of Wichita located approximately 440 feet south of W. 61st St. N. on Fairfield Ave. at 6121 N Fairfield Ave. Applicant is requesting a Conditional Use for an Accessory Apartment within an existing garage/storage building.

CON2021-00011 City Conditional Use for a utility, major located approximately 1200 feet east of the intersection of W. 13th St. N. and N. Ridge Road. associated with BZA21-00010.

PUD2021-00002 City zone change to create PUD Buffalo Grove PUD #83; generally located on the east side of S. 127th St. E. and north of E. Pawnee Rd. at the northeast corner of S. 127th St. and E. Pawnee Rd.

VAC2021-00010 City Vacation of a portion of a platted setback to permit porch addition on property zoned SF-5 Single Family Residential, generally located on the north side of West Pawnee Avenue and two blocks east of South Meridian Avenue (2124 W Pawnee).

VAC2021-00011 City Vacation of ingress/egress reserve located approximately 740 feet south of E. Harry St. on the west side of S. Greenwich Rd.

VAC2021-00012 City Vacation of platted utility easements; generally located approximately one-quarter mile south of Kellogg on the west side of Ridge Rd.

ZON2021-00003 City zone change from GC General Commercial to GI General Industrial in association with CON2021-00004 for a conditional use for wrecking/salvage; generally located south of E. 29th Street North between North Park Place and North Market Street, Lots 27 through 34, Montrose Park Addition (2929 N. Market)

ZON2021-00004 City Zone Change from SF-5 Single-Family Residential to MF-29 Multi-Family Residential to build apartments, Generally located 600 feet south of East Harry Street and within one-quarter mile West of South Webb Road (9220 E. Osie).

ZON2021-00009 City zone change from LC Limited Commercial and SF-5 Single-Family Residential to GC General Commercial to allow construction sales and services; generally located north of East 55th Street South on the east side of South Broadway Avenue (5326 South Broadway).

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 Wichita-Sedgwick 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.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: **Scott Wadle** 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	3168587764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone. https://global.gotomeeting.com/join/651544141

You can also dial in using your phone.
United States: +1 (571) 317-3112

Access Code: 651-544-141

Join from a video-conferencing room or system.
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Meeting ID: 651 544 141
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

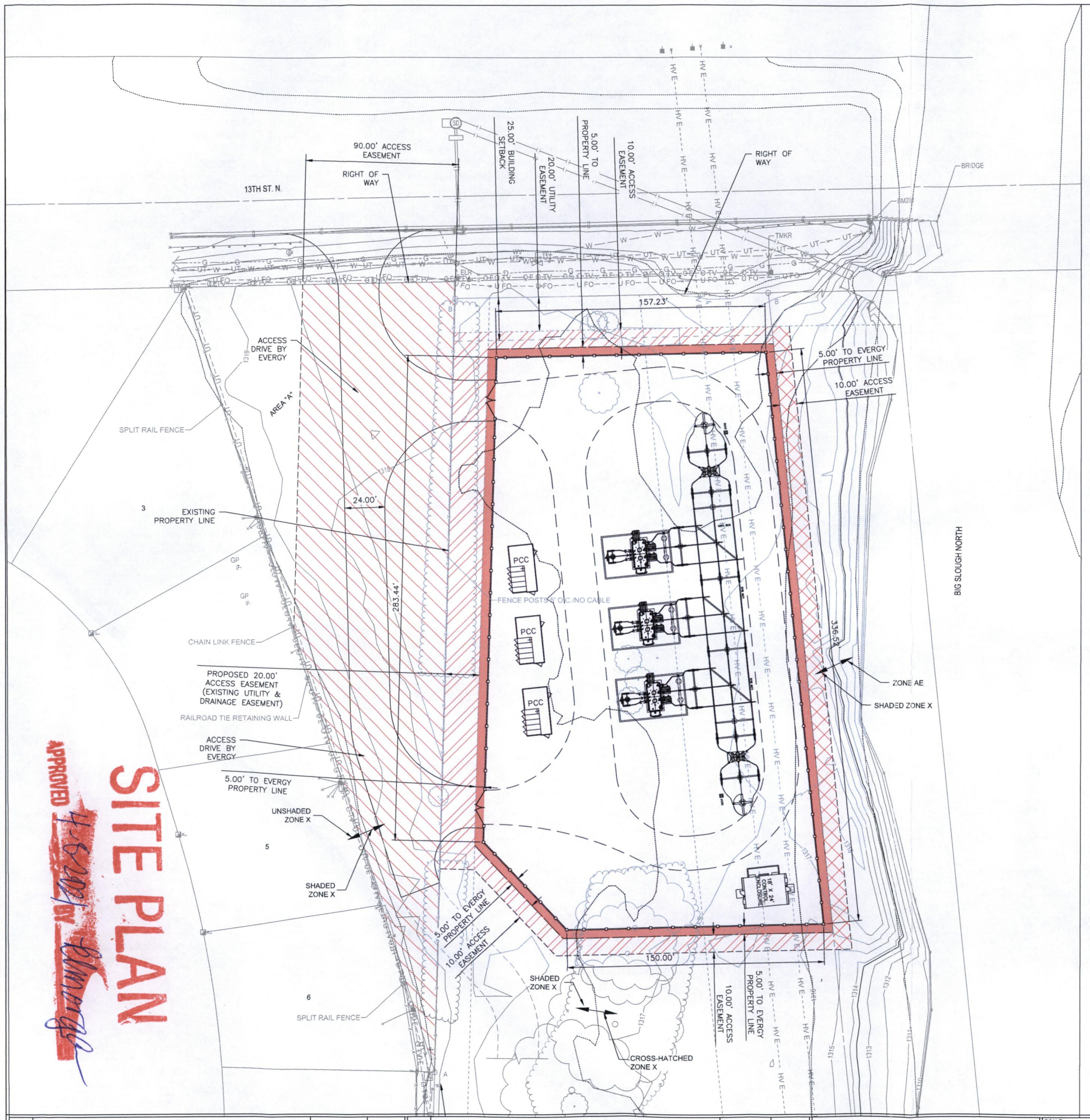
New to Go To Meeting? Get the app now and be ready when your first meeting starts:
https://global.gotomeeting.com/install/651544141

Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by "virtual" connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on March 15, 2021

Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



APPROVED 11-5-2020 BY

SITE PLAN

LEGEND

- PROPERTY LIMITS
- ACCESS EASEMENT 1
- ACCESS EASEMENT 2
- ACCESS EASEMENT 3
- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- STONECAST SCREENING WALL
- ORNAMENTAL SECURITY GATE

ELECTRICAL EQUIPMENT LAYOUT SHOWN IS PRELIMINARY IN NATURE AND MAY BE ADJUSTED UPON THE FINAL DESIGN.

N

CONCEPTUAL LAYOUT

30 0 15 30 60

(IN FEET)

PEC #: 200266-000

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: CRG - PEC DATE: 08/11/2020
DESIGNED BY: CRG - PEC DATE: 08/11/2020
APPROVED BY: XXX DATE: ########

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

Evergy

TITLE: MIDIAN SHRINE SUBSTATION CONCEPTUAL LAYOUT

DWG. NO.: SOXXXX_PR01
SHEET NO.: 1 OF 1
REV.: 0