



**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 13<sup>th</sup> 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, 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, 8<sup>th</sup> 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 13<sup>th</sup> Street North; Generally located 1,200 feet east of North Ridge Road on the south side of West 13<sup>th</sup> 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,

A handwritten signature in blue ink that reads 'Kathy L. Morgan'.

Kathy L. Morgan, Senior Planner  
Metropolitan Area Planning Department  
271 West 3<sup>rd</sup> 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.

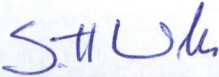
Adopted this 8th Day of April, 2021.

METROPOLITAN AREA PLANNING COMMISSION



\_\_\_\_\_  
Michael C. Greene, Chair MAPC

ATTEST:



\_\_\_\_\_  
Scott Wadle, Secretary



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

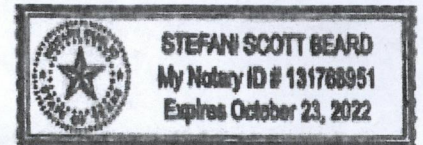
No. of Insertions: 1  
 Beginning Issue of: 03/16/2021  
 Ending Issue of: 03/16/2021

STATE OF KANSAS)  
 SS  
 County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose 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.

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

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



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 12:00 p.m., the Wichita-Sedwick 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-Sedwick 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 480 feet south of W. 61st St. N. on Fairfield Ave. at 4121 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 (5536 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-Sedwick 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 on 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 meetings 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-Sedwick 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-Sedwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. Third Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

### Participate Remotely

Please join my meeting from your computer, tablet or smartphone. <https://global.gettogether.com/join/65154414>

You can also dial in using your phone.

United States: +1 (571) 317-3117

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or Inroomlink.getto.com

Meeting ID: 651 544 141

Or dial directly: 65154414@67.217.95.2 or 67.217.95.2#65154414

New to Go To Meeting? Get the app now and be ready when your first meeting starts.

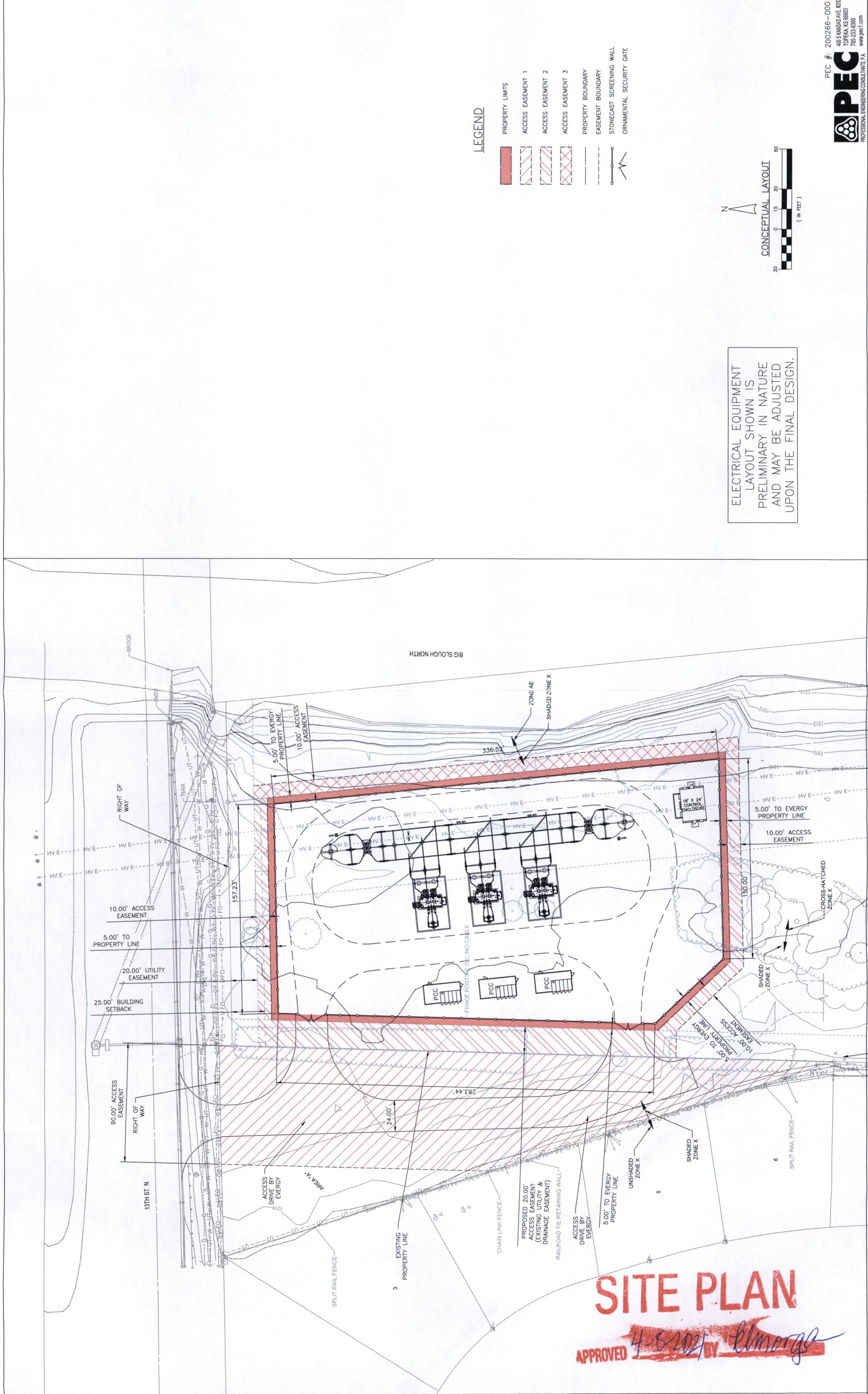
<https://global.gettogether.com/install/65154414>

### 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 (2684464) by 5pm, 3 days prior to the meeting.

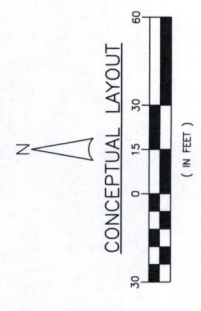
WITNESS MY HAND on March 15, 2021

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



**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.

**SITE PLAN**

APPROVED 4-8-2011 BY Elmorga



DRAWN BY	CRG - PEC	DATE	08/11/2010
DESIGNED BY	CRG - PEC	DATE	08/11/2010
APPROVED BY	XXX	DATE	08/11/2010

REV.	DATE	BY/CK	REV.	DESCRIPTION
8				
7				
6				
5				