



**Wichita-Sedgwick County Metropolitan Area Planning Department**

September 24, 2021

Evergy of Kansas South, Inc.  
Attn: Mark Ward  
818 S Kansas Street  
Topeka, KS 66612

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

Sedgwick County Public Works  
Attn: Lynn Packer  
1144 S. Seneca  
Wichita, KS 67213

**RE: CON2021-00038-** County Conditional Use for Major Utility in Single-Family (SF-20) zoning associated with variance for screening wall height (BZA2021-00043), Generally located on the south side of West 21st Street North and one-quarter mile west of North Hoover Road.

Dear Applicant;

At its regular meeting on **February 18, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request in accordance with the attached resolution.

No protests were received; therefore, the MAPC's approval is final.

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

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Sincerely,

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. CON2021-00038**

**WHEREAS**, Evergy and Sedgwick County, Owners pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), to allow a Conditional Use for a Utility, Major on property zoned SF-20 Single-Family Residential Zoning District described as:

A portion of Lot 1, Block A, Sedgwick County Zoo Second Addition, Sedgwick County, Kansas, described and prepared on July 16, 2021, by Charles W. Brooksher PS #1281/Professional Engineering Consultants P.A.CLS #65, being described as follows:

Commencing at the Northwest corner of said Lot 1; thence N88°44'02"E along the North line of said Lot 1, and the South right-of-way of West 21<sup>st</sup> Street North, a distance of 131.82 feet, to a curve to the right having a radius of 1,909.86 feet and a chord that bears S88°25'41"E, a distance of 189.13 feet; thence Southeasterly along said curve and said South right-of-way a distance of 189.21 feet to the point of beginning, thence on a curve to the right having a radius of 1,909.86 feet and a chord that bears S83°16'44"E, a distance of 154.04 feet; thence along said curve and said South right-of-way a distance of 154.08 feet; thence S01°18'00"E a distance of 193.51 feet; thence S88°42'00"W a distance of 148.78 feet to the East line of a 30 foot utility easement; thence N02°17'58"W along said East line a distance of 215.04 feet to the South right-of-way of West 21<sup>st</sup> Street North and 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 September 23, 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.

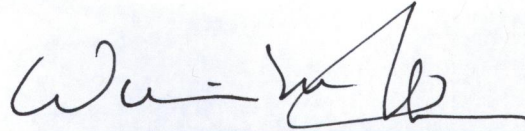
**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for a Utility, Major on property zoned SF-20 Single-Family Residential Zoning District described as:

A portion of Lot 1, Block A, Sedgwick County Zoo Second Addition, Sedgwick County, Kansas, described and prepared on July 16, 2021, by Charles W. Brooksher PS #1281/Professional Engineering Consultants P.A.CLS #65, being described as follows:

Commencing at the Northwest corner of said Lot 1; thence N88°44'02"E along the North line of said Lot 1, and the South right-of-way of West 21<sup>st</sup> Street North, a distance of 131.82 feet, to a curve to the right having a radius of 1,909.86 feet and a chord that bears S88°25'41"E, a distance of 189.13 feet; thence Southeasterly along said curve and said South right-of-way a distance of 189.21 feet to the point of beginning, thence on a curve to the right having a radius of 1,909.86 feet and a chord that bears S83°16'44"E, a distance of 154.04 feet; thence along said curve and said South right-of-way a distance of 154.08 feet; thence S01°18'00"E a distance of 193.51 feet; thence S88°42'00"W a distance of 148.78 feet to the East line of a 30 foot utility easement; thence N02°17'58"W along said East line a distance of 215.04 feet to the South right-of-way of West 21<sup>st</sup> Street North and the point of beginning.

Adopted this 23rd Day of September, 2021.

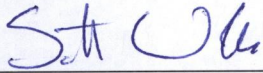
METROPOLITAN AREA PLANNING COMMISSION



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William M. Johnson, Chair MAPC

ATTEST:



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Scott Wadle, Secretary

# Affidavit of Legal Publication

STATE OF KANSAS )

ss.

County of Sedgwick )

Emily Gillihan, 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.

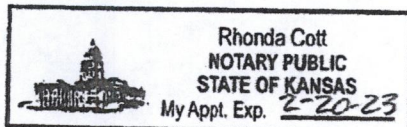
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 1st day of September 2021, with subsequent publications being made on the following dates:

N/A

Emily Gillihan  
Legal Manager

Subscribed and sworn to before me this 1st day of September, 2021.

Rhonda Cott  
Notary Public



Official Hearing Notice - MAPC - September 23, 2021

Printer's Fee: \$46.20

Additional copies: \$ \_\_\_\_\_

### Legal Publication

OCA 150004

Published in The Derby Informer on September 1, 2021

### MAPC September 23, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, September 23, 2021 no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission (Planning Commission) 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 Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, 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 WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

**BZA2021-00043:** County Variance for height adjustment of screening wall in Single-Family (SF-20) zoning associated with conditional use for major utility (CON2021-00038). Generally located on the south side of West 21st Street North and one-quarter mile west of North Hoover Road.

**CON2021-00038:** County Conditional Use for Major Utility in Single-Family (SF-20) zoning associated with variance for screening wall height (BZA2021-00043), generally located on the south side of West 21st Street North and one-quarter mile west of North Hoover Road.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. 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.

**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 in-person at the Wichita City Hall Building (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	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <b>Scott Wadle</b> 271 W. 3 <sup>rd</sup> 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.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: 651544141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2##651544141

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

#### Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking available nearby, and COVID-19 protocols are in place. For more information please visit [www.wichita.gov/visitcityhall](http://www.wichita.gov/visitcityhall). The in-person option is primarily 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 (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on September 1, 2021

**Scott Wadle, Secretary**  
WichitaSedgwick County  
Metropolitan Area Planning Commission

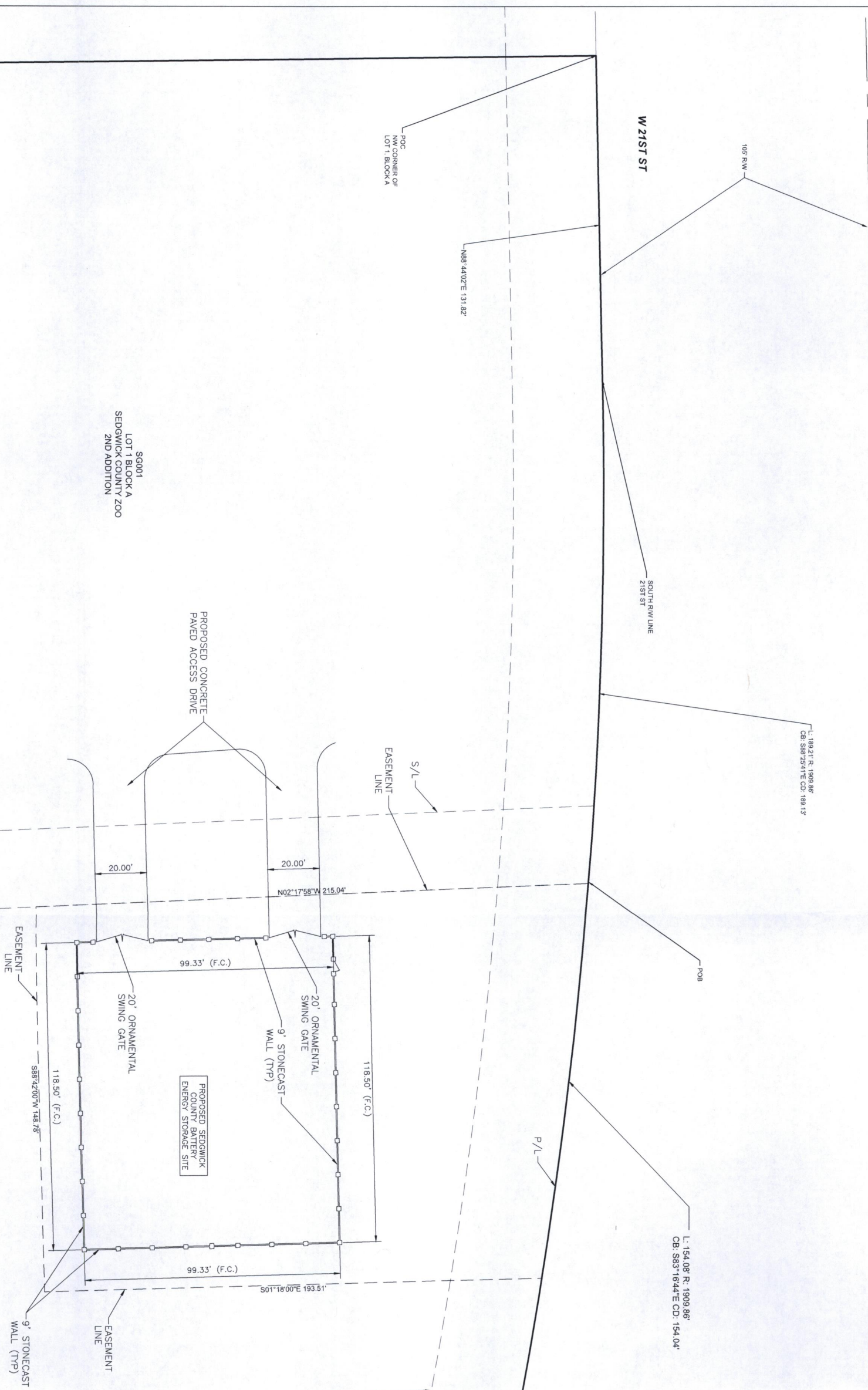
**LEGAL DESCRIPTION**

A PORTION OF LOT 1, BLOCK A, SEDGWICK COUNTY ZOO SECOND ADDITION, SEDGWICK COUNTY, KANSAS, DESCRIBED AND PREPARED ON JULY 16, 2021 BY CHARLES W. BROOKSHER PS #1281/PROFESSIONAL ENGINEERING CONSULTANTS P.A. C.S. #95, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE N88°44'02"E (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT OF WAY OF WEST 21ST STREET NORTH A DISTANCE OF 131.82 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1909.86 FEET AND A CHORD THAT BEARS S88°25'41"E A DISTANCE OF 189.13 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTH RIGHT OF WAY A DISTANCE OF 189.21 FEET TO THE POINT OF BEGINNING AND A CHORD THAT BEARS S83°16'44"E A RADIUS OF 1909.86 FEET AND A CHORD THAT BEARS S83°16'44"E A DISTANCE OF 194.04 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT OF WAY A DISTANCE OF 194.08 FEET; THENCE S01°18'00"E A DISTANCE OF 193.51 FEET; THENCE S88°42'00"W A DISTANCE OF 148.78 FEET TO THE EAST LINE OF A 30 FOOT UTILITY EASEMENT; THENCE N02°17'58"W ALONG SAID EAST LINE A DISTANCE OF 215.04 FEET TO THE SOUTH RIGHT OF WAY OF WEST 21ST STREET NORTH AND THE POINT OF BEGINNING.

ENCOMPASSING 0.71 ACRES MORE OR LESS.

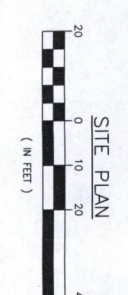
LEGEND			
F.C.	FENCE CORNER	S/L	SECTION LINE
P/L	PROPERTY LINE		
ROW	RIGHT OF WAY		



**SITE PLAN**

APPROVED 9-23-2021

*[Signature]*



REV	DESCRIPTION	DATE	BY/CHK
8			
7			
6			
5			
4			
3			
2			
1			

DATE	BY/CHK	DESCRIPTION
08/2021		
08/2021		
08/2021		

SCALE: AS SHOWN

TITLE: SEDGWICK COUNTY BATTERY ENERGY STORAGE SITE PLAN