



Wichita-Sedgwick County Metropolitan Area Planning Department

December 15, 2021

Kansas Gas & Electric Company
Attn: Chris Meyer
818 S. Kansas Ave.
Topeka, KS 66612

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

Re: CON2021-00064: City Administrative Adjustment to CON 2019-00054 site plan, zoned SF-5 Single-Family Residential located on the south side of West 26th Street South, one block east of South Seneca Street. (831 W. 26th Street S.)

Legal Description Lot 1, Block 1, Seneca Substation Addition, Wichita, Sedgwick County, Kansas.

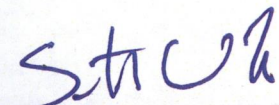
Dear Applicants:

We have reviewed your request for an Administrative Adjustment to alter the site plan to change the drive access for the Seneca Substation. Section V-C.14 of the Unified Zoning Code ("UZY") allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to an approved Conditional Use.

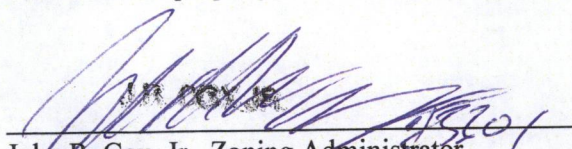
On the basis of our review, we find that adjusting the site plan as requested is consistent with the approved conditions and will not be a substantial deviation of the original CON2019-00054.

Our signatures below indicate that the Seneca Substation (CON2019-00054) site plan shall be adjusted per the revised, approved site plan. This Administrative Adjustment shall not be deemed to alter any other provisions of CON2019-00054. This Administrative Adjustment does not alter any other applicable codes including but not limited to zoning, building, health or fire.

The "Development Application" sign should now be removed from the property.



Scott Wadle, Director
Metropolitan Area Planning Department



John R. Cox, Jr., Zoning Administrator
Metropolitan Area Planning Department

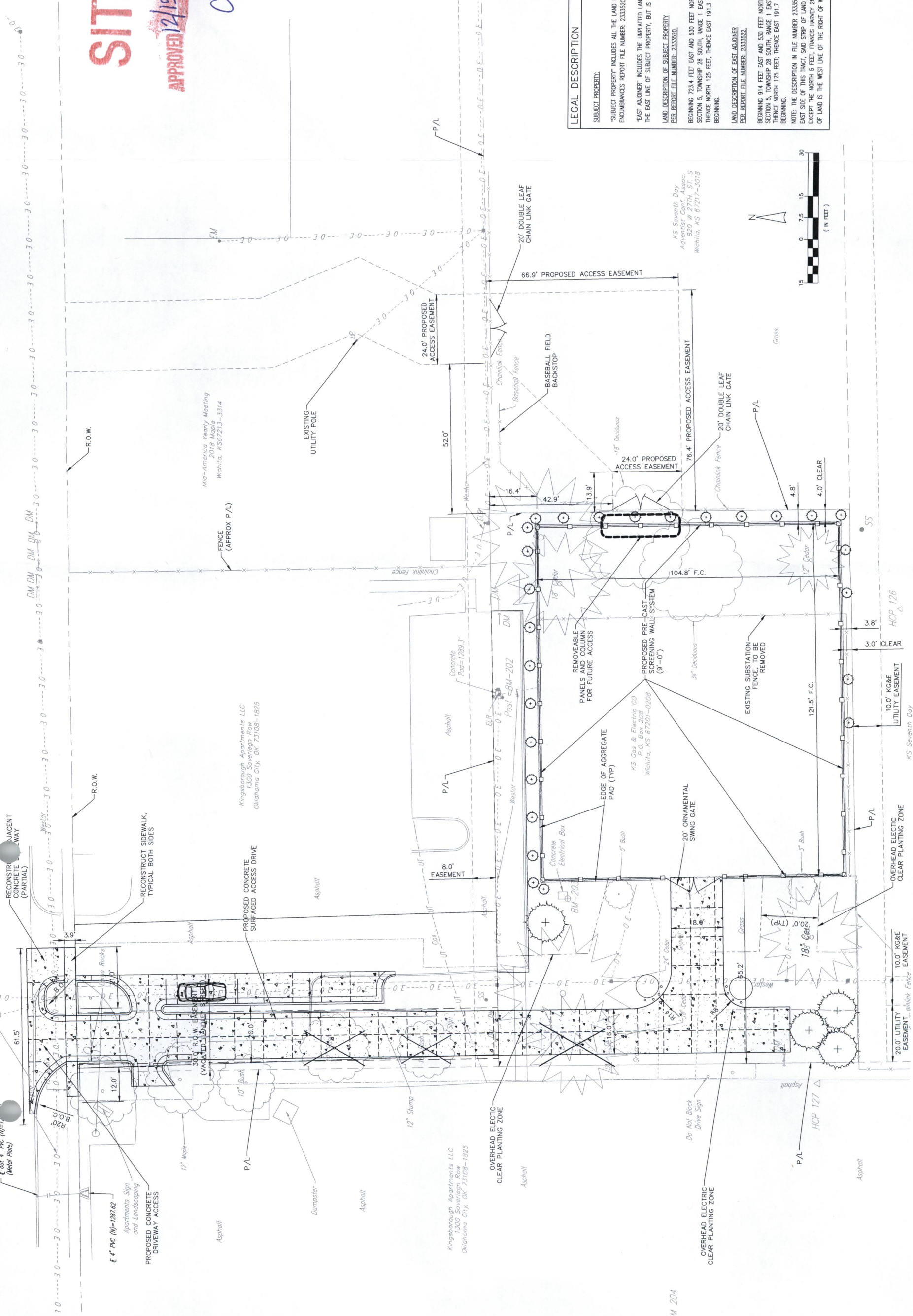
cc: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, Community Services Representative District II
Lee Carmichael, Traffic Engineering Mail Stop 1-71

SITE PLAN

APPROVED 12/15/2021 *DM*
CON 2021-64

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	
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 SIXTH 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.	



TITLE		SENeca SUBSTATION PERMITTING PLAN	
SCALE: AS SHOWN		DRAWN BY: MDL - PEC	
DATE: 07/2020		DESIGNED BY: ORG - PEC	
DATE: 07/2020		APPROVED BY: RAK - PEC	
DATE: 07/2020		BY/CK	
REVISION DESCRIPTION		REV.	
1		BY/CK	
2		DATE	
3		REV.	
4		DATE	
5		REV.	
6		DATE	
7		REV.	
8		DATE	

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SENeca SUBSTATION PERMITTING PLAN

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