



Wichita-Sedgwick County Metropolitan Area Planning Department

August 4, 2022

Dan & Teresa Briggs
508 W. 88th St. S.
Haysville, KS 67060

O'Reilly Auto Enterprises, LLC
223 S. Patterson Ave.
Springfield, MO 65802

RE: CON2022-00027: Conditional Use request in the City for Ancillary Parking in SF-5 Single-Family zoning; generally located 180 feet west of South Seneca Street and within one-quarter mile north of West Pawnee Avenue.

Dear Applicant;

At its regular meeting on **August 4, 2022**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request with the following conditions:

1. The conditional Use shall adhere to all the Supplementary Use Regulations set forth in Article III-D.6.p of the Unified Zoning Code.
2. The applicant shall provide a revised site plan indicating the necessary screening and landscaping. The site plan shall be provided to the Planning Department for review and approval prior to the issuance of building permits.
3. 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

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 August 18, 2022.** 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 **August 18, 2022 at 5:00 p.m.**

If there are no protests, the MAPC's approval is final. If there are protests, this application will be presented to the Wichita City Council on **Tuesday, September 6, 2022** beginning at 9:00 a.m.

This is a reminder that the 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,

A handwritten signature in blue ink, appearing to read "E. Ebach Freund".

Eryn Ebach Freund
Associate Planner

Copies to: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR District IV

Southwest Neighborhood Association
Attn: Josh Blick
2039 S. Everett
Wichita, KS 67213

CONDITIONAL USE RESOLUTION NO. CON2022-00027

WHEREAS, Dan and Teresa Briggs, 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 Ancillary Parking lot on property zoned SF-5 Single-Family Residential located on the west side of South Seneca Street and within one-quarter mile north of West Pawnee Avenue, legally described as:

Lot 2 and 30 feet of the vacated right-of-way of Renollet 7th Addition to Wichita, Sedgwick County, Kansas.

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 August 4, 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 an Ancillary Parking lot on property zoned SF-5 Single-Family Residential located on the west side of South Seneca Street and within one-quarter mile north of West Pawnee Avenue, legally described as:

Lot 2 and 30 feet of the vacated right-of-way of Renollet 7th Addition to Wichita, Sedgwick County, Kansas.

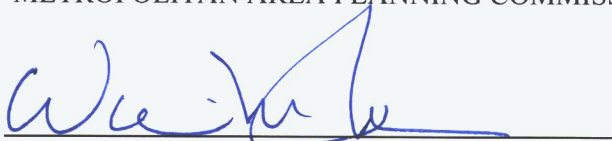
Approved subject to the following conditions:

1. The Conditional Use shall adhere to all the Supplementary Use Regulations set forth in Article III-D.6.p of the Unified Zoning Code.
2. The applicant shall provide a revised site plan indicating the necessary screening and landscaping. The site plan shall be provided to the Planning Department for review and approval prior to the issuance of building permits.
3. A Conditional Use amendment shall be required for any changes to these conditions.
4. 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 the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 25th Day of August 2022.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



William M. Johnson, Chairman



Scott Wadle, Secretary



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
16399	288466	Print Legal Ad - IPL0080777	OCA 150004	\$206.32	3	82 L

Attention: MANDY HEBERT

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

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on July 14, 2022
(One Time Only)
MAPC/BZA August 4, 2022
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, August 4, 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). 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.

BZA2022-00027: Variance in the City to the sign code to permit an electronic message sign and increase permitted size from 32 square feet to 58 square feet on property zoned NO Neighborhood Office; generally located southeast of West 21st Street North and North Maize Road (1930 North Maize Road).

CON2022-00026: Conditional Use request in the City for Neighborhood Swimming Pool on property zoned SF-5 Single-Family Residential; generally located one-quarter mile south of East Pawnee Road and one-quarter mile west of East 143rd Street South (2548 Spring Hollow Street).

CON2022-00027: Conditional Use request in the City for Ancillary Parking in SF-5 Single-Family zoning; generally located 180 feet west of South Seneca Street and within one-quarter mile north of West Pawnee Avenue.

CUP2022-00032: Request in the City to amend Community Unit Plan (DP-333) to allow Sign #4 to be an off-site sign, increase allowed size of Sign 4, and increase allowed signage along K-96; generally located one-quarter mile north of East 21st Street North and K-96.

VAC2022-00012: Request in the City to Vacate a portion of a platted front setback on SF-5 Single-Family Residential zoned property; generally located north of East 21st Street North, east of North Webb Road, south of East Clubhouse Street, on the south side of North Vinegate Circle (2327 North Vinegate Circle).

ZON2022-00035: Zone Change request in the City from B Multi-Family to LC Limited Commercial for site development; generally located on the west side of North West Street and within one-quarter mile south of West Zoo Boulevard (1101 North West Street).

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. For more information please visit www.wichita.gov/visitchityhall. 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 July 14, 2022

Scott Wadle, Secretary

WichitaSedgwick County

Metropolitan Area Planning Commission

IPL0080777

Jul 14 2022

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

No. of Insertions: 1

Beginning Issue of: 07/14/2022

Ending Issue of: 07/14/2022

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 07/14/2022 to 07/14/2022.

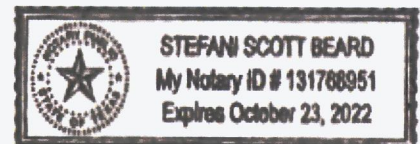
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 07/14/2022

Stefani Beard

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!

STAFF REPORT
MAPC August 4, 2022
DAB IV August 1, 2022

CASE NUMBER: CON2022-00027 (City)

APPLICANT/AGENT: Dan and Teresa Briggs (owners) / O'Reilly Auto Enterprises, LLC (agent)

REQUEST: Conditional Use request for Ancillary Parking

CURRENT ZONING: SF-5 Single-Family Residential

SITE SIZE: 0.45 acres

LOCATION: Generally located on the west side of South Seneca Street and within one-quarter mile north of West Pawnee Avenue

PROPOSED USE: Ancillary parking for adjacent O'Reilly Auto Parts Store

RECOMMENDATION: Approve with conditions



BACKGROUND: The applicant is requesting the approval of a Conditional Use to permit Ancillary Parking on Lot 2 and 30 feet of the vacated right-of-way of Renollet 7th Addition serving the abutting O'Reilly Auto Parts Store. Ancillary Parking is permitted as a Conditional Use in SF-5 Single-Family Residential zoning, subject to the Supplementary Use Regulations outlined in the Unified Zoning Code (UZC) Article III-D.6.p. The subject site is a vacant lot zoned SF-5 Single-Family Residential (SF-5) and is generally located on the west side of South Seneca Street and within a one-quarter mile north of West Pawnee Avenue. The site is currently landlocked on all sides and inaccessible to vehicle traffic. If this request for Conditional Use is approved, the owners intend to develop the property as parking, and O'Reilly Auto Enterprises, LLC will lease the lot long-term.

Development near the intersection of South Seneca Street and West Pawnee Avenue generally follows a strip corridor pattern. Commercial uses front South Seneca Street, surrounded by residential neighborhoods to the east and west of the arterial. As indicated by the attached zoning map, the properties to the north of the subject site are zoned LC Limited Commercial (LC) and are developed with the abutting O'Reilly Auto Parts parking lot and store. To the northwest of the site are two lots, zoned SF-5, and developed with a church and fellowship hall. Abutting the site to the east is a drive-through restaurant zoned LC. Two lots abut the site to the south. The lot to the southeast is zoned LC and developed as a janitorial services office. The lot to the southwest is zoned B Multi-Family Residential (B) and is undeveloped. Properties abutting the site to the west are zoned TF-3 Two-Family Residential and SF-5, each developed with a single-family dwelling. Farther to the west of the site is a neighborhood zoned SF-5 and generally developed with single-family dwellings.

A lack of vehicular access to the site currently limits its potential for development. Attachment #2 indicates that Lot 2 of Renollet 7th Addition was platted with vehicular access to the west provided by the abutting Exposition Avenue. However, shortly after platting, Lots 1 and 2 of Renollet 7th Addition were sold to a single owner, and the drive-through restaurant to the east of the subject site was developed. When Exposition Avenue was vacated, the restaurant's drive connecting to South Seneca Street provided access to the subject site. The sale of Lot 2 and the vacated ROW split the properties from Lot 1 and left the property without street frontage or access. Should the Conditional Use be permitted, access to the Ancillary Parking lot will be provided by a drive connecting to the existing O'Reilly parking lot to the north. Access to the existing parking lot will remain on the west side of South Seneca Street (See attachment 3, site plan).

Attached are the Supplementary Use Regulations of Article III-D.6.p for Ancillary Parking. Regulation # 3 states: "parking and circulation aisles shall not be located within a required Front Yard." Initially, the applicant requested that the front setback standard be waived due to the landlocked condition of this property. However, it was determined by the Zoning Administrator that the front yard setback requirement would not apply due to the property's lack of street frontage. The proposed site plan indicates that the west edge of the surface lot at its furthest extent will be approximately 26-feet from the property line where the site abuts residential use (See attachment 3, Site plan). Currently, there are trees and hedges on the west side of the vacant site but Supplementary Use Regulation #6 requires adherence to the screening standards of the Unified Zoning Code and landscaping per the Wichita Landscape Ordinance. At a minimum, a six-foot screening fence shall be constructed where abutting the residential zoning on the west. Furthermore, a landscape buffer will be required along the west property line as well. Existing vegetation can be used toward the landscape buffer requirements. Likewise, the O'Reilly Store and existing parking lot are screened from abutting residential uses by a six-foot wood privacy fence and a row of mature trees and hedges. The proposed site plan indicates that the existing fence will be extended south and east around the Ancillary lot and a number of existing trees on the site are to be maintained.

CASE HISTORY: In 1965, the Renollet 7th Addition was platted with two lots and a dedicated right-of-way. In 1982, the right-of-way was vacated, and in 2006 Lot 2 and 30-feet of the vacated ROW were split by sale from Lot 1. Records indicate the subject property has remained vacant since its platting.

ADJACENT ZONING AND LAND USE:

NORTH:	LC	Parking lot and O'Reilly Auto Parts Store
SOUTH:	LC	Commercial office and restaurant; B Multi-Family, vacant lot
EAST:	LC	Drive-through restaurant
WEST:	SF-5 & TF-3	Single-family and two-family residences

PUBLIC SERVICES: South Seneca Street is a paved, five-lane arterial street with a sidewalk on both sides. West Haskell Avenue is a paved, two-way local street with no sidewalks. Wichita Transit serves this site with bus stops along South Seneca Street. Water and Stormwater are located in the South Seneca Street right-of-way. Sanitary sewer is located in a platted 16-foot utility easement running parallel to the subject property's east lot line. Every equipment and overhead power lines are located in the right-of-way of South Seneca Street.

CONFORMANCE TO PLANS/POLICIES: The requested Conditional Use is in conformance with the following adopted plans:

The Community Investments Plan: The requested Conditional Use is in conformance with the *Community Investments Plan* (The Wichita-Sedgwick County Comprehensive Plan). The *Plan* categorizes the site as appropriate for "Commercial" use according to the 2035 Wichita Future Growth Concept Map. The commercial category is described as "areas that reflect the full diversity of commercial development intensities and types typically found in a large urban municipality. Convenience retail, restaurants, small offices, and personal service uses are located in close proximity to, and potentially mixed with, residential uses." The proposed Conditional Use as Ancillary Parking for an abutting commercial use is consistent with the *Plan's* designation for this area.

The Wichita Places for People Plan: The subject site is located in an area of opportunity within the City's Established Central Area (ECA). Areas of opportunity are identified as "areas that generally exhibit economic challenges, a disconnected development pattern, and a lack of walkable places and facilities." *The Wichita Places for People Plan* describes various principles for infill development in the ECA. Development Principle Four, on Buildings, suggests walkable development patterns are constructed to "hide or minimize surface parking." In this case, the requested Conditional Use and proposed site plan is found to be in conformance with the *Wichita Places for People Plan*.

Further, Section 3.1-4 Buildings outlines best practices "to engage the street," recommending practices which: "Disguise or mitigate service, utility or car-oriented features of the site or building by locating them to the rear, screening from important public views, or otherwise reducing their scale and impact in relation to active and social spaces." The proposed use utilizes this principle by locating the Ancillary Parking behind existing commercial structures to minimize its visual impact. Similarly, the screening along the south and west property lines included in the proposed site plan will further disguise the lot from public view.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**, subject to the following conditions:

1. The conditional Use shall adhere to all the Supplementary Use Regulations set forth in Article III-D.6.p of the Unified Zoning Code.
2. The applicant shall provide a revised site plan indicating the necessary screening and landscaping. The site plan shall be provided to the Planning Department for review and approval prior to the issuance of building permits.
3. 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 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: This neighborhood is characterized by commercial zoning clustered along the South Seneca Street corridor, surrounded by residential neighborhoods on the east and west sides of the street. Properties to the north and east of the subject site are zoned LC Limited Commercial and are developed with commercial structures and uses. To the south is an undeveloped lot zoned B Multi-Family Residential and a lot zoned LC developed for commercial use. Properties to the west are zoned TF-3 Two-Family Residential and SF-5, developed as single-family residences.

(2) The suitability of the subject property for the uses to which it has been restricted: The property is zoned SF-5 Single-Family Residential, which permits single-family residences and compatible uses. However, CON2022-00027

a lack of vehicular access to the site limits the potential for residential development and use. Ancillary Parking is permitted as a Conditional Use in SF-5 zoning subject to the Supplementary Use Regulations found in the UZC Article III-D.6.p.

(3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate that approval of this request would have a detrimental effect on nearby properties. Ancillary Parking is allowed by Conditional Use approval and is subject to Supplementary Use Regulations, including screening which will minimize the impact on nearby properties.

(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 this application is not anticipated to have a detrimental impact on the public health, safety, or welfare. A denial of this request could result in a loss of rental income for the applicant. The impact of denial on the agent is unknown, as the O'Reilly store's off-street parking count currently exceeds what is required by the UZC Article IV-A

(5) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the subject site as appropriate for Commercial use. Developing Ancillary Parking on this site to serve the abutting commercial use is consistent with the commercial designation for this area. Additionally, the proposed site plan complies with Development Principle Four of the Wichita Places for People Plan, Buildings: to "*hide or minimize surface parking.*"

(6) **Impact of the proposed development on community facilities:** The proposed use should not negatively impact community facilities.

Attachments:

1. Unified Zoning Code, Section III-D.6., (Minimum Standards for Ancillary Parking)
2. Aerial Map
3. Zoning Map
4. Excerpt from the Renollet 7th Addition showing Lot 2 and 30-feet of the vacated right-of-way/subject site
5. Site Plan
6. 2035 Future Growth Concept Map
7. Site Photos

Unified Zoning Code, Section III-D.6.p

Parking Areas (and/or accessory drives), Ancillary in RR through NO Districts. Ancillary Parking Areas approved as Conditional Uses in any District RR through NO shall be subject to the minimum following standards.

1. **Location.** The Ancillary Parking shall be within 600 feet (along lines of public access) from the boundary of the Use for which Parking is provided.
2. **Use.** The Ancillary Parking Area shall be used for Passenger Vehicles only and in no case shall it be used for sales, repair work, or the storage, dismantling or servicing of any Vehicles, equipment, materials or supplies.
3. **Setbacks.** Parking and circulation aisles shall not be located within a required Front Yard. Entrance/exit drives may cross the required Front Yard.
4. **Paving.** The Ancillary Parking Area and all entrance/exit drives on private property shall be surfaced with concrete, asphaltic concrete, asphalt or any other comparable hard surface material that meets the approval of the Planning Commission, and shall be maintained in good condition and free of all weeds, trash and other debris.
5. **Layout.** Ancillary Parking Areas shall be designed in accordance with applicable City and County standards, including the City Public Works Department's *Typical Standards for Off-Street Parking*. Parking Spaces shall have adequate guards to prevent extension or overhanging of Vehicles beyond the property lines or Parking Spaces. Adequate marking for channelization and movement of Vehicles shall be provided.
6. **Screening and Landscaping.** At a minimum, screening shall be provided in accordance with Sec. IC-B of this Code. Landscaping shall be provided in accordance with any applicable Landscape Ordinance or resolutions but shall, at a minimum, include sufficient numbers of trees, shrubs, and ground covers within the required Front Yard Setback to maintain the residential appearance of the block in which the Ancillary Parking Area is located.
7. **Lighting.** If lighting facilities are provided, the lighting shall be in compliance with the lighting requirements of Sec. IV-B.4.
8. **Signs.** Only such Signs as are necessary for the proper operation of the Ancillary Parking Area shall be permitted.
9. **Parking fees prohibited.** In no case shall a fee be charged for parking facilities provided hereunder.
10. **Additional requirements.** The Planning Commission may establish additional conditions of determined necessary in order to protect adjacent property Owners and the public interest.

Attachment 2. Aerial Map



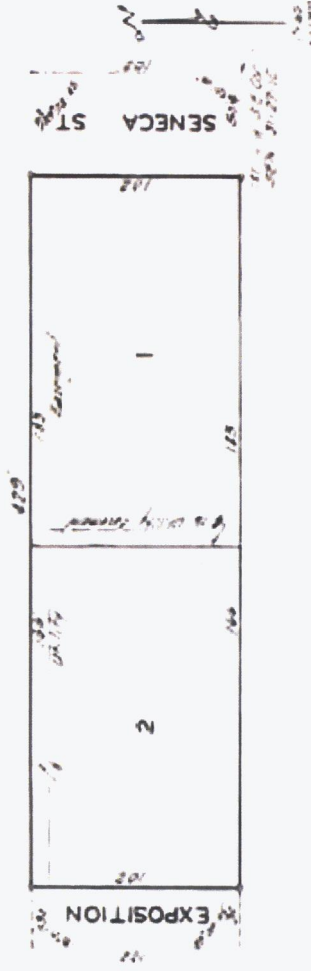
Attachment 3. Zoning Map



Attachment 4. Excerpt from the Renollet 7th Addition showing Lot two and 30-feet of the vacated right-of-way/subject site

RENOLLET 7TH ADDITION

TO WICHITA, KANSAS.



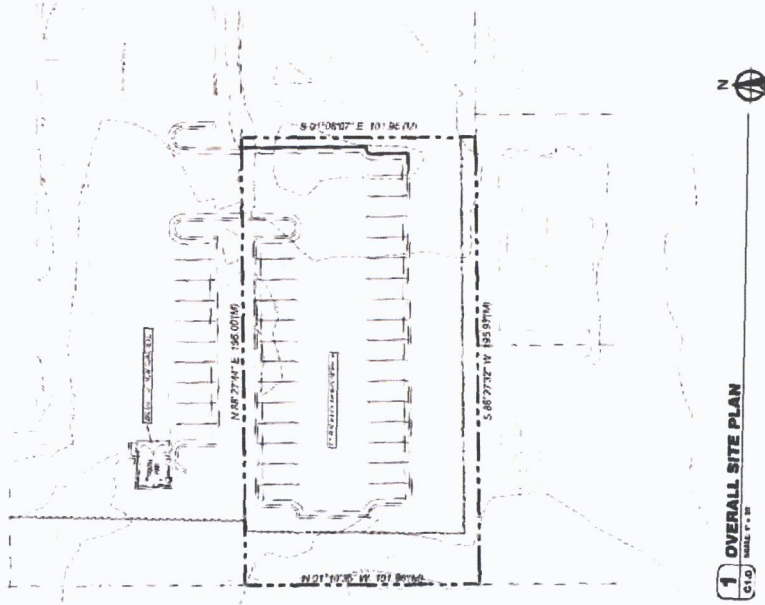
We, American Savings Association
of Wichita, holders of a mortgage on the above de-
scribed property do hereby consent to the plat of
"RENOLLET 7TH ADDITION" to Wichita, Kansas.

American Savings Association of Wichita

Charles H. Johnston President

Charles H. Johnston Secretary

O'REILLY AUTO PARTS PARKING LOT ADDITION 2219 S SENECA ST, WICHITA, KS 67213



1 OVERALL SITE PLAN
C1.0
SCALE 1" = 30'



LOCATION MAP
SCALE 1" = 1/4 MILE



Know what's below
Call before you dig.

OWNER:
O'REILLY AUTO PARTS
2219 S SENECA ST, WICHITA, KS 67213

CIVIL ENGINEER:
ANDERSON ENGINEERING
2219 S SENECA ST, WICHITA, KS 67213

SHEET INDEX	
SHEET NUMBER	SHEET NAME
C1.0	COVER SHEET
C1.1	SITE DRAINAGE
C1.2	EROSION CONTROL DETAILS
C1.3	WATER DEVELOPMENT & DRAINAGE PLAN
C1.4	TRANSIT PLAN & TIE-IN

GENERAL NOTES

1. THE SITE PLAN IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT VERIFIED THE DATA. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT VERIFIED THE DATA. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA.

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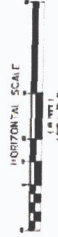
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HORIZONTAL SCALE
1" = 30'



CITY OF WICHITA
2219 S SENECA ST, WICHITA, KS 67213

COVER SHEET
2219 S SENECA ST, WICHITA, KS 67213

ANDERSON ENGINEERING
2219 S SENECA ST, WICHITA, KS 67213

C1.0
SCALE 1" = 30'

Attachment 7. Site Photos

Facing the subject site to the north



Attachment 7. Site Photos- Continued

Facing the abutting residence to the northwest



Attachment 7. Site Photos- Continued

Existing parking lot screening, facing west (north of the subject site)

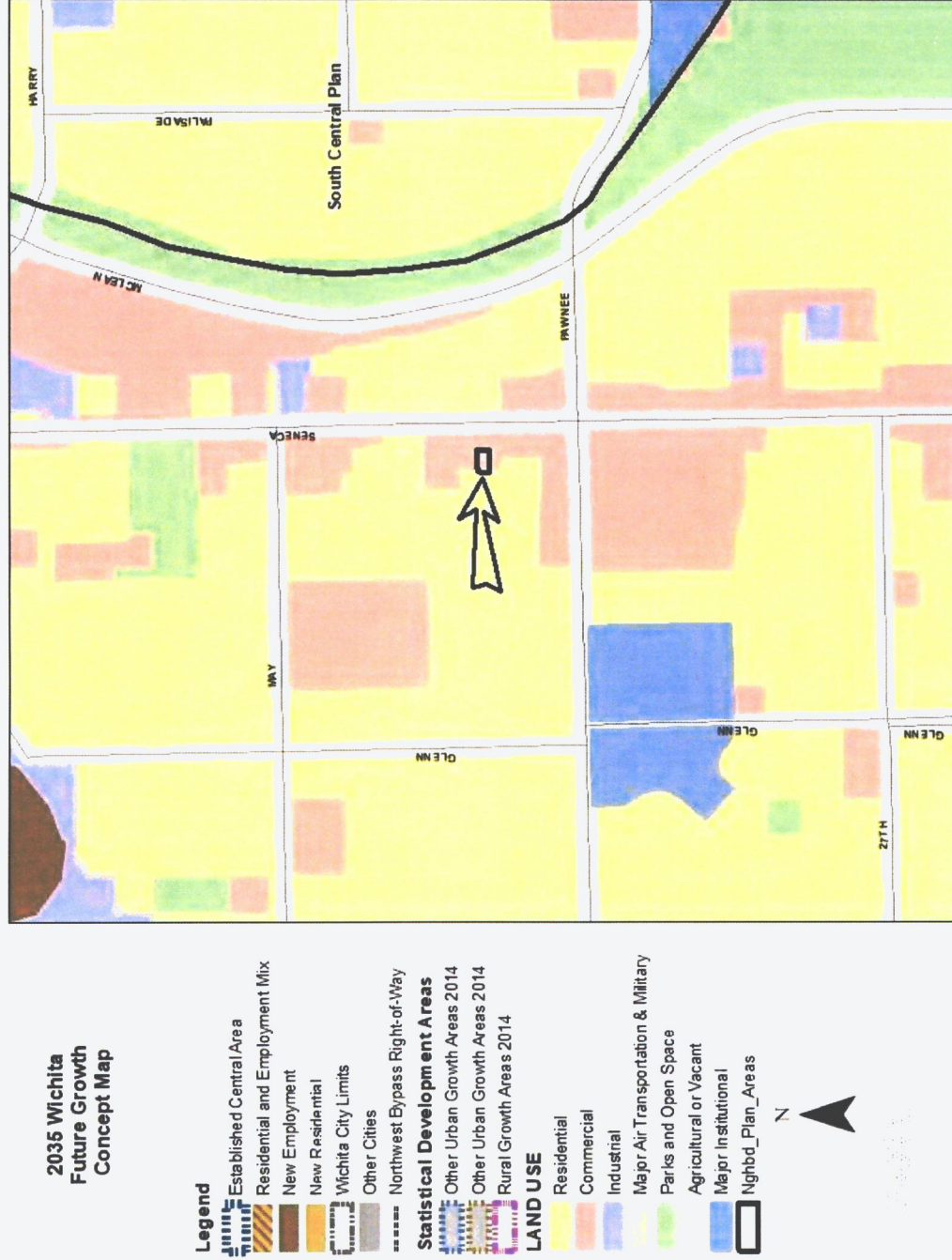


Attachment 7. Site Photos- Continued

Existing parking lot screening, facing southwest (north of the subject site)



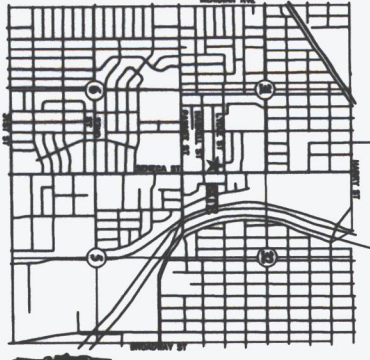
Attachment 8. 2035 Wichita Future Growth Concept Map



O'REILLY AUTO PARTS PARKING LOT ADDITION

2219 S SENECA ST, WICHITA, KS 67213

SITE PLAN
APPROVED 08/04/22



LOCATION SKETCH
SECTION 31, T 27 S, R 1 E
SCALE: NOT TO SCALE

811
Know what's below
Call before you dig.

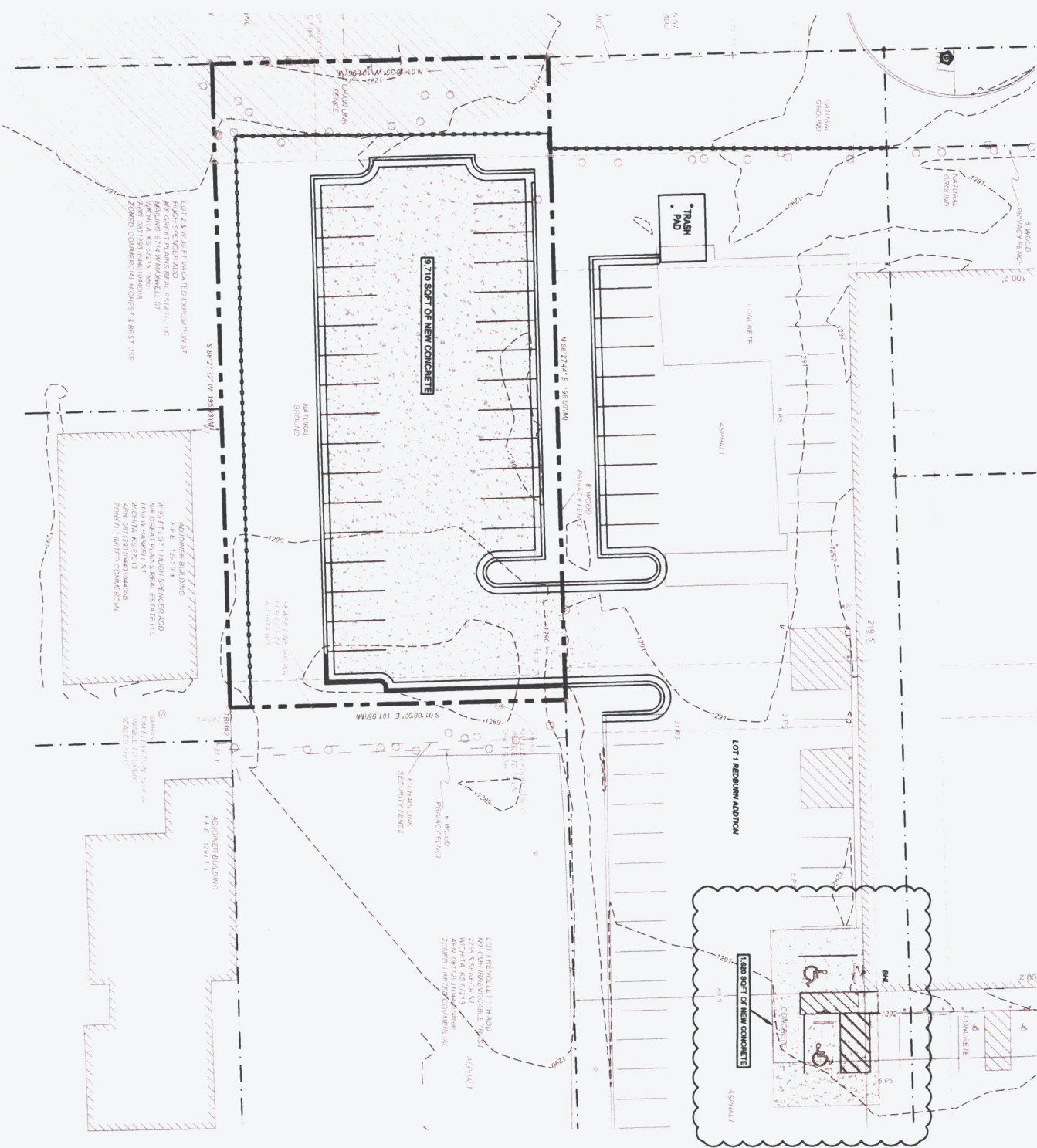
OWNER: O'REILLY AUTO PARTS
223 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
P: 417-866-3000

CIVIL ENGINEER: ANDERSON ENGINEERING, INC.
2215 WEST 17TH ST.
WICHITA, KS 67213
P: 417-866-2141

SHEET INDEX	
SHEET NUMBER	SHEET NAME
C1.0	COVER SHEET
C1.1	SITE GRADING PLAN
C1.2	SITE DETAILS
C1.3	SITE DEVELOPMENT & DEMOLITION PLAN

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
2. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENTIAL REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
4. THE CONTRACTOR AND/OR BUILDER WILL KEEP THE SUBDIVISION NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
5. IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY OF THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ANY DAMAGE TO ADJOINING PROPERTY OR TO THE CITY OF WICHITA STANDARDS.
6. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
7. THE CONTRACTOR SHALL HAVE ON SITE A SET OF PLANS FILED WITH CITY OF WICHITA. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS, THOROUGHLY REPRESENTATIVE IN THE TYPE OF WORK BEING PERFORMED, AND WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
8. ALL TRENCHES, WHICHEVER LINED PROPOSED PAVEMENT OR LIE WITHIN TWO FEET OF THE BACK OF CURB SHALL BE BACKFILLED TO PAVEMENT SUBGRADE ALL TRENCHES SHALL BE GRADED AN MATERIAL.
9. ALL TRENCHES, WHICHEVER LINED PROPOSED PAVEMENT OR LIE WITHIN TWO FEET OF THE BACK OF CURB SHALL BE BACKFILLED TO PAVEMENT SUBGRADE ALL TRENCHES SHALL BE GRADED AN MATERIAL.
10. MANHOLE COVERS, VALVE BOXES AND OTHER UTILITY APPURTENANCES SHALL NOT ENCRUSCH ON SIDEWALKS, CURBS OR PAVEMENT WHERE CONFLICTS ARE DISCOVERED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR INSTRUCTION PRIOR TO PROCEEDING.
11. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR OF ANY NEW SINKHOLES DISCOVERED DURING CONSTRUCTION.
12. BACKFILL WITHIN RIGHT-OF-WAY TO CONFORM TO CITY OF WICHITA GENERAL CONDITIONS AND TECHNICAL SPECS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
14. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
15. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS.
16. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF CONTRACT.
17. COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF CONTRACT.
18. NO MEASUREMENTS SHOULD BE SCALED OFF PLANS. USE ONLY LABELED DISTANCES.



1 OVERALL SITE PLAN

C1.0

SCALE: 1" = 20'

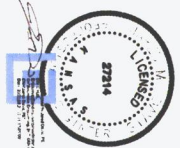


ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
3213 S WEST BYPASS • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
ANDERSON CO. E-137 JARED M. DAVIS PE# 27214
PROJ # 22SP10126

PROJECT:
O'REILLY AUTO PARTS
PARKING LOT ADDITION
2219 S SENECA ST, WICHITA, KS 67213

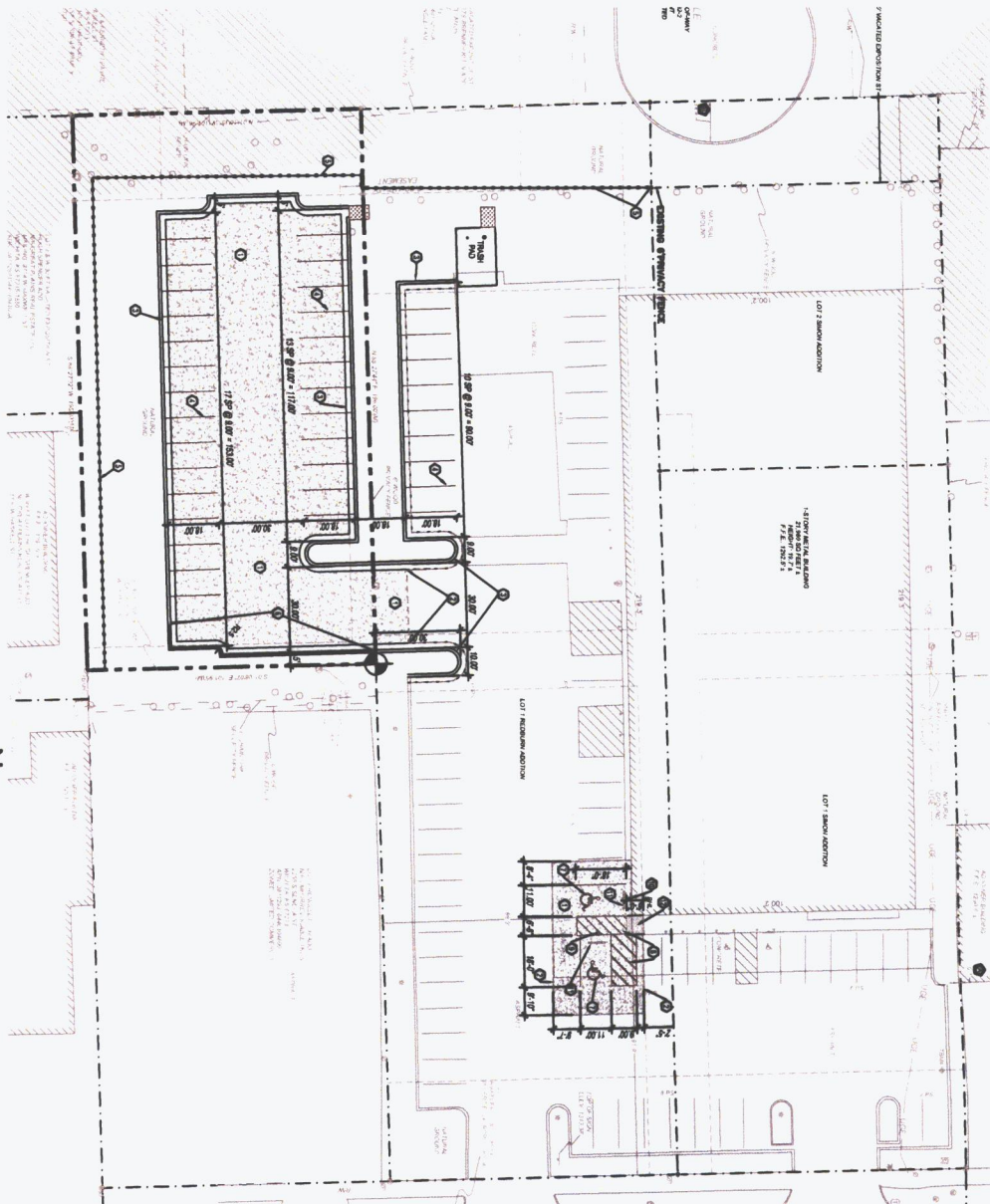
COVER SHEET

O'Reilly AUTO PARTS
CORPORATE OFFICES
223 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE



C1.0

DATE: 06/21/2022
PROJECT NUMBER: 22SP10126
SHEET NUMBER: C1.0



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 30'

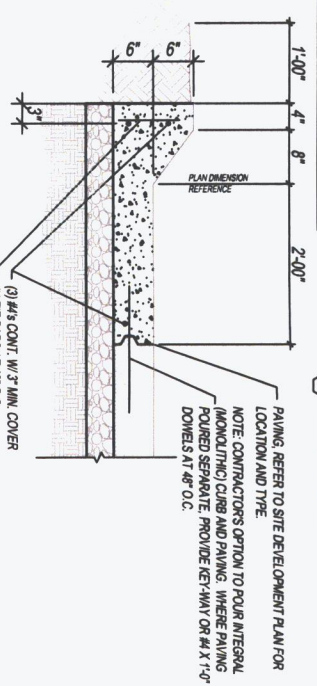


SITE DEVELOPMENT KEY NOTES:

- 1. CONCRETE PAVING, REFER TO DETAIL 4C1.3
- 2. LIMITS OF NEW PAVING, SHAL CUT AT LIMIT OF NEW PAVING TO PROVIDE CLEAN VERTICAL EDGE, KEY @ 12" O.C. REFER TO DETAIL 4C1.3
- 3. NEW CURB AND GUTTER, REFER TO DETAIL 4C1.3
- 4. STRIPING, PROVIDE 4" WIDE PAVING LOT STRIPING AS SHOWN ON PLANS. USE HIGHWAY MARKING PAINT - YELLOW (2 CONTS).
- 5. INSTALL NEW FENCING AROUND PERIMETER ACCORDING TO PLANS.
- 6. THE AUTO EXISTING FENCING, REFER TO DETAIL 4C1.3
- 7. CONTRACT RETAINING WALL, REFER TO SHEET C1.1
- 8. ACCESSIBLE PAVING SURFACE AND STRIPING PAVEMENT MARKINGS TO MATCH STRIPING COLOR AND STRIPING PATTERN, LIMITED TO CONTACT WITH GOVERNING ACCESSIBILITY REGULATIONS.
- 9. STRIPING, PROVIDE 4" WIDE STRIPING AT 24" O.C. @ 45 DEGREES AS SHOWN.
- 10. ADA PAVING SIGN, PROVIDE 4.5' MIN. CLEAR PAVT. IN LOADING AREA, REFER TO DETAIL 4C1.2
- 11. PRECAST WHEEL STOP, REFER TO DETAIL 4C1.2
- 12. CONCRETE SIDEWALK (P.A.P.)



PROVIDE CONTROL JOINTS AT 10'-0" O.C. (25% SLAB THICKNESS)



3 CONCRETE CURB SECTION
C1.3 NOT TO SCALE

- DEMOLITION KEY NOTES:**
- 01. LIMITS OF EXISTING REMOVAL, SHAL CUT A REMOVAL EXISTING PAVEMENT TO PROVIDE CLEAN VERTICAL EDGE REFERRED TO MATCHED PAVT. CONNECTIONS.
 - 02. REMOVE EXISTING STRIPING.
 - 03. EXISTING THIN WALL SHALL REMAIN, SHAL CUT PAVEMENT ALONG SOUTH SIDE OF THIN WALL, FOLLOW SHAL CUT LINE.
- DEMOLITION NOTES:**
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT ARE NOT TO REMAIN AS SHOWN ON THE PLANS.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT ARE NOT TO REMAIN AS SHOWN ON THE PLANS.
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 - 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT ARE NOT TO REMAIN AS SHOWN ON THE PLANS.

GENERAL NOTES:

- A. ALL SITE DIMENSIONS TO THE FACE OF CURB, OR PRECINCT LINE UNLESS OTHERWISE NOTED.
- B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- C. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- D. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
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- H. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- I. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- J. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
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- L. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- M. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- N. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
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- T. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
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- V. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- W. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- X. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- Y. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.
- Z. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS APPLICABLE.

ADA PARKING NOTE

PARKING SPACES AND ACCESSIBLE SPACES SHALL NOT EXCEED 2% CROSS SLOPE.

ALL ACCESSIBLE SPACES SHALL BE PER ADAAG.

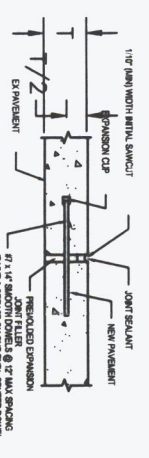
REQUIRED ADA SPOTS: 4

EXISTING ADA SPOTS: 2

NEW ADA SPOTS: 2

SPECIAL NOTE:

REQUIRED ACCESSIBLE SIGN (SIGN # 1) SHALL BE LOCATED 30" IT CANNOT BE CONSIDERED IN A VEHICLE PARKED IN THE SPACE. RECOMMENDED LOCATING HEIGHT FROM GRADE TO THE BOTTOM OF THE SIGN IS 68" TO 80" (CONFORMANCE WITH 2011 ADAAG).

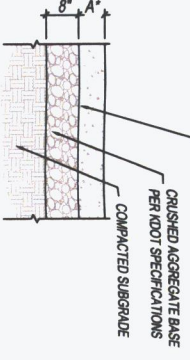


5 EXPANSION JOINT
C1.3 SCALE: NOT TO SCALE

PROVIDE F3 BARS @ 24" O.C.

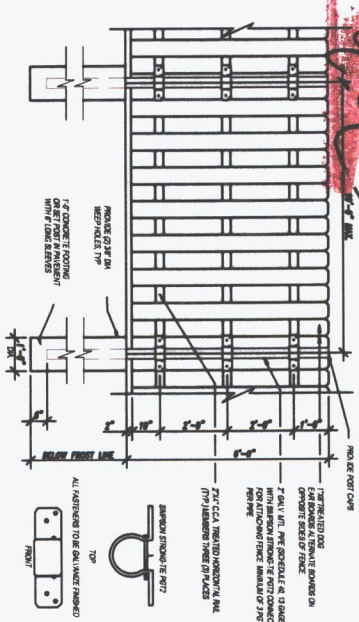
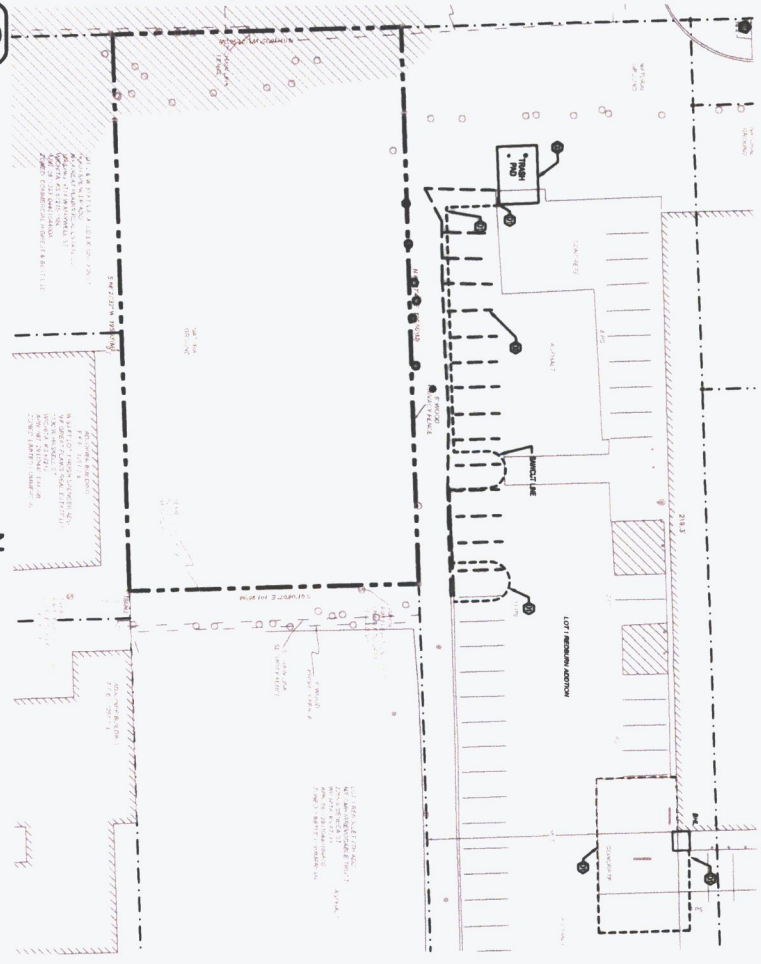
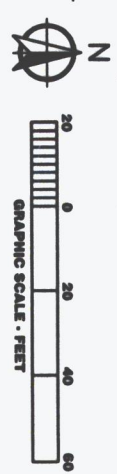
PROVIDE CONTROL JOINTS AT 12' O.C. (25% SLAB THICKNESS)

TABLE 1"			
CONCRETE PAVEMENT SECTION		DRAINAGE	
PAVEMENT TYPE	PARKING AREA	DRAINAGE	
1	5.0 INCHES	1.0 INCHES	



4 CONCRETE PAVING SECTION
C1.3 NOT TO SCALE

2 SITE DEMOLITION PLAN
SCALE: 1" = 30'



6 WOOD SCREEN FENCE SECTION
C1.3 SCALE: NOT TO SCALE

ENTIRE SHEET HAS CHANGED

SYMBOLS LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- SYMBOLS LEGEND
- NEW WOOD FENCE
- LIMITS OF PROPERTY

PROJECT: (ADDITION)
O'REILLY AUTO PARTS STORE
2219 S. SENECA
WICHITA, KANSAS 67213

SITE DEVELOPMENT & DEMOLITION PLAN

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

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ANDERSON CON E-137 JARED M. DAVIS REG 27214

PROJECT: 22SP10126
SHEET: 10126

DATE: 06/21/22
DLS
JMD

PROJECT NUMBER: 22SP10126

06/17/2022

C1.3