Wichita-Sedgwick County Metropolitan Area Planning Department

February 22, 2022

Kansas Evergy South, Inc.
c/o Chris Meyer
818 South Kansas Avenue
Topeka, KS, 66612

Professional Engineering Consultants
c/o Rebecca Mellies
303 South Topeka Avenue
Wichita, KS, 67202

Ref: **CON2022-00001:** Conditional Use request in the City to allow a Major Utility, specifically an electrical substation on LC Limited Commercial and GO General Office zoned property, generally located less than one-quarter mile east of South Hydraulic Avenue on the south side of East MacArthur Road (District III)

Mr. Meyers,

CON2022-00001 was approved at the MAPC Wichita – Sedgwick Metropolitan Area Planning Commission meeting on Thursday, February 17, 2022, with the following conditions:

1. The site shall have solid screening around the 360-foot by 360-foot pad of the electrical substation. The solid screening shall be a concrete masonry, brick, or stone wall, per the UZC's standards, at a minimum of eight feet tall with a foot of security wire topping the masonry, brick, or stone wall.
2. Provide a landscape plan to Planning for review and approval that provides the minimum or more of the required landscaping.
3. Compatibility noise standards will apply and be in effect.
4. The existing KG & E electrical substation located on the unplatted SF-5 zoned property will be removed within a year of the finished construction of the approved Kansas Evergy South electrical substation. This will be done at the applicant's expense.
5. Allow a 20% adjustment to the height of the of the 65-75 foot tall structures located within the 360-foot by 360-foot pad of the electrical substation, when it is located in the GO General Office portion of the site.
6. The height of pole lights, including their base, on all of the site is 15 feet. They shall employ cut-off luminaries to minimize light trespass and glare and shall be shielded and aimed to prevent the light source being visible from the abutting MH zoned manufactured home parks, the adjacent church, and the adjacent Starlite Drive-In Theater church and not be located closer than the outer perimeter of the substation pad as shown on the approved site plan.
7. The site shall be developed, maintained, and operated in substantial compliance with the approved site plan and in compliance with all applicable laws and regulations.
8. 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

There is a two-week protest period that ends March 3, 2022. Because there were no protest the recommendation of the MAPC is final. Should you have any questions, please feel free to call me at 268-4421.

Sincerely,

Bill Longnecker
Senior Planner

Cc: First United Pentecostal Church 1755 E. MacArthur Rd, Wichita, KS, 67216
Kansas Gas & Electric Company, 1200 Main St., Kansas City, MO 64105
3900 Hydraulic, LC, 400 W. Central, Wichita, KS 67203
Kelly L. Little, 1900 E. MacArthur Rd., Wichita, KS 67216
City of Wichita, c/o John Philbrick, 455 N. Main, Wichita, KS 67202
River Oak Mobile Home Park, LLC, 1914 Terracina Dr., Ste. 130, Sacramento, CA 95834
MPSP Stonegate MHC, LLC, 1908 Main St., Kansas City, MO 64108

CONDITIONAL USE RESOLUTION NO. CON2022-00001

WHEREAS, Kansas Evergy South, Inc., c/o Chris Myer, Sr. Engineer (owner/applicant) 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 a Major Utility, specifically an electrical substation on an approximately 6.627-acre property zoned LC Limited Commercial & GO General Office, generally located on the south side of MacArthur Road & east of South Hydraulic Avenue and described as:

All of Lot 3 and a portion of Lots 2 and 4, Block A, First Pentecostal Church Addition, Wichita, Sedgwick County, Kansas, as described on May 9, 2022, by Ernest Cantu Jr, PS#1407, with Professional Engineering Consultants, P.A. (CLS65), more particularly described as follows:

Beginning at the northeast corner of Lot 3, First Pentecostal Church Addition, Wichita, Sedgwick County, Kansas; thence bearing South 89°56'31" West, as shown on said recorded plat of Pentecostal Church Addition, along the north line of said Lot 3 and said Lot 2, a distance of 470.00 feet; thence bearing South 00°05'14" East, parallel with the east line of said Lot 3, a distance of 613.98 feet across said Lot 2 and across a portion of said Lot 4 to the south line of said Lot 4, also being the north line of Reserve A in said First Pentecostal Church Addition; thence bearing North 89°59'00" East, along said south line of Lot 4 and said north line of Reserve A, a distance of 187.15 feet to the northeast corner of Reserve A; thence continuing bearing North 89°59'00" East along the south line of said Lot 4, a distance of 282.85 feet to the southeast corner of said Lot 4; thence bearing North 00°05'14" West, along the east line of Lots 4 and 3, a distance of 614.32 feet to the Point of Beginning; containing 6.627 acres, more or less.

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 February 17, 2022, 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 a Major Utility, specifically an electrical substation on an approximately 6.627-acre property zoned LC Limited Commercial & GO General Office, generally located on the south side of MacArthur Road & east of South Hydraulic Avenue and described as

All of Lot 3 and a portion of Lots 2 and 4, Block A, First Pentecostal Church Addition, Wichita, Sedgwick County, Kansas, as described on May 9, 2022, by Ernest Cantu Jr, PS#1407, with Professional Engineering Consultants, P.A. (CLS65), more particularly described as follows:

Beginning at the northeast corner of Lot 3, First Pentecostal Church Addition, Wichita, Sedgwick County, Kansas; thence bearing South 89°56'31" West, as shown on said recorded plat of Pentecostal Church Addition, along the north line of said Lot 3 and said Lot 2, a distance of 470.00 feet; thence bearing South 00°05'14" East, parallel with the east line of said Lot 3, a distance of 613.98 feet across said Lot 2 and across a portion of said Lot 4 to the south line of said Lot 4, also being the north line of Reserve A in said First Pentecostal Church Addition; thence bearing North 89°59'00" East, along said south line of Lot 4 and said north line of Reserve A, a distance of 187.15 feet to the northeast corner of Reserve A; thence continuing bearing North 89°59'00" East along the south line of said Lot 4, a distance of 282.85 feet to the southeast corner of said Lot 4; thence bearing North 00°05'14" West, along the east line of Lots 4 and 3, a distance of 614.32 feet to the Point of Beginning; containing 6.627 acres, more or less.

Approved subject to the following conditions:

1. The site shall have solid screening around the 360-foot by 360-foot pad of the electrical substation. The

solid screening shall be a concrete masonry, brick, or stone wall, per the UZC's standards, at a minimum of eight feet tall with a foot of security wire topping the masonry, brick, or stone wall.

2. Provide a landscape plan to Planning for review and approval that provides the minimum or more of the required landscaping.
3. Compatibility noise standards will apply and be in effect.
4. The existing KG & E electrical substation located on the unplatted SF-5 zoned property will be removed within a year of the finished construction of the approved Kansas Evergy South electrical substation. This will be done at the applicant's expense.
5. Allow a 20% adjustment to the height of the of the 65-75 foot tall structures located within the 360-foot by 360-foot pad of the electrical substation, when it is located in the GO General Office portion of the site.
6. The height of pole lights, including their base, on all of the site is 15 feet. They shall employ cut-off luminaries to minimize light trespass and glare and shall be shielded and aimed to prevent the light source being visible from the abutting MH zoned manufactured home parks, the adjacent church, and the adjacent Starlite Drive-In Theater church and not be located closer than the outer perimeter of the substation pad as shown on the approved site plan.
7. The site shall be developed, maintained, and operated in substantial compliance with the approved site plan and in compliance with all applicable laws and regulations.
8. 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 3rd Day of March, 2022.

METROPOLITAN AREA PLANNING COMMISSION

Bill Johnson, Chair MAPC

ATTEST:

Scott Wadle, Secretary

McClatchy

Beaufort Gazette
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 - Miami
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
32521	207107	Print Legal Ad - IPL0057522		$159.39	2	95 L

Attention: Purchasing Office

CITY OF WICHITA /PURCHASING
455 N MAIN ST FL 12
WICHITA, KS 67202

LEGAL PUBLICATION
MAPC/BZA February 17, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, February 17, 2022, no earlier than 1:30 p.m., the WichitaSedgwick 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 the Wichita City Hall Building – 1st Floor Council Chambers – 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). Masks are required at City Hall at this time. 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.

CON2022-00001: Conditional Use located in the City for a Major Utility, electrical substation, on Limited Commercial (LC) and General Office (GO) zoned property; generally located on the south side of East MacArthur Road and less than one-quarter east of South Hydraulic Avenue.

CUP2022-00001: City CUP minor amendment to DP-203 Parcel 2 to allow a seasonal garden center; generally located at the southwest corner of West 37th Street North and North Woodlawn Avenue (3707 N. Woodlawn).

PUD2022-00001: Zone change request in the City from LC Limited Commercial to PUD Planned Unit Development for General Commercial uses on property located on the east side of Southeast Boulevard (K-15) and one half mile south of East Pawnee Avenue (at the intersection of East Wassall and South Minnesota).

ZON2022-00001: City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential; generally located on the south side of West 37th Street North and 0.63 miles east of North Womer Street.

ZON2021-00002: Zone change in the City from LC Limited Commercial to OW Office Warehouse for warehousing and office uses on property; generally located on the south side of East Douglas Avenue and within one-quarter mile west of South Hillside Avenue (2911 E Douglas).

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 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: Scott Wadle
271 W 3rd 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: 651 544 141
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 is available nearby, and COVID-19 protocols are in place. Masks are required at City Hall at this time. For more information please visit 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 January 27, 2022
Scott Wadle, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
IPL0057522
Jan 27 2022

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

No. of Insertions: 1
Beginning Issue of: 01/27/2022
Ending Issue of: 01/27/2022

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 01/27/2022 to 01/27/2022.

H. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 01/27/2022

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!

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.2

STAFF REPORT

MAPC February 17, 2022
DAB III February 2, 2022

CASE NUMBER: CON2022-00001

APPLICANT/AGENT: First United Pentecostal Church, c/o Adrian S. Cornwall, Senior Pastor (owner) Kansas Evergy South, Inc., c/o Chris Meyer, (applicant) PEC, PA, c/o Rebecca Mellies (agent)

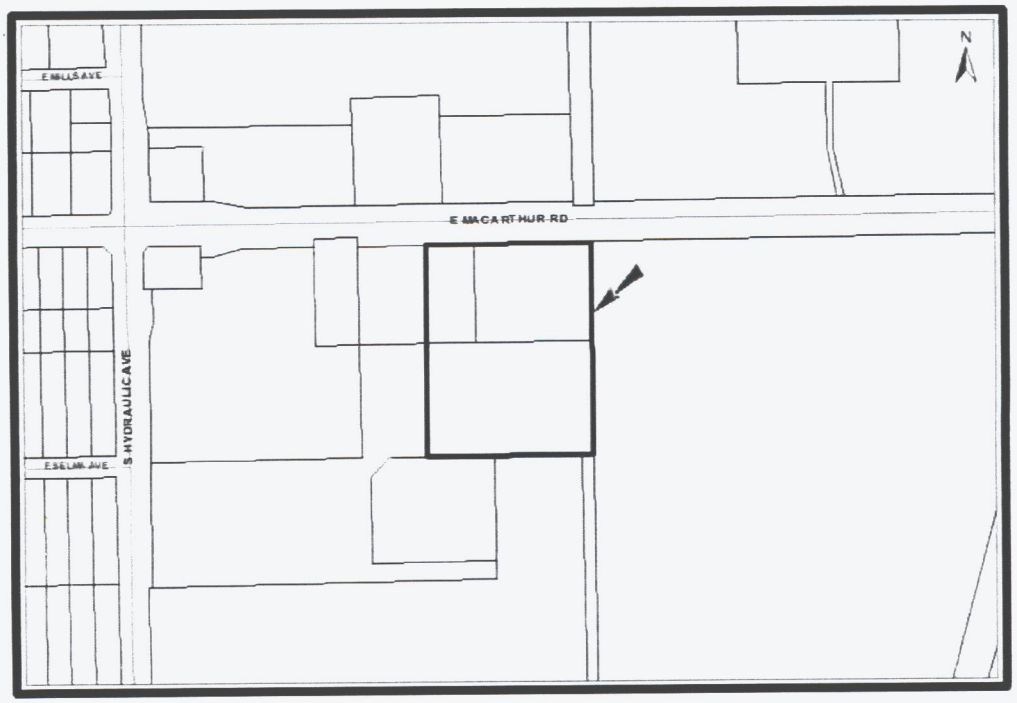
REQUEST: Conditional Use request in the City for a Major Utility

CURRENT ZONING: LC Limited Commercial with Protective Overlay PO #196 & GO General Office with PO #197

SITE SIZE: 360-foot by 360-foot electric substation site on approximately 6.6-acres

LOCATION: Generally located less than one-quarter mile east of South Hydraulic Avenue on the south side of East MacArthur Road (District III)

PROPOSED USE: New electrical substation replacing existing electrical substation



BACKGROUND: The applicant, Kansas Evergy South, Inc, is requesting a Conditional Use in the City for a "Major Utility", specifically for the construction of an electrical substation on the undeveloped LC Limited Commercial and GO General Office zoned subject site. The 360-foot by 360-foot pad (2.97-acres) for the electrical substation would be located on an approximately 6.6-acre portion of Lots 2, 3, and 4, Block A, First Pentecostal Church Addition. The subject site is also subject to PO Protective Overlays PO #196 and PO #197. The subject site is located less than one-quarter mile east of South Hydraulic Avenue on the south side of East MacArthur Road.

The Unified Zoning Code's (UZC Art II., Sec. II-B.13.k) definition of a major utility is: "generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and radio, television and microwave transmission towers; and similar facilities of agencies that are under public franchise or ownership to provide the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service." The proposed electrical substation is a major utility. A major utility requires a Conditional Use in all of the zoning districts, except for the AFB Air Force Base Zoning District.

A LC and GO zoned warehouse (built 2011), shed, and bus parking area abuts the west side of the subject site. A 0.88-acre SF-5 Single-Family zoned Kansas Gas and Electric (KG & E) substation is located approximately 200 feet west of the subject site; KG & E is listed as the owners. The applicant has stated that the existing substation was constructed in 1958 with periodic improvements. This existing substation site and its equipment will be removed and replaced with the proposed substation on the described subject site. The applicant has stated that proposed substation will serve the same southeast area of Wichita as the existing substation but with updated, quieter equipment, increased capacity, and reliability.

The LC zoned First Pentecostal Church (built 1983), located on the southeast corner of South Hydraulic Avenue and East MacArthur Road, finishes out development to the west of the subject site. The First Pentecostal Church is the owner and user of the previously mentioned warehouse, shed, and bus parking area. Undeveloped B Multi-Family Residential, SF-5, and GO zoned properties are adjacent to the west side of the subject site. Undeveloped GO zoned property abuts the south and west sides of the subject site. Approximately 40-acres of MH Manufactured Housing zoned manufactured home parks abut the east and south sides of the subject site.

GC General Commercial zoned undeveloped land and a skating rink (built 1954) are located north of the site, across East MacArthur Road. A private drive located on one of the GC zoned properties goes to the LI Limited Industrial zoned two screen Starlite Drive-In Theater (built 1953, 1979), the only drive in theater left in the City.

The site plan shows the pad for the proposed electrical substation as well as the west adjacent existing electrical substation. The plan shows an eight-foot tall chain link fence covered in fabric topped by a foot of security wire encircle the 360-foot (x) 360-foot pad. No lighting is shown on the site. Emergency lighting will be switch operated and only used when needed. The tallest structure of the electrical substation will be 65-75 feet, which is more than the GO zoning district's 60-foot maximum, but less than the LC zoning district's 80-foot maximum. The GO zoning district's maximum height can be adjusted up to 20%, resulting in an adjusted height of 72 feet.

The applicant has stated that there will be 70-foot to 100-foot tall steel or wooden transmission or power poles coming to and from the site. Utility poles are exempt from the from the height standards of the base zoning districts; UZC, Art. III., Sec. III-E.f.(1). The applicant's site plan shows the 360-foot (x) 360-foot substation pad to be placed 67.50 feet from its east proposed property line, which abuts a MH zoned manufactured home park. The site plan also shows the pad located 83.17 feet from a south abutting MH zoned manufactured home park and undeveloped GO zoned property. The pad is located 42.50 feet from the west abutting LC and GO zoned warehouse, shed, and bus parking and 171 feet from the north abutting East MacArthur Road ROW right-of-way.

CASE HISTORY: The applicant has stated that the existing substation was constructed in 1958. The 1958 Sedgwick County zoning map shows the site to zoned R-1 Suburban Residential. The area the subject site is located in was annexed into the City of Wichita between 1961 and 1970. R-1 county zoning would become SF-5 zoning at the time the site was annexed into the city of Wichita. Staff could find no records of any specific zoning activity for the KG & E substation; it appears to be an unplatted legal non-conforming use.

On December 4, 2007, the City Council approved as consent items, the rezoning of the subject site from SF-5 to LC, ZON2007-00048 with PO #196 and GO, ZON2007-00049 with PO #197. Both protective overlays were designed to protect the area from any type of lighting that might interfere with the operations of the Starlite Drive-In Theater, located north of the site across East MacArthur Road. One of the provisions of the POs limits the height of pole lights to 20 feet, including the base, that they be hooded, shall not face north and not be located in required setbacks. The provisions of the POs remain in effect regardless of the recommendation of the conditional use request. The subject site is located on portions of Lots 2, 3, and 4, Block A, First Pentecostal Church Addition, recorded January 12, 2009.

The District Advisory Board DAB III considered this request at their February 2, 2022, meeting. DAB III approved the request, 6-1-1, per the eight conditions recommended by Planning staff.

ADJACENT ZONING AND LAND USE:

NORTH: GC, LI	Undeveloped land, skating rink, drive in theater with two screens
SOUTH: GO, MH	Undeveloped land, manufactured home park
EAST: MH	Manufactured home park
WEST: LC, SF-5, GO, B undeveloped land	Bus parking, warehouse, shed, electrical substation, church,

PUBLIC SERVICES: Access to the site is off of East MacArthur Road, a four-lane arterial with a center turn lane and 110 feet of ROW at this location. Sidewalks are located on both sides of this section of East MacArthur Road. All utilities are available to the site.

CONFORMANCE TO PLANS/POLICIES: The "Community Investment Plan's 2035 Wichita Future Growth Map", identifies the application area as appropriate for "industrial" development and "residential" development. The industrial category encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. The residential category encompasses areas that reflect the full diversity of

residential development densities and types found in a large municipality. Industrial and residential developments are generally not compatible abutting types of development. A portion of the site being identified as appropriate for industrial development may be the result of the existing electrical substation being there since 1958.

A major utility is considered a public and civic use; UZC Art.III, Sec.III-D. Public and civic uses are defined by a wide range of uses. Besides major utilities the category includes minor utilities, educational uses, medical uses, outdoor venues for play and/or attending, community assembly, places of worship, safety services (fire, police), government services, and correctional facilities. A major utility, specifically an electrical substation, is more like an industrial use that supports industrial, residential and community uses.

A major utility requires a Conditional Use in all of the zoning districts, except for the AFB Air Force Zoning District. A Conditional Use is subject to the UZC's Supplemental Use Regulations and all other requirements of the UZC and as may be determined by the Planning Commission; Art.III., Sec.III-D.3. There are no Supplemental Use Regulations listed for a major utility.

A Conditional Use request for a major utility, specifically an electrical substation on LC and GO zoned property replacing an adjacent, existing non-conforming electrical substation on SF-5 zoned property is appropriate for the subject site and this area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the Conditional Use be APPROVED, for a major utility, specifically the construction of the Evergy electrical substation on the described portions of Lots 2, 3, and 4, Block A, First Pentecostal Church Addition, subject to the following conditions:

1. The site shall have solid screening around the 360-foot by 360-foot pad of the electrical substation. The solid screening shall be a concrete masonry wall, brick, or stone, per the UZC's standards, of eight feet tall with a foot of security wire topping the eight-foot tall solid screening.
2. Provide a landscape plan to Planning that provides one and a half times the required landscaping for review and approval for the site.
3. Compatibility noise standards will apply and be in effect.
4. The existing KG & E electrical substation located on the unplatted SF-5 zoned property will be removed within a year of the finished construction of the approved Kansas Evergy South electrical substation. This will be done at the applicant's expense.
5. Allow a 20% adjustment to the height of the of the 65-75 foot tall structures located within the 360-foot by 360-foot pad of the electrical substation, when it is located in the GO General Office portion of the site.
6. The height of pole lights, including their base, on all of the site is 15 feet. They shall employ cut-off luminaries to minimize light trespass and glare and shall be shielded and aimed to prevent the light source being visible from the abutting MH zoned manufactured home parks, the adjacent church, and the adjacent Starlite Drive-In Theater church and not be located closer than the outer perimeter of the substation pad as shown on the approved site plan.
7. The site shall be developed, maintained, and operated in substantial compliance with the

approved site plan and in compliance with all applicable laws and regulations.

8. 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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

1. **The zoning uses and character of the neighborhood:** The predominate zoning of the area is commercial and high density residential, with a few exceptions. The undeveloped LC and GO zoned subject site abuts undeveloped LC and GO zoned properties. A LC zoned church (built 1983), its warehouse (built 2011), shed and bus parking area are located west and adjacent to the subject site. A small undeveloped B zoned property is located further west of the subject site. Large areas of MH zoned manufactured home parks abut the south and east sides of the subject site and are also located northeast of the site across East MacArthur Road. GC General Commercial zoned undeveloped land and a skating rink (built 1954) are located north of the site, across East MacArthur Road. A private drive located on one of the GC zoned properties goes to the LI Limited Industrial zoned two screen Starlite Drive-In Theater (built 1953, 1979), the only drive-in theater left in the City.

   The FEMA maps show the area protected by the levee system around the Arkansas River, which is located approximately three-quarters of a mile east of the site. The site and area are located within a KDHE active above ground storage tank one-mile buffer and an oil and gas district. This impacts facilities, which, due to their location could reasonably expect spilled oil to reach water. A consideration due to the area's proximity of the Arkansas River. The area's proximity to the McConnell Air Base and the Spirit Aircraft Manufacturing complex places it in Area D of the Airport Hazard Area Zoning Map, which limits structures to 300 feet or less.

2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is suitable for the current uses as permitted by the zoning. The current LC and GO zoning of the subject site permits the most common commercial uses in the City and are more restrictive than the area's GC and LI zoning. The subject site's LC and GO zoning also permits single-family residential, duplex, and multi-family residential development, although the 2007 rezoning of the properties from SF-5 to LC and GO would seem to make residential development less likely; ZON2007-00048 with PO #196 and GO, ZON2007-00049 with PO #197. PO #196 and PO #197 were designed to protect the area from any type of lighting that might interfere with the operations of the LI zoned Starlite Drive-In Theater, located north of the site across East MacArthur Road. Both POs will remain in effect

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The proposed electrical substation will replace a legal non-conforming electrical substation. The applicant has stated that the proposed electrical substation will be larger and will serve the same southeast area of Wichita as the existing substation but with updated, quieter equipment, increased capacity, and reliability. PO #196 and PO #197 will

remain in effect and the conditions of approval for the Conditional Use should help minimize negative impact on the immediate area.

The proposed electrical substation will abut approximately 40-acres of MH zoned manufactured home parks on its east side and a portion of its south sides. Z-3209 changed the zoning of these east abutting properties from SF-6 Single-Family Residential, LC, and LI to MH; October 29, 1996. Z-2897 changed the zoning of the abutting south properties from R-5 General Residence to G Manufactured Home; March 15, 1988. The previously mentioned ZON2007-00049 rezoned most these properties to GO. The existing electrical substation was present, 1958, during all of the zoning changes noted in this report.

The MH zoned properties/residences' will be the most impacted properties due to their close proximity to the proposed electrical substation. The structural components needed for the industrial function of the proposed electrical substation bring a negative visual impact to the abutting MH zoned manufactured home parks. Solid masonry, or a similar material, screening and landscaping can help lessen this impact and help reduce the noise generated from the substation. Compatibility noise standards coupled with the newer equipment being quieter than the existing 1958 substation's equipment can lessen the noise generated by the proposed electrical substation.

4. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the request will enhance Evergy's ability to provide its customer with a reliable and adequate supply of electricity. Denial would presumably be an economic loss to the applicant and reduce the utility's efficiency on maintaining and repairing the infrastructure necessary to meet current and future energy demand.

5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested Conditional Use is in compliance with the Community Investment Plan. The "Community Investment Plan's 2035 Wichita Future Growth Map" identifies the application area as appropriate for "industrial" development and "residential" development. The industrial category encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. The residential category encompasses areas that reflect the full diversity of residential development densities and types found in a large municipality. Industrial and residential developments are generally not compatible abutting types of development. A portion of the site being identified as appropriate for industrial development may be the result of the existing electrical substation being there since 1958.

   A major utility is considered a public and civic use; UZC Art.III, Sec.III-D. Public and civic uses are defined by a wide range of uses. Besides major utilities the category includes minor utilities, educational uses, medical uses, outdoor venues for play and/or attending, community assembly, places of worship, safety services (fire, police), government services, and correctional facilities. A major utility, specifically an electrical substation, is more like an industrial use that supports industrial, residential and community uses.

A Conditional Use for a major utility, specifically an electrical substation on LC and GO zoned property replacing an adjacent, existing non-conforming electrical substation on SF-5 zoned property is appropriate for the subject site and this area.

6. **Impact of the proposed development on community facilities:** The proposed facility would improve Evergy's ability to maintain the infrastructure needed for the energy requirements of Wichita and Sedgwick County. The proposed electrical substation will not increase traffic in the area, as it replaces an existing non-conforming electrical substation. Impact on public water, sewer and drainage will remain basically the same. Impact on Police, Fire and emergency services will remain basically the same.

Attachments:

- Aerial
- Community Investment Plan's 2035 Wichita Future Growth Map
- Zoning
- Site plan
- Structures inside the electrical substation



2035 Wichita Future Growth Concept Map

Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way

Statistical Development Areas

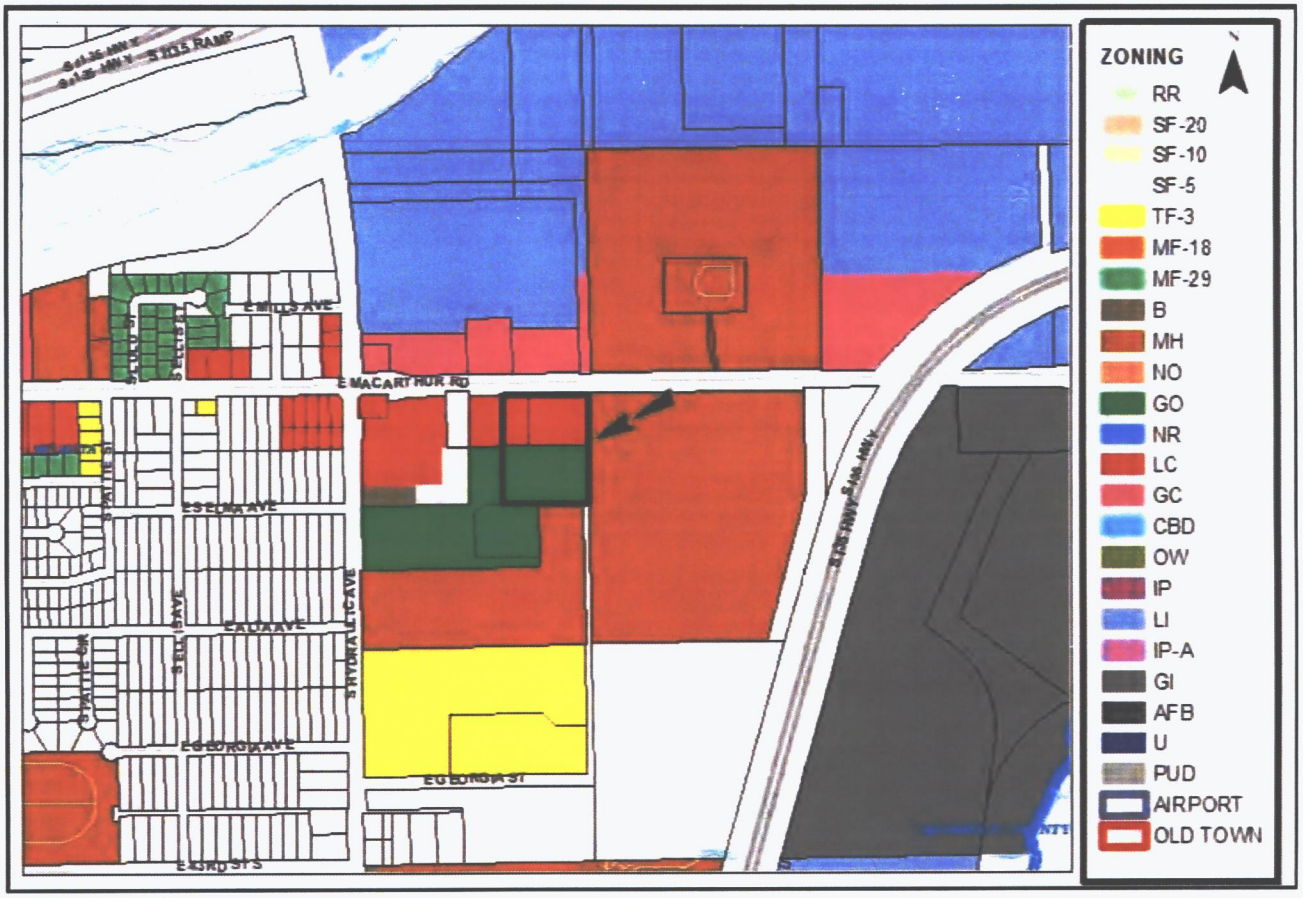
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- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

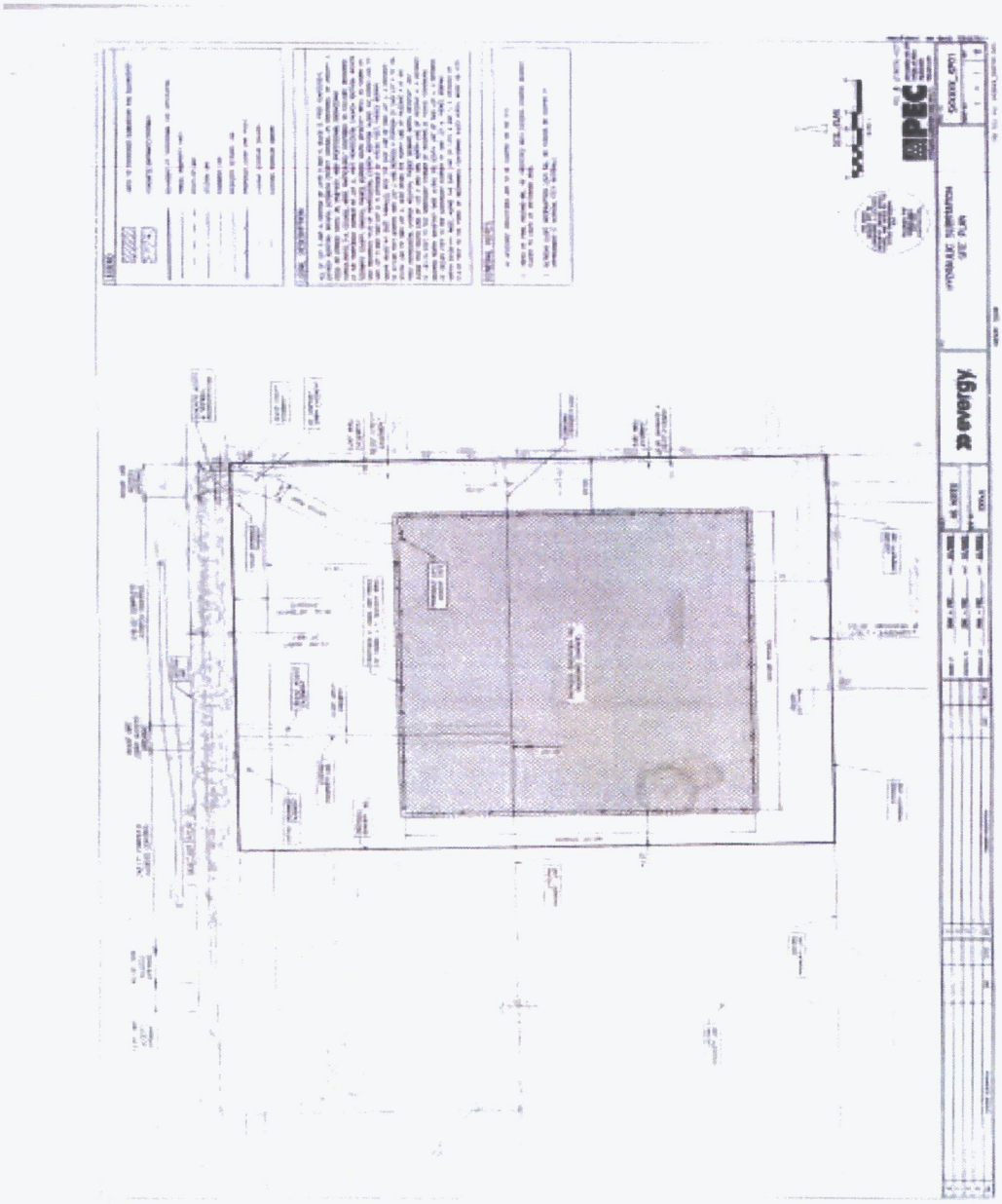
LAND USE

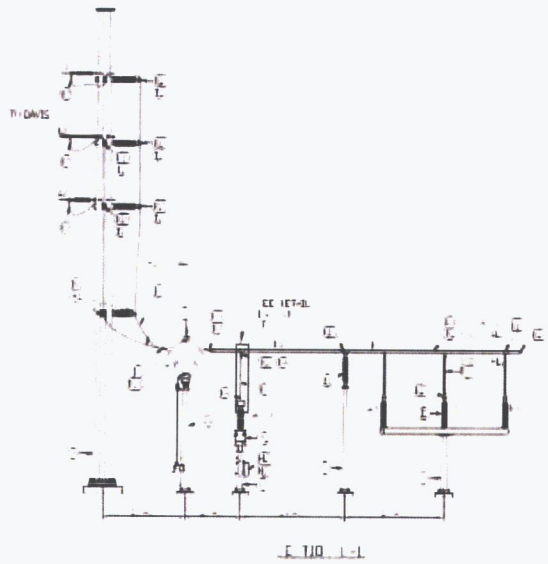
- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Nghbd_Plan_Areas

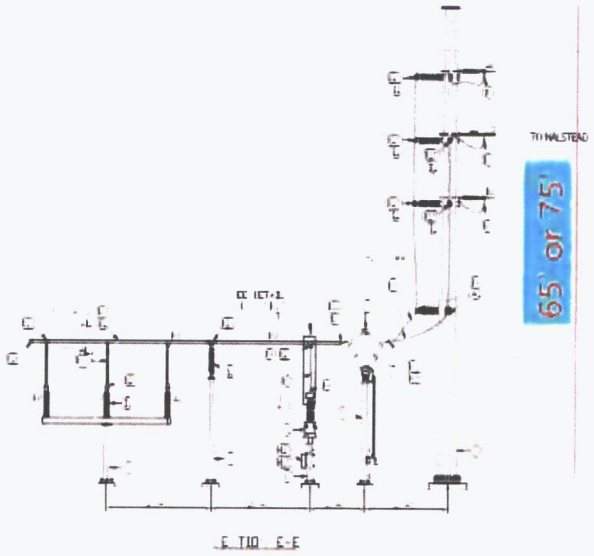
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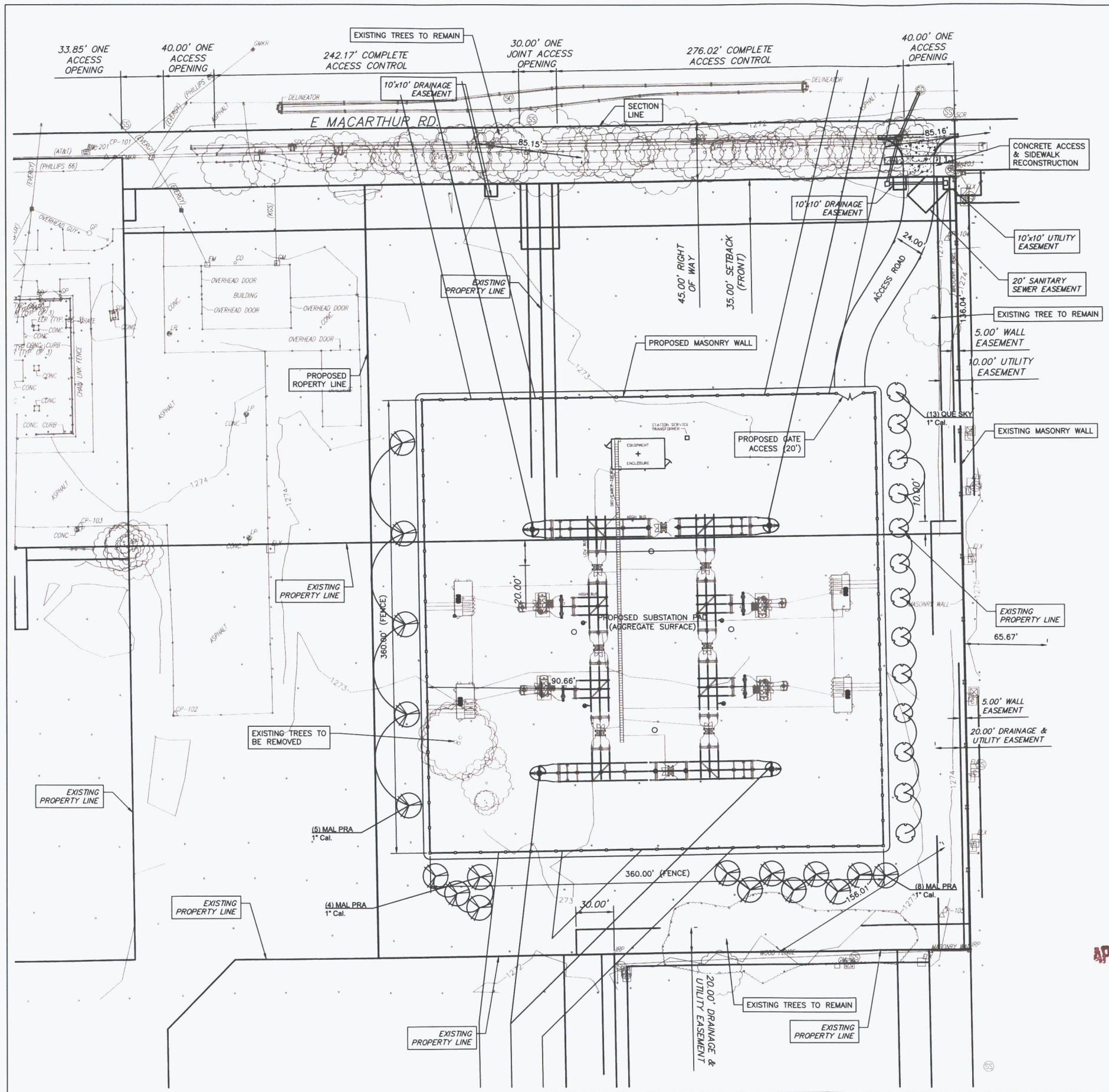


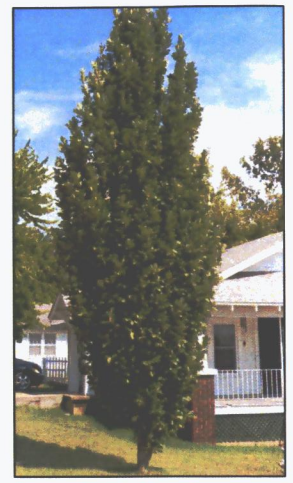

ZONING
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SF-5
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OLD TOWN
E MACARTHUR RD
E MILLS AVE
E ELMA AVE
E LAUA AVE
E BORDA ST




TH DAVIS
E TIO 1-1


TH WALSTEAD
65' or 75'
E TIO E-E





QUERCUS ROBUR 'FASTIGIATA'
PHOTOGRAPH BY NORTH CAROLINA STATE UNIVERSITY



MALUS X 'PRAIRIFIRE'
PHOTOGRAPH BY GARDENIA.NET

LEGEND

- LIMITS OF PROPOSED SUBSTATION PAD (AGGREGATE)
- CONCRETE ENTRANCE/SIDEWALK
- BOUNDARY OF CONDITIONAL USE APPLICATION
- PARCEL PROPERTY LINES
- RIGHT-OF-WAY
- SECTION LINE
- EASEMENT LINE
- PROPERTY SETBACK LINE
- PROPOSED CHAIN LINK FENCE
- 935 EXISTING CONTOUR (MAJOR)
- 934 EXISTING CONTOUR (MINOR)

LEGAL DESCRIPTION

ALL OF LOT 3 AND A PORTION OF LOTS 2 AND 4, BLOCK A, FIRST PENTECOSTAL CHURCH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS, AS DESCRIBED ON JANUARY 4, 2022, BY ERNEST CANTU JR, PS#1407, WITH PROFESSIONAL ENGINEERING CONSULTANTS, P.A. (CLS65), MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, FIRST PENTECOSTAL CHURCH ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS; THENCE BEARING SOUTH 89°56'31" WEST, AS SHOWN ON SAID RECORDED PLAT OF PENTECOSTAL CHURCH ADDITION, ALONG THE NORTH LINE OF SAID LOT 3 AND SAID LOT 2, A DISTANCE OF 470.00 FEET; THENCE BEARING SOUTH 00°05'14" EAST, PARALLEL WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 613.98 FEET ACROSS SAID LOT 2 AND ACROSS A PORTION OF SAID LOT 4 TO THE SOUTH LINE OF SAID LOT 4, ALSO BEING THE NORTH LINE OF RESERVE A IN SAID FIRST PENTECOSTAL CHURCH ADDITION; THENCE BEARING NORTH 89°59'00" EAST, ALONG SAID SOUTH LINE OF LOT 4 AND SAID NORTH LINE OF RESERVE A, A DISTANCE OF 187.15 FEET TO THE NORTHEAST CORNER OF RESERVE A; THENCE CONTINUING BEARING NORTH 89°59'00" EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 282.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE BEARING NORTH 00°05'14" WEST, ALONG THE EAST LINE OF LOTS 4 AND 3, A DISTANCE OF 614.32 FEET TO THE POINT OF BEGINNING; CONTAINING 6.627 ACRES, MORE OR LESS.

GENERAL NOTES

1. NO OCCUPIED STRUCTURES ARE TO BE LOCATED ON THE SITE.
2. AREAS OF FINAL SEEDING WILL BE PROTECTED WITH EROSION CONTROL BLANKET PLACED TO LIMITS OF DISTURBED AREA.
3. FILTREXX SLOPE INTERRUPTION LOGS WILL BE PLACED ON SLOPES AT APPROXIMATE 5' VERTICAL FEET INTERVALS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	MAL PRA	Malus x 'Prairifire'	Prairifire Crabapple	1" Cal.	B&B	14	
	QUE SKY	Quercus robur 'Fastigiata' TM	Skyrocket English Oak	1" Cal.	B&B	13	

SITE PLAN

APPROVED 3/3/22 BY
CON22-01

N

SITE PLAN
40 0 20 40 80
(IN FEET)

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS SEALED, SIGNED, AND DATED BY THE DESIGN PROFESSIONAL.
-- PPD --
RELEASED FOR REVIEW ONLY. NOT FOR CONSTRUCTION.

PEC #: 219030-021
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
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DRAWN BY EMR – PEC DATE 01/2022
DESIGNED BY CRG – PEC DATE 01/2022
APPROVED BY RAK – PEC DATE 01/2022

SCALE: AS NOTED
W.R. NO. XXXXX

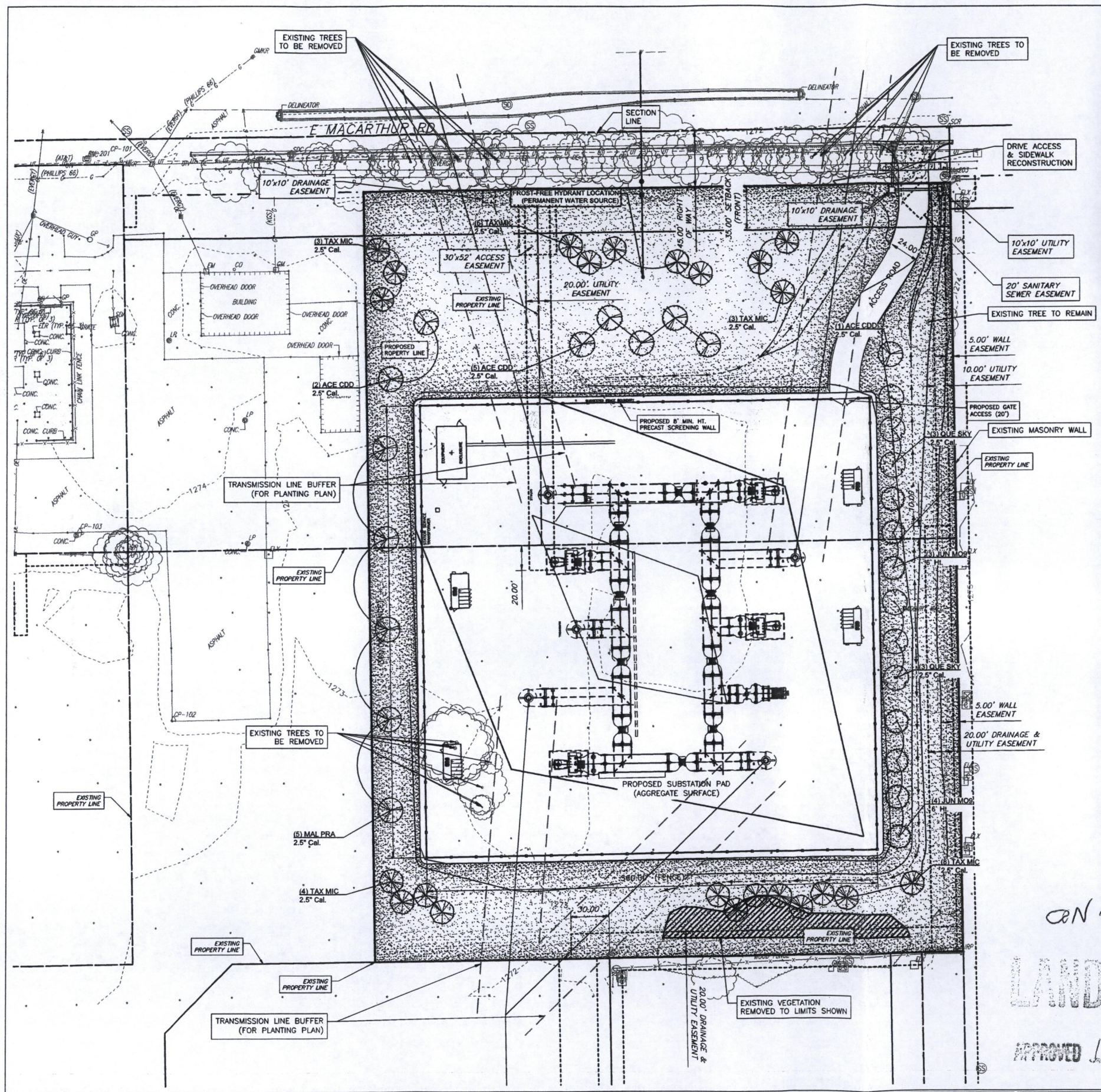
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TITLE: HYDRAULIC SUBSTATION SITE PLAN

DWG. NO. SKXXXX_SP01
SHEET NO. 1 OF 1
REV. 0

GROUP: ESUB
CAD FILE NO.: SKXXXX_LP0101.DWG

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MALUS X 'PRAIRIFIRE'
IMAGE BY GARDENIA.NET



JUNIPERUS SCOPULORUM 'MOONGLOW'
IMAGE BY AMERICAN CONIFER SOCIETY



TAXODIUM DISTICHUM 'MICKELSON'
IMAGE BY BOLD SPRING NURSERY



QUERCUS ROBUR 'FASTIGIATA'
IMAGE BY NORTH CAROLINA STATE UNIVERSITY



ACER SACCHARUM 'CADDO'
IMAGE BY SITE ONE

LEGEND

- LIMITS OF PROPOSED SUBSTATION PAD (AGGREGATE)
- CONCRETE ENTRANCE/SIDEWALK
- BOUNDARY OF CONDITIONAL USE APPLICATION
- PARCEL PROPERTY LINES
- RIGHT-OF-WAY
- SECTION LINE
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- PROPERTY SETBACK LINE
- PROPOSED PRECAST SCREENING WALL
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3. FILTREXX SLOPE INTERRUPTION LOGS WILL BE PLACED ON SLOPES AT APPROXIMATE 5' VERTICAL FEET INTERVALS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACE CDD	ACER SACCHARUM 'CADDO'	CADDO SUGAR MAPLE	2.5" CAL.	B&B
	JUN MO9	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6' HT.	B&B
	MAL PRA	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5" CAL.	B&B
	QUE SKY	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET® ENGLISH OAK	2.5" CAL.	B&B
	TAX MIC	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE™ BALD CYPRESS	2.5" CAL.	B&B

GROUNDCOVER SCHEDULE

BUFFALO/LITTLE BLUE/BLUE GRAMA SEED MIX
BUFFALOGRASS (CODY) @ 35-40 LBS./ACRE PRIMED WITH KNO3
LITTLE BLUESTEM @ 5 LBS./ACRE
BLUE GRAMA ALMA, HACHITA @ 8 LBS./ACRE

NOTE: ALL TREES TO BE MULCHED WITH SHREDDED HARDWOOD MULCH UNLESS CALLED OUT OTHERWISE; SOILS IN PLANTING AREAS TO BE PREPARED IN ACCORDANCE WITH NOTES ON PLANTING NOTES SHEET.

ALL DISTURBED AREAS TO BE SEEDED WITH SEED MIX INDICATED ON PLANTING PLAN.

CON 2022-01

LANDSCAPE PLAN
APPROVED 12/7/22 BY NLS

N

PLANTING PLAN
40 0 20 40 80
(IN FEET)

NICHOLAS L. SIMS LICENSED LANDSCAPE ARCHITECT 12/15/2022 KANSAS

PEC #: 219030-021
PEC PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
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REV.	REVISION DESCRIPTION	DATE	BY/CK
8			
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DRAWN BY PGW - PEC DATE 11/2022
DESIGNED BY PGW - PEC DATE 11/2022
APPROVED BY NLS - PEC DATE 11/2022

SCALE: AS NOTED
W.R. NO. XXXXX

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TITLE: CHAPIN SUBSTATION PLANTING PLAN

DWG. NO. SKXXXX_SI04
SHEET NO. 1 OF 3
REV. 0

GROUP: ESUB
CAD FILE NO.: SKXXXX_SI0401.DWG

11/16/2022 3:30 PM poyton.wynes

PLANTING NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY AFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING CONSTRUCTION.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. LANDSCAPE CONTRACTOR IS TO STAKE ALL PLANT MATERIAL (TREE AND SHRUB) LOCATIONS AS WELL AS PLANTER BED EDGER LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE FOR PRE-INSTALLATION CONFERENCE AND FINAL APPROVAL OF STAKING. ADJUST PLANT LOCATIONS ONLY AS NECESSARY TO AVOID SITE CONFLICTS.
5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING UTILITY LOCATOR SERVICES. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS ARE REFLECTED ON GRADING PLAN. FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
7. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
8. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
9. CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 6". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/ MANURE TO THREE (3) PARTS SOIL.
10. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
12. TREE TRUNKS SHALL BE STRAIGHT.
13. PLANT GROUNDCOVER/ PERENNIALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
14. STEEL EDGING MATERIAL SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. SECURE EDGE MATERIAL IN SOIL WITH MINIMUM TWO STAKES PER SECTION.
15. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
16. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF PLANT MATERIALS AS DESCRIBED WITHIN SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
17. USE HARDWOOD CHIP MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1" TO 3" ONLY. PLACE 3" TO 4" OF MULCH IN ALL SHRUB BEDS. PLACE 1" OF MULCH IN GROUNDCOVER BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.
18. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
19. ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
20. ANY VEGETATED AREAS DISTURBED BY THE CONSTRUCTION PROCESS MUST BE RESTORED BY REPAIRING THE SOIL BED AND RE-ESTABLISHING ORIGINAL PLANTINGS.
21. LANDSCAPE CONTRACTOR IS REQUIRED TO REMOVE THE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/ FINAL ACCEPTANCE.
22. ALL TREES SHALL BE CALIPERED, AND UNDERSIZED TREES SHALL BE REJECTED.
23. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
24. IF SHOWN, CONTRACTOR SHALL VERIFY THE AMOUNT OF PLANT MATERIALS SHOWN ON THE PLANS MATCHES THE QUANTITY SHOWN ON THE PLANT SCHEDULE. QUANTITIES LISTED ON PLANS SUPERSEDE THOSE ON PLANT MATERIALS LIST. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
25. FERTILIZE ALL PLANT MATERIALS AND TURF WITH MILORGANITE FERTILIZER AT MANUFACTURERS RECOMMENDED RATE.
26. REFER TO IRRIGATION CONCEPT PLAN FOR AREAS AND METHODS FOR IRRIGATION.
27. APPLY MYKE (OR EQUAL) MYCORRHIZAL FUNGI TO PLANT MATERIAL PER THE MANUFACTURERS INSTRUCTIONS.
28. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
29. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TREE SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
30. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. DO NOT INSTALL WEED BARRIER IN PLANTING AREAS.
31. PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED FOR A PORTION OF THE SITE - SEE SITE IRRIGATION PLAN. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS LOCATED IN AREAS OUTSIDE OF THE IRRIGATION SYSTEM COVERAGE. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION UNTIL PROJECT COMPLETION AND OWNER TAKES POSSESSION.
32. PROVIDE TREE WATERING BAGS ON ALL TREES LOCATED OUTSIDE IRRIGATED AREAS LOCATED OUTSIDE IRRIGATED AREAS.
33. ALL PLANTS SHALL BE INSPECTED AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANT NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
34. THE LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
35. TREE DIAMETER MEASUREMENT SHALL BE TAKEN FROM DBH (DIAMETER AT BREAST HEIGHT OF 4.5' ABOVE GROUND).

PLANTING ORDINANCE CALCULATIONS

REQUIRED LANDSCAPED STREETYARD

MacArthur Rd

440 LF STREET FRONTAGE X 20 = 8,800 SF REQ. STREET YARD

PROVIDED STREET YARD = 80,452 sf

STREET YARD TREES REQUIRED

8800 SF REQ. STREET YARD/500= 18 SHADE TREES REQ'D.

PROVIDED TREES = 19 NEW SHADE TREES

REQUIRED BUFFER

East property line

560 LF/40 = 14 SHADE TREES REQ'D.

PROVIDED TREES = 14 NEW SHADE TREES

South property line

250 LF/ 40 = 7 SHADE TREEES REQ'D.

PROVIDED TREES = 8 NEW SHADE TREES

PARKING LOT SCREENING & LANDSCAPING

No parking lot included in design

NICHOLAS L. STAHL LICENSED 12/15/2022 KANSAS LANDSCAPE ARCHITECT

PEC #: 219030-021

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W.R. NO. XXXXX

evergy.

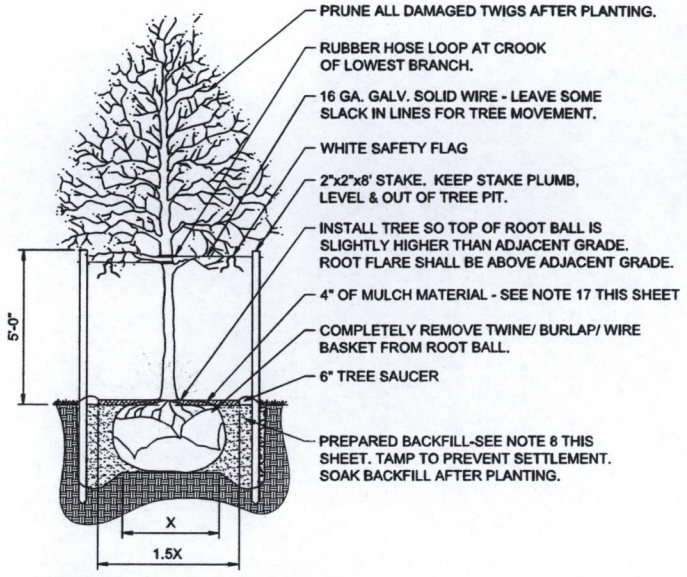
TITLE: CHAPIN SUBSTATION PLANTING NOTES

DWG. NO. SKXXXX_SI04
SHEET NO. 2 OF 3
REV. 0

GROUP: ESUB

CAD FILE NO.: SKXXXX_SI0401.DWG

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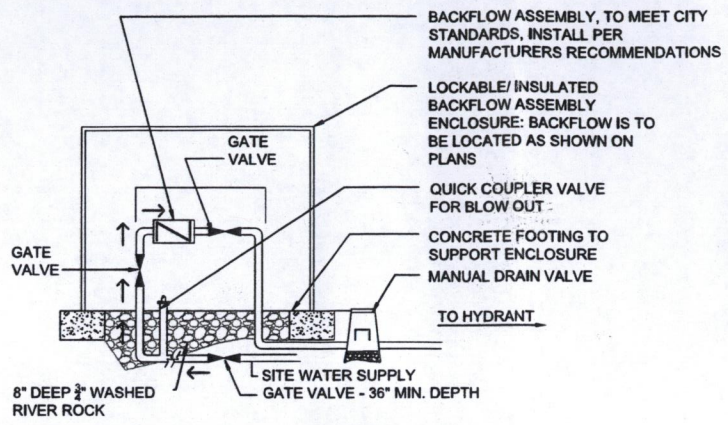
TREE PLANTING NOTES

1. TREES THAT NATURALLY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED, OR DOES NOT EXIST.

1 TREE PLANTING DETAIL

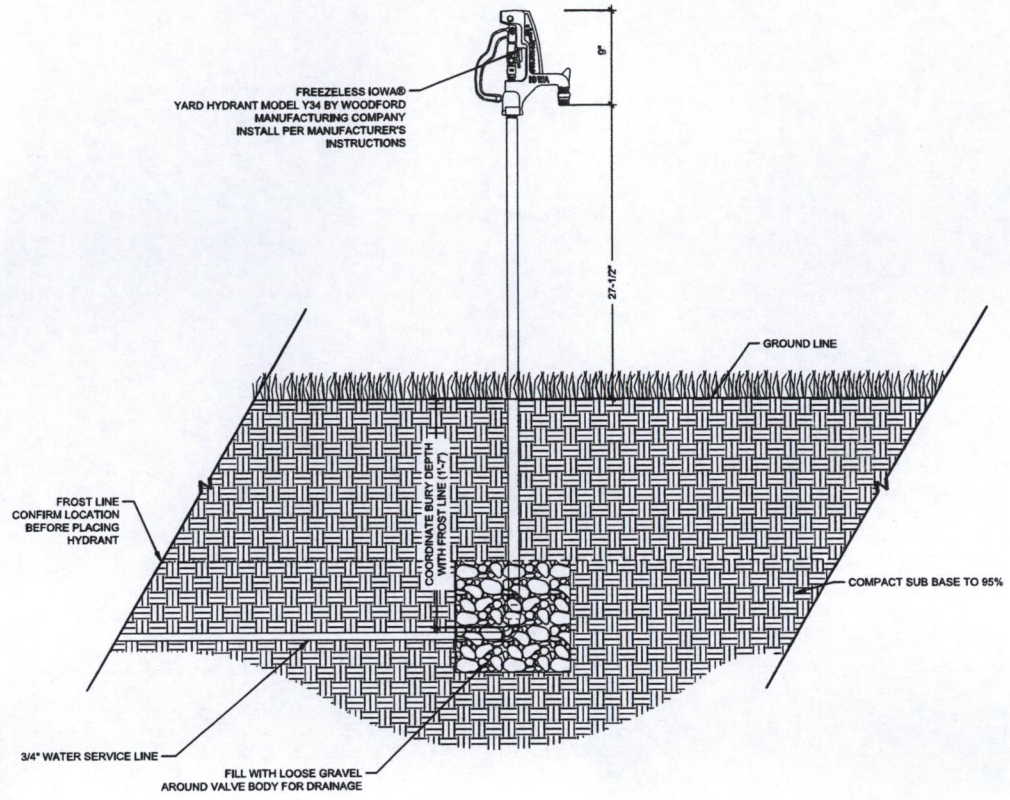
1" = 1'-0"

32934-01



2 RPZ BACKFLOW PREVENTER INSTALLATION

NO SCALE



3 FROST-FREE HYDRANT

1 1/2" = 1'-0"

VIEW-481157

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REV.	REVISION DESCRIPTION	DATE	BY/CK
8			
7			
6			
5			
4			
3			
2			
1			

DRAWN BY PGW - PEC DATE 11/2022
DESIGNED BY PGW - PEC DATE 11/2022
APPROVED BY NLS - PEC DATE 11/2022

SCALE: AS NOTED
W.R. NO. XXXXX

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TITLE: CHAPIN SUBSTATION PLANTING DETAILS

DWG. NO. SKXXXX_SI04
SHEET NO. 3 OF 3
REV. 0

GROUP: ESUB

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