CITY OF WICHITA

SEDGWICK COUNTY KANSAS

Wichita-Sedgwick County Metropolitan Area Planning Department

Kansas Evergy South, Inc.
818 South Kansas Avenue
Topeka, KS 66612

August 8, 2024

RE: PUD2024-00006 – To create and establish a PUD for the construction of a new substation, generally located south of East 9th Street, west of North Hillside Avenue and east of Chautauqua Avenue (3001 East Mossman Avenue).

Dear applicant,

At its regular meeting on **August 8, 2024**, the Wichita City Council heard the above captioned request. The action of the WCC was to **APPROVE** the request, subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #123 Mossman Substation Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Christina Rieth

Christina Rieth
Current Plans
Associate Planner

Cc: Brandon Johnson, Councilmember District I
Cameron Jackson, CSR District I
PEC Engineering, attn: Rebecca Mellies, 303 South Topeka Street, Wichita, KS 67202

MOSSMAN SUBSTATION
Planned Unit Development No. 123
Case Number: PUD2024-00006

PROJECT DESCRIPTION: The intent of this Planned Unit Development is to allow for the construction of a substation and to address/standardize items associated with substation construction. This project will also include a replat to vacate the public right-of-way within the limits of the PUD.

GENERAL PROVISIONS:

1. Total Land Area: 149,811 square feet or 3.4 acres
2. Parking shall not be required.
3. Setbacks are as indicated on the PUD drawing.
4. All lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
5. A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting.
6. Aggregate surfacing shall be allowed interior of the screening wall.
7. Parcel 1: perimeter security shall be either pre-cast concrete panels, cast-in-place concrete fence, other high security solid fence or chain link fence, walls or fence shall be no more than ten feet in height and are allowed to be placed within setbacks.
8. Access openings shall be governed by the plat.
9. Landscaping: there shall be a minimum of one (1) shade tree or two (2) ornamental trees for every two hundred (200) square feet of the street yard. Shade trees must be one (1) inch or greater caliper measured six (6) inches above the ground. Ornamental trees must be one (1) inch or greater caliper measured six (6) inches above the ground. Conifer trees must be five (5) feet or more in height. Shade tree species preferences include the following: quercus rober f. 'fastigate', acer saccarum 'caddo', and taxodium distichum 'mickelson'. Ornamental tree species preference includes malus x 'prairifire'. Conifer tree species preference includes juniperus scopulorum 'moonglow'. The trees shall be selected from a list of tree types that are commonly known to grow in the Wichita area and are listed in the publication prepared by the Kansas Forest Service and titled "Preferred Tree Species for South Kansas" or the Wichita Landscape Ordinance Guidebook. Landscape shall be inspected and approved by MABCD. All landscaping will be contained inside the limits of the PUD but may not be adjacent to the substation. Landscaping selections shall be made so that irrigation systems may not be necessary.
10. Amendments, adjustments or interpretations to the PUD shall be done in accordance with the Unified Zoning Code.
11. The transfer of title of all or any portion of land within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
12. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the governing body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
13. Any major changes in this development plan shall be submitted to the Planning Commission and to the governing body for their consideration.
14. The design layout shown on the plan illustrates the general development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.

LEGAL DESCRIPTION

Tract 1 (PIN No. 00138299)

Parcel 1: Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23, on Frisco Avenue, now Ninth Avenue, Frisco Avenue Addition to Wichita, Sedgwick County, Kansas.

Parcel 2: Lots 1, 3, 5, and 7, on Hillside Avenue, Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas, except the east 6 feet of Lots 1, 3, 5, and 7, on Hillside Avenue, Frisco Avenue Addition to the City of Wichita, Kansas.

Parcel 3: Lots 25, 27, 29, 31, and 33, on Frisco Avenue, now Ninth Avenue, Frisco Avenue Addition to Wichita, Sedgwick County, Kansas.

Tract 2 (PIN No. 00138317)

Lots 9, 11, and 13, on Frisco Avenue, now Ninth Avenue, Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

Tract 3 (PIN Nos. 00138302 and 00138300)

Lots 1, 3, and 5, on Irving Avenue, now Mossman Avenue, in Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

Tract 4 (PIN No. 00138323)

Lots 18, 20 and 22, on Irving, now Mossman Avenue, Frisco Avenue Addition to Wichita, Sedgwick County, Kansas.

Parcel Summary

Parcel 1

Allowable uses: electric substation and associated equipment, as defined as Utility, Major in the Wichita-Sedgwick County Unified Zoning Code, open space

Area: 79,932 square feet (1.83 acres)

Parcel 2

Allowable uses: electric substation and associated equipment as defined as Utility, Major in the Wichita-Sedgwick County Unified Zoning Code until five years following the completion of the substation on Parcel 1, open space

Area: 15,205 square feet (0.35 acres)

Parcel 3

Allowable uses: open space, parks

Area: 54,673 square feet (1.26 acres)

Wichita-Sedgwick County Metropolitan Area Planning Department

Kansas Evergy South, Inc.
818 South Kansas Avenue
Topeka, KS 66612

July 1, 2024

RE: PUD2024-00006 – To create and establish a PUD for the construction of a new substation, generally located south of East 9th Street, west of North Hillside Avenue and east of Chautauqua Avenue (3001 East Mossman Avenue).

Dear applicant,

At its regular meeting on **June 27, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request, subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #123 Mossman Substation Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

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 **July 11, 2024**. 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 **July 11, 2024, at 5:00 p.m.** The City Clerk's office is located at 455 North Main Street, Wichita, KS 67202.

This application will be presented to the Wichita City Council on **Tuesday, August 8th, 2024**, beginning at **6:00 p.m**. The meeting will take place at 455 North Main Street, Wichita, KS 67202.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Christina Rieth

Christina Rieth

PUD #123 Text

Staff-recommended changes are in red.

MOSSMAN SUBSTATION
Planned Unit Development No. 123
Case Number: PUD2024-00006

PROJECT DESCRIPTION: The intent of this Planned Unit Development is to allow for the construction of a substation and to address/standardize items associated with substation construction. This project with also include a replat to vacate the public right-of-way within the limits of the PUD.

GENERAL PROVISIONS:

1. Total Land Area: 149,811 square feet or 3.4 acres
2. Parking shall not be required.
3. Setbacks are as indicated on the PUD drawing.
4. All lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
5. A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting.
6. Aggregate surfacing shall be allowed interior of the screening wall.
7. Parcel 1: perimeter security shall be either pre-cast concrete panels, cast-in-place concrete fence, other high security solid fence of chain link fence, walls or fence shall be no more than ten feet in height and are allowed to be placed within setbacks.
8. Access openings shall be governed by the plat.
9. Landscaping: there shall be a minimum of one (1) shade tree or two (2) ornamental trees for every two hundred (200) square feet of the street yard. Shade trees must be one (1) inch or greater caliper measured six (6) inches above the ground. Ornamental trees must be one (1) inch or greater caliper measured six (6) inches above the ground. Conifer trees must be five (5) feet or more in height. Shade tree species preferences include the following: quercus rober f. 'fastigate', acer saccarum 'caddo', and taxodium distichum 'mickelson'. Ornamental tree species preference includes malus x 'prarifire'. Conifer tree species preference includes juniperus scopulorum 'moonglow'. The trees shall be selected from a list of tree types that are commonly known to grow in the Wichita area and are listed in the publication prepared by the Kansas Forest Service and titled "Preferred Tree Species for South Kansas" or the Wichita Landscape Ordinance Guidebook.
   ~~Trees should be located no closer than six (6) feet to the curb line of adjacent streets. Trees should also be located no closer than six (6) feet to either side of a sidewalk.~~ Landscape shall be inspected and approved by MABCD. All landscaping will be contained inside the limits of the PUD but may not be adjacent to the substation. Landscaping selections shall be made so that irrigation systems may ~~shall~~ not be necessary.
10. Amendments, adjustments or interpretations to the PUD shall be done in accordance with the Unified Zoning Code.
11. The transfer of title of all or any portion of land within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
12. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the governing body, and any substantial deviation of the

plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

13. Any major changes in this development plan shall be submitted to the Planning Commission and to the governing body for their consideration.
14. The design layout shown on the plan illustrates the general development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.

LEGAL DESCRIPTION

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Parcel 3: Lots 25, 27, 29, 31, and 33, on Frisco Avenue, now Ninth Avenue, Frisco Avenue Addition to Wichita, Sedgwick County, Kansas.

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Lots 9, 11, and 13, on Frisco Avenue, now Ninth Avenue, Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

Tract 3 (PIN Nos. 00138302 and 00138300)

Lots 1, 3, and 5, on Irving Avenue, now Mossman Avenue, in Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

Tract 4 (PIN No. 00138323)

Lots 18, 20 and 22, on Irving, now Mossman Avenue, Frisco Avenue Addition to Wichita, Sedgwick County, Kansas.

Parcel Summary

Parcel 1

Allowable uses: electric substation and associated equipment, as defined as Utility, Major in the Wichita-Sedgwick County Unified Zoning Code, open space

Area: 79,932 square feet (1.83 acres)

Parcel 2

Allowable uses: electric substation and associated equipment as defined as Utility, Major in the Wichita-Sedgwick County Unified Zoning Code until five years following the completion of the substation on Parcel 1, open space

Area: 15,205 square feet (0.35 acres)

Parcel 3

Allowable uses: open space, parks

Area: 54,673 square feet (1.26 acres)

OCA 150004

(Published in the Wichita Eagle, Aug. 16, 2024

ORDINANCE NO. 52-533

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2024-00006

Zone change request from OW Office Warehouse District, LC Limited Commercial District, and TF-3 Two-Family Residential District to PUD Planned Unit Development, subject to the general provisions of PUD #123, on property legally described as:

> Odd Lots 1 through 33 inclusive, on Frisco Avenue, now Ninth Street; and Lots 1, 3, 5, and 7, EXCEPT the East 6 feet thereof, and Lots 9, 11, and 13, on Hillside Avenue; and Lots 1, 3, and 5, and Even Lots 2 through 22 inclusive, on Irving, now Mossman Avenue, in Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

The Mossman Substation Planned Unit Development (PUD #123) shall be subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #123 Mossman Substation Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

[*Remainder of page intentionally left blank*]

Adopted this 13th day of August, 2024.

Lily Wu

Lily Wu, Mayor, City of Wichita

ATTEST:

Jamie Buster, City Clerk

(SEAL)

Approved as to form:

Jennifer Magaña, City Attorney and Director of Law

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	583374	Print Legal Ad-IPL01892030 - IPL0189203		$312.83	4	93 L

Attention: LaTosha Alvarez

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

JMBuster@wichita.gov

ORDINANCE NO. 52-533

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

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SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

[Remainder of page intentionally left blank]
Adopted this 13th day of August, 2024.
Lily Wu, Mayor, City of Wichita
ATTEST:
Jamie Buster, City Clerk
(SEAL)
Approved as to form:
Jennifer Magana, City Attorney and Director of Law

MOSSMAN SUBSTATION
Planned Unit Development No. 123
Case Number: PUD2024-00006

PROJECT DESCRIPTION: The intent of this Planned Unit Development is to allow for the construction of a substation and to address/standardize items associated with substation construction. This project will also include a replat to vacate the public right-of-way within the limits of the PUD.

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Parcel Summary
Parcel 1
Allowable uses: electric substation and associated equipment, as defined as Utility, Major in the Wichita-Sedgwick County Unified Zoning Code, open space
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Allowable uses: electric substation and associated equipment as defined as Utility, Major in the Wichita-Sedgwick County Unified Zoning Code until five years following the completion of the substation on Parcel 1, open space
Area: 15,205 square feet (0.35 acres)
Parcel 3
Allowable uses: open space, parks
Area: 54,673 square feet (1.26 acres)
IPL0189203
Aug 16 2024

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

1 insertion(s) published on:
08/16/24

STATE OF KANSAS)
SS
County of Sedgwick)

Mary Castro, 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 08/16/2024 to 08/16/2024.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 08/16/2024

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	542233	Print Legal Ad-IPL01689480 - IPL0168948	OCA 150004	$191.78	3	76 L

Attention: MANDY HEBERT

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

MHEBERT@wichita.gov

OCA 150004
Published in The Wichita Eagle on April 18, 2024
(One Time Only)
MAPC/BZA May 9, 2024
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, May 9, 2024, no earlier than 1:30 p.m., the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held in person at the Ronald Reagan Building, 271 West Third Street, 3rd Floor, Wichita, KS 67202. Public participation is encouraged (see instructions below). Virtual participation is not available. If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.
BZA2024-00014: Variance request in the City to eliminate parking lot screening requirement for south parking lot of new Patrol East Police Station on property zoned TF-3 Two-Family Residential, located on the south side of East Lincoln St and within one-block west of South Edgemoor St (5215 E. Lincoln).
BZA2024-00019: Variance Request in the City to reduce interior side setback from 6 feet to 6 inches to bring a shed into conformance, generally located on the west side of North Gentry Drive and within one-quarter mile south of East 25th Street North (2425 North Gentry Drive).
CON2024-00020: Conditional Use Amendment in the City to modify the existing CON2012-00021 and CU-523 to allow outside music/dancing and modify hours of operations, located approximately 700 feet east of Tyler Rd and north of 21st Street North (8558 West 21st Street North).
CUP2024-00011: Community Unit Plan in the City to create the Yellowstone Commercial CUP (with ZON2024-00020 for LC zoning) to allow for the development of a commercial development, located on the southeast corner of South 119th Street West and West Pawnee Avenue.
PUD2024-00005: Zone Change request in the City from GI General Industrial to PUD Planned Unit Development to permit a gravel surface under existing outdoor storage area and drive aisles; generally located within one-quarter mile south of East 37th Street North and on the east side of North Ohio Avenue (3518 North Ohio).
PUD2024-00006: To create and establish a PUD for the construction of a new substation; generally located south of East 9th Street, west of North Hillside Avenue and east of Chautauqua Avenue (3001 East Mossman Avenue).
PUD2024-00007: Zone Change request in the City from GC General Commercial to PUD Planned Unit Development to permit use of the site for outdoor display/sale but allow a gravel surface and adjust screening requirements; located on the north side of West Kellogg and within one-half mile west of South 135th Street West.
VAC2024-00019: Vacation request in the City to reduce platted street side setback from 15 feet to 6 feet to build a garage; generally located on the northwest corner of West 9th Street North and North Robin Road (1001 North Robin Road).
VAC2024-00020: Vacation request in the City to vacate a portion of a platted alley for future development, located south of West Douglas Avenue and within one-block west of South Clara Street (alley located between 5009 and 5015 West Douglas Avenue).
VAC2024-00021: Vacation request in the city to vacate a portion of a 20-foot utility easement; generally located south of East 37th Street North and east of North Saint Francis Street.
ZON2024-00020: Zone Change request in the City from SF-5 Single-Family Residential to LC Limited Commercial (with CUP2024-00011); generally located on the southeast corner of South 119th Street West and West Pawnee Avenue.
ZON2024-00021: Zone Change request in the City from SF-5 Single-Family Residential to TF-3 Multi-Family Residential; generally located on the east side of South 119th Street West and within one-quarter mile south of West Pawnee Avenue.
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. As provided in Section V of the Wichita-Sedgwick 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.
Options to participate:
1) Attend In-Person at the Ronald Reagan Building, 271 West Third Street, 3rd Floor, Wichita, Kansas 67202. Self-paid parking is available nearby. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5:00 PM, 3 days prior to the meeting.
2) Submit Comments Ahead of Time regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department) – 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. Planning Departments staff make efforts to share all comments but may not be able to share those received after the deadlines below. Please be sure to provide ample time for delivery. Written Comments should be submitted by 5:00 PM the day before the meeting. Video and Audio Comments (mp3, etc.) formats be submitted at least 3 days prior to the MAPC meeting. The comments should indicate which item they pertain to and be less than three (3) minutes in duration.
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
3) If you need accommodations pursuant to the ADA, please contact Planning Staff within one week prior to the scheduled meeting.
Option to View Remotely (Not Participate)
The meeting will be streamed live and recorded. Virtual comment is not available. To view the live stream or recording, follow the link: https://www.wichita.gov/Planning.
WITNESS MY HAND on April 18, 2024
Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission
IPL0168948
Apr 18 2024

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

1 insertion(s) published on:
04/18/24

STATE OF KANSAS)
SS
County of Sedgwick)

Mary Castro, 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 04/18/2024 to 04/18/2024.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 04/18/2024

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

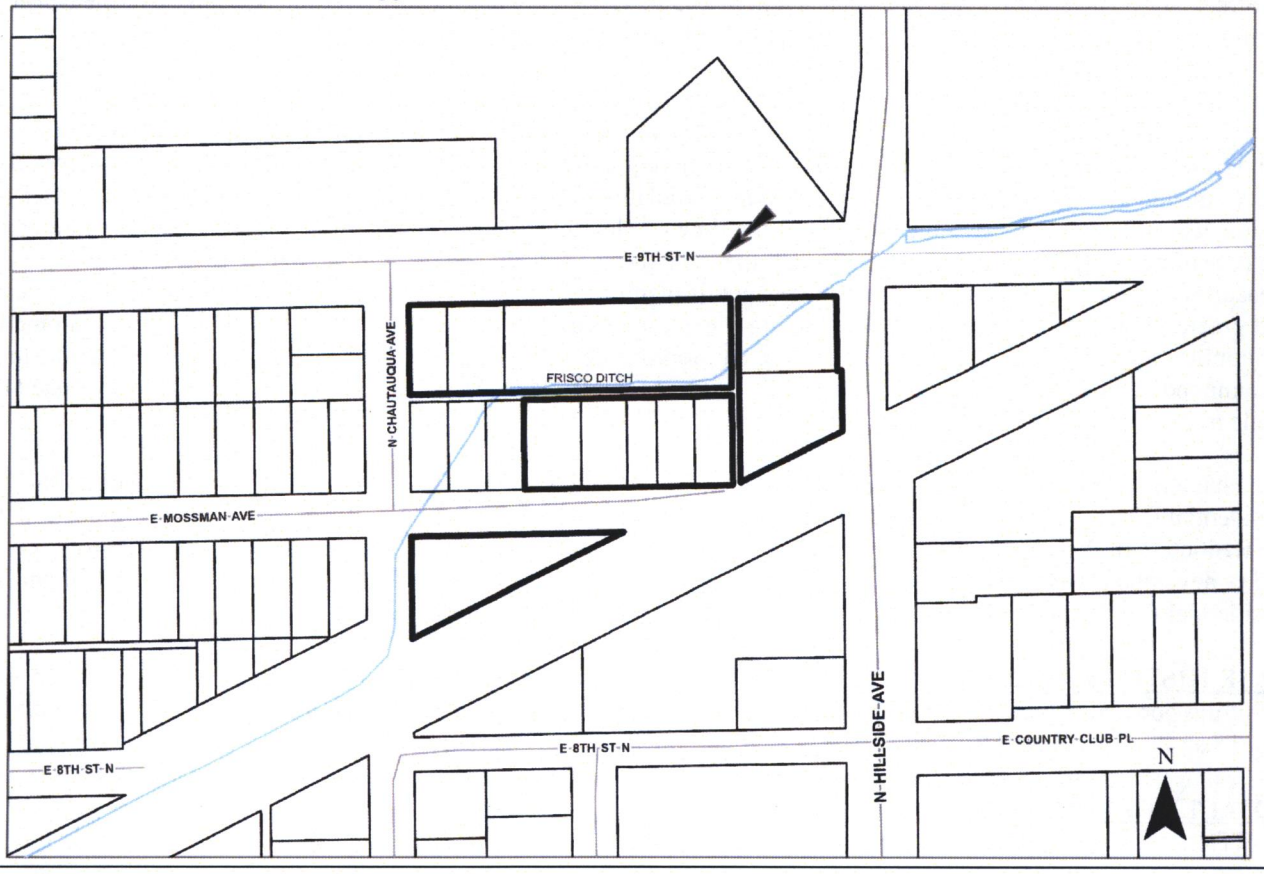
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

AGENDA ITEM NO. 4.1

WICHITA–SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
MAPC: June 27, 2024
DAB I: July 1, 2024

CASE NUMBER:	PUD2024-00006 (City)
APPLICANT/AGENT:	Evergy Kansas South (Applicant)/ Professional Engineering Consultants (Agent)
REQUEST:	Rezone to create the Mossman Substation Planned Unit Development PUD #123
CURRENT ZONING:	OW Office Warehouse; LC Limited Commercial; TF-3 Two-Family Residential
SITE SIZE:	3.4 acres
LOCATION:	Generally located south of East 9th Street North and west of North Hillside Avenue (3101 East 9th Street North, 947 North Hillside Avenue, 3001-3114 East Mossman Avenue).
PROPOSED USE:	Substation.
RECOMMENDATION:	Approve with conditions.



BACKGROUND: The applicant is requesting a zone change from OW Office Warehouse District (OW), LC Limited Commercial District (LC), and TF-3 Two-Family Residential District (TF-3) to PUD Planned Unit Development (PUD) to create the Mossman Substation Planned Unit Development (PUD #123). The subject site is 3.4 acres in size and is generally located south of East 9th Street North and west of North Hillside Avenue (3101 East 9th Street North, 947 North Hillside Avenue, 3001-3114 East Mossman Avenue). The subject site currently features several undeveloped parcels on the commercially zoned properties, a vacant office building constructed around 1958, an existing substation owned by the applicant, and four vacant houses constructed on the residentially zoned properties in the mid-1920s.

The applicant is requesting the zone change to construct a new substation. The buildings on site would be removed to make way for the substation. The applicant also intends to concurrently re-plat the site to vacate the public rights-of-way (East Mossman Avenue and platted alleys) within the boundaries of the proposed PUD. Utility, Major is a permitted by Conditional Use approval in all the site's existing zoning districts. The PUD allows uniform and custom provisions for the development.

The proposed PUD's Parcels 1 and 2 both allow for open space and Utility, Major. The applicant intends to construct the new substation on Parcel 2 while the existing substation on Parcel 1 remains in service. Once the new substation is completed, the applicant would dismantle the existing substation. This would relocate the substation from approximately 60 feet from the nearest residential dwelling to approximately 210 feet from the nearest residential dwelling. To continue the harmonious development of the community, staff is recommending revisions to the PUD text that implements a timeframe to remove the existing substation.

The existing substation on Parcel 1 currently has a chain-link fence around the perimeter. Parcel 2 would have a ten-foot solid screening wall around its perimeter. The PUD document does not specify any setbacks for the Parcel lines. Parcel 2 is bounded by the railroad right-of-way to the south and two Parcels whose only permitted use would be open space (following the replacement of the existing substation). Parcel 2 would have two entrances: one off East 9th Street North and one off East Mossman Avenue. The PUD does not require any parking; Section IV of the Unified Zoning Code requires one parking space per employee for substations.

The proposed landscaping in the PUD document requires a minimum of one shade tree or two ornamental trees for every 200 square feet of street yard. If the provisions in the PUD document had not deviated from the Wichita Landscape Ordinance, the subject site would have been required to install one shade tree or two ornamental trees for every 500 square feet of required landscaped street yard. However, shade trees are defined in the Wichita Landscape Ordinance as those with a two-inch caliper at the time of planting, and ornamental trees have a one-inch caliper at the time of planting. The applicant is requesting that both the shade trees and ornamental trees have a one-inch caliper measuring six inches above the ground at the time of planting. The PUD's landscaping requirement is thus similar and greater than what is required in the Wichita Landscape Ordinance. The minimum five-foot height requirement for conifer trees remains the same. To continue harmonious development with the surrounding neighborhood, staff recommends revising the PUD text and adding a landscape buffer along the Redbud Path, which shall have one (1) shade tree or two (2) ornamental trees per 40 linear feet. The PUD text is attached to the end of this report.

The character of the neighborhood is mostly low-density residential. Property to the north is zoned B Multi-Family Residential District (B) and is developed with a cemetery. Property to the south is zoned TF-3 and is developed with the Redbud Path Property to the east, across North Hillside Avenue, is zoned GC General Commercial District (GC) and is developed with a landscaping company. Properties to the west are zoned TF-3, B, and MF-29 Multi-Family Residential District and are either undeveloped or developed with single-family dwellings.

CASE HISTORY: On January 24, 1887, the subject sites were platted as part of the Frisco Avenue Addition. In 2000, the portion of the site that fronts East 9th Street North was rezoned from GO General Office District and B Multi-Family Residential District to OW (ZON2000-00058).

ADJACENT ZONING AND LAND USE:

NORTH:	B	Cemetery

SOUTH:	TF-3	Redbud Path.
EAST:	GC	Landscaping company
WEST:	B	Undeveloped, single-family dwellings

PUBLIC SERVICES: The subject site has access to East 9th Street North, North Chautauqua Avenue, and East Mossman Avenue, which are all two-way local streets. East 9th Street North has sidewalks on both sides; North Chautauqua and East Mossman have no sidewalks. Water and sewer services on site are already provided by the City of Wichita. Wichita Transit stops immediately east of the subject site, on the west side of North Hillside Avenue, just south of East 9th Street North.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is in partial conformance with the *Community Investments Plan*'s 2035 Wichita Future Growth Concept Map. The Map identifies the area to be appropriate for mostly "Commercial" uses, which the *Plan* describes as follows: "*Encompasses 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. Major destination areas (centers and corridors) containing concentrations of commercial and office uses that have regional market areas and generate high volumes of traffic are located in close proximity to major arterials or highways and typically are buffered from lower density residential areas by higher density housing types.*" While the description in the *Plan* does not specify on how civic uses should be integrated into development patterns, the intensity of the use of Utility, Major is appropriate in the Commercial areas.

The proposed rezoning is in conformance with the Land Use Compatibility Guidelines of the *Community Investments Plan.* One of the General Design guidelines recommends that "Non-residential uses should have site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential land uses." The applicant proposes to integrate several site design features to limit adverse impacts on the surrounding residential development, such as strict lighting provisions, a solid screening wall, landscaping, and maintaining open space between the new substation and the existing houses.

The requested zone change is in conformance with the *Wichita: Places for People Plan.* The *Plan* highlights Development Principles, which are "the principles and simple rules of how to build walkable places". Section 3.1-3 advises on Open Spaces, which encourage those to "use open spaces to emphasize transitions". The requested zone change creates Parcels dedicated to open space, which not only creates a buffer between the residential properties and the proposed substation, but it also indicates a clear and distinct transition in use.

The requested zone change is in partial conformance with the *Central Northeast Area Plan.* The *Plan* states that "revitalization of the area should focus on rehabilitation, not demolition of existing homes." The applicant intends to demolish five dwelling units (three single-family dwellings and one duplex) for the construction of the new substation. However, in this process, the applicant intends to replat the site, which will improve drainage and create open spaces, both of which are encouraged in the *Plan.*

RECOMMENDATION: Based on the information available at the time of the public hearing, staff recommends **APPROVAL** of the application subject to provisions of the Mossman Substation Planned Unit Development PUD #123 as attached hereto, and subject to the following conditions:

1. The PUD shall be developed in accordance with the approved PUD language.
2. The applicant shall record a PUD certificate with the Register of Deeds indicating that this tract (referenced as PUD #123 Mossman Substation Planned Unit Development) has special conditions for development on the property.
3. A copy of the recorded certificate along with four copies of the approved PUD shall be submitted to the Metropolitan Area Planning Department within 60 days of governing body approval, or the request shall be considered denied and closed.

This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The character of the neighborhood is mostly low-density residential. Property to the north is zoned B Multi-Family Residential District (B) and is developed with a cemetery. Property to the south is zoned TF-3 and is developed with the Redbud Path Property to the east, across North Hillside Avenue, is zoned GC General Commercial District (GC) and is developed with a landscaping company. Properties to the west are zoned TF-3, B, and MF-29 Multi-Family Residential District and are either undeveloped or developed with single-family dwellings.

2. The suitability of the subject property for the uses to which it has been restricted: The subject site is zoned OW, TF-3, and LC, which all allow Utility, Major as a Conditional Use. The site could be developed with uses permitted by-right in these zoning districts subject to applicable screening and compatibility standards.

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Staff does not anticipate the requested zone change to have significant detrimental effects on nearby property. Use permitted in the existing OW and LC Districts permit several higher intensity commercial uses that may generate possible negative impacts on the surrounding area with light pollution, noise, and traffic. The interim in which the applicant intends to construct the new substation may result in a temporary increase in construction traffic and noise.

4. Length of time the property has been vacant as currently zoned: The subject site is not vacant. The subject site has been developed with an office building since 1958 and several single-family dwellings since the 1920s.

5. Relative gain to the public health, safety, and welfare, compared to the loss in value or the hardship imposed upon the applicant: Approval of the request would allow improvements to the existing substation, which is generally considered a public gain. Denial of the request may result in the continued use of outdated utility infrastructure.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested rezoning is in conformance with the *Community Investments Plan* and the *Wichita: Places for People Plan*, and it is in partial conformance with the *Central Northeast Area Plan*, as discussed in the staff report.

7. Impact of the proposed development on community facilities: The creation of a new substation will upgrade the existing utility infrastructure. The proposed use should not have any significant impact on municipal services, such as water, sewer, and stormwater.

8. Opposition or support of neighborhood residents: At the time of the publication of the staff report, staff received one phone call from a member of the public who was curious about the proposed development.

Attachments:

1. PUD #123 Text
2. PUD Drawing
3. Aerial Map
4. Zoning Map
5. Land Use Map
6. Photos

PUD #123 Text
Staff-recommended changes are in red.

MOSSMAN SUBSTATION
Planned Unit Development No. 123
Case Number: PUD2024-00006

PROJECT DESCRIPTION: The intent of this Planned Unit Development is to allow for the construction of a substation and to address/standardize items associated with substation construction. This project with also include a replat to vacate the public right-of-way within the limits of the PUD.

GENERAL PROVISIONS:

1. Total Land Area: 149,811 square feet or 3.4 acres
2. Parking shall not be required.
3. Setbacks are as indicated on the PUD drawing.
4. All lighting shall be shielded to direct light disbursement in a downward direction and away from residential areas.
5. A drainage plan shall be submitted to City Engineering for approval. Required guarantees for drainage shall be provided at the time of platting.
6. Aggregate surfacing shall be allowed interior of the screening wall.
7. Parcel 1: perimeter security shall be either pre-cast concrete panels, cast-in-place concrete fence, other high security solid fence of chain link fence, walls or fence shall be no more than ten feet in height and are allowed to be placed within setbacks.
8. Access openings shall be governed by the plat.
9. Landscaping: there shall be a minimum of one (1) shade tree or two (2) ornamental trees for every two hundred (200) square feet of the street yard. Shade trees must be one (1) inch or greater caliper measured six (6) inches above the ground. Ornamental trees must be one (1) inch or greater caliper measured six (6) inches above the ground. Conifer trees must be five (5) feet or more in height. A landscape buffer along the Redbud Path shall have one (1) shade tree or two (2) ornamental trees per 40 linear feet. Shade tree species preferences include the following: quercus rober f. 'fastigate', acer saccarum 'caddo', and taxodium distichum 'mickelson'. Ornamental tree species preference includes malus x 'prarifire'. Conifer tree species preference includes juniperus scopulorum 'moonglow'. The trees shall be selected from a list of tree types that are commonly known to grow in the Wichita area and are listed in the publication prepared by the Kansas Forest Service and titled "Preferred Tree Species for South Kansas" or the Wichita Landscape Ordinance Guidebook. ~~Trees should be located no closer than six (6) feet to the curb line of adjacent streets. Trees should also be located no closer than six (6) feet to either side of a sidewalk.~~ Landscape shall be inspected and approved by MABCD. All landscaping will be contained inside the limits of the PUD but may not be adjacent to the substation. Landscaping selections shall be made so that irrigation systems may ~~shall~~ not be necessary.
10. Amendments, adjustments or interpretations to the PUD shall be done in accordance with the Unified Zoning Code.
11. The transfer of title of all or any portion of land within the Planned Unit Development (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.
12. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approval by the governing body, and any substantial deviation of the plan, as determined by the Zoning Administrator or the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

13. Any major changes in this development plan shall be submitted to the Planning Commission and to the governing body for their consideration.
14. The design layout shown on the plan illustrates the general development concept. Slight modifications to the location of improvements may be permitted, provided they meet all requirements of this plan.

LEGAL DESCRIPTION

Tract 1 (PIN No. 00138299)

Parcel 1: Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 21, and 23, on Frisco Avenue, now Ninth Avenue, Frisco Avenue Addition to Wichita, Sedgwick County, Kansas.

Parcel 2: Lots 1, 3, 5, and 7, on Hillside Avenue, Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas, except the east 6 feet of Lots 1, 3, 5, and , on Hillside Avenue, Frisco Avenue Addition to the City of Wichita, Kansas.

Parcel 3: Lots 25, 27, 29, 31, and 33, on Frisco Avenue, now Ninth Avenue, Frisco Avenue Addition to Wichita, Sedgwick County, Kansas.

Tract 2 (PIN No. 00138317)

Lots 9, 11, and 13, on Frisco Avenue, now Ninth Avenue, Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

Tract 3 (PIN Nos. 00138302 and 00138300)

Lots 1, 3, and 5, on Irving Avenue, now Mossman Avenue, in Frisco Avenue Addition to the City of Wichita, Sedgwick County, Kansas.

Tract 4 (PIN No. 00138323)

Lots 18, 20 and 22, on Irving, now Mossman Avenue, Frisco Avenue Addition to Wichita, Sedgwick County, Kansas.

Parcel Summary

Parcel 1

Allowable uses: electric substation and associated equipment, as defined as Utility, Major in the Wichita-Sedgwick County Unified Zoning Code, open space

Area: 79,932 square feet (1.83 acres)

Parcel 2

Allowable uses: electric substation and associated equipment as defined as Utility, Major in the Wichita-Sedgwick County Unified Zoning Code until five years following the completion of the substation on Parcel 1, open space

Area: 15,205 square feet (0.35 acres)

Parcel 3

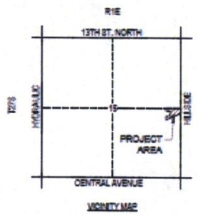
Allowable uses: open space, parks

Area: 54,673 square feet (1.26 acres)

PUD #123 Drawing

MOSSMAN SUBSTATION
PLANNED UNIT DEVELOPMENT (PUD)
CITY OF WICHITA, SEGWICK COUNTY, KANSAS





VICINITY MAP

BENCH MARK
BM-201
ELEVATION: 1,345.82 (NAVD 88)
SQUARE CUT AT SPLIT FOR REDBUD TRAIL 4' +/- SE OF GUARD POST
23' +/- W OF HILLSIDE AVENUE

BM-202
ELEVATION: 1,325.14 (NAVD 88)
SQUARE CUT TOP CURB MID POINT OF CURVE AT SW CORNER 9TH STREET AND CHAUTAUQUA AVENUE

LEGEND

	LIMITS OF PROPOSED SUBSTATION PAD (AGGREGATE)
	BOUNDARY OF USE PERMIT (PL)
	PROPOSED SCREENING WALL
	PROPOSED RETAINING WALL
	SET 1/2" REBAR WITH PEC CAP
B.S.L.	BUILDING SETBACK LINE

LEGAL DESCRIPTION
TRACT 1 (PIN NO. 00126286):
PARCEL 1: LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, AND 23, ON FRISCO AVENUE, NOW NINTH AVENUE, FRISCO AVENUE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.
PARCEL 2: LOTS 1, 3, 5 AND 7, ON HILLSIDE AVENUE, FRISCO AVENUE ADDITION TO THE CITY OF WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS, EXCEPT THE EAST 8 FEET OF LOTS 1, 3, 5, AND 7, ON HILLSIDE AVE., FRISCO AVENUE ADD. TO THE CITY OF WICHITA, KANSAS.
PARCEL 3: LOTS 25, 27, 29, 31, AND 33, ON FRISCO AVENUE, NOW NINTH AVENUE, FRISCO AVENUE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

TRACT 2 (PIN NO. 00126317)
LOTS 9, 11 AND 13, ON FRISCO AVENUE, NOW NINTH AVENUE, FRISCO AVENUE ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

TRACT 3 (PIN NOS. 00126302 AND 00126308)
LOTS ONE (1), THREE (3) AND FIVE (5) ON IRVING AVENUE, NOW MOSSMAN AVENUE, IN FRISCO AVENUE ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

TRACT 4 (PIN NO. 00126322)
LOTS 18, 20 AND 22, ON IRVING, NOW MOSSMAN AVENUE, FRISCO AVENUE ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

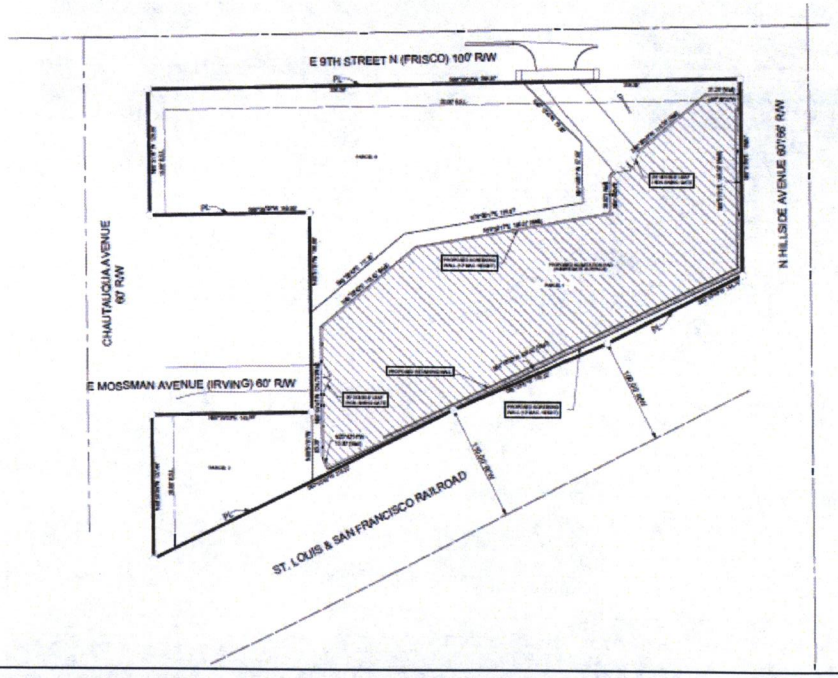
TRACT 5 (PIN NO. 00126323)
WEST 10 FEET OF LOT 12; ALL OF LOTS 14 AND 16, ON MOSSMAN AVENUE, IN FRISCO AVENUE ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

TRACT 6 (PIN NO. 00126321)
LOT 10 AND THE EAST 15 FEET OF LOT 12, IRVING, NOW MOSSMAN AVENUE, FRISCO AVENUE ADDITION TO WICHITA, KANSAS, SEDGWICK COUNTY, KANSAS.

TRACT 7 (PIN NO. 00126320)
LOTS 8 AND 8 ON MOSSMAN AVENUE, FRISCO AVENUE ADDITION TO THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS.

TRACT 8 (PIN NO. 00126319)
LOTS 2-6 IRVING NOW MOSSMAN AVE. FRISCO AVE. ADD., SEDGWICK COUNTY, KANSAS.

TO BE PLATTED AS MOSSMAN SUBSTATION ADDITION.



PROJECT DESCRIPTION

THE INTENT OF THIS PLANNED UNIT DEVELOPMENT IS TO ALLOW FOR THE CONSTRUCTION OF A SUBSTATION AND TO ADDRESS/STANDARDIZE ITEMS ASSOCIATED WITH SUBSTATION CONSTRUCTION. THIS PROJECT WILL ALSO INCLUDE A REPLAT TO VACATE THE PUBLIC RIGHT-OF-WAY WITHIN THE LIMITS OF THE PUD.

PARCEL SUMMARY

PARCEL 1
ALLOWABLE USES: ELECTRIC SUBSTATION AND ASSOCIATED EQUIPMENT AS DEFINED AS "MAJOR UTILITY" IN WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, OPEN SPACE
AREA: 79,902 SF (1.83 AC)

PARCEL 2
ALLOWABLE USES: ELECTRIC SUBSTATION AND ASSOCIATED EQUIPMENT AS DEFINED AS "MAJOR UTILITY" IN WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, OPEN SPACE
AREA: 18,208 SF (0.38 AC)

PARCEL 3
ALLOWABLE USES: OPEN SPACE, PARKS
AREA: 54,873 SF (1.26 AC)

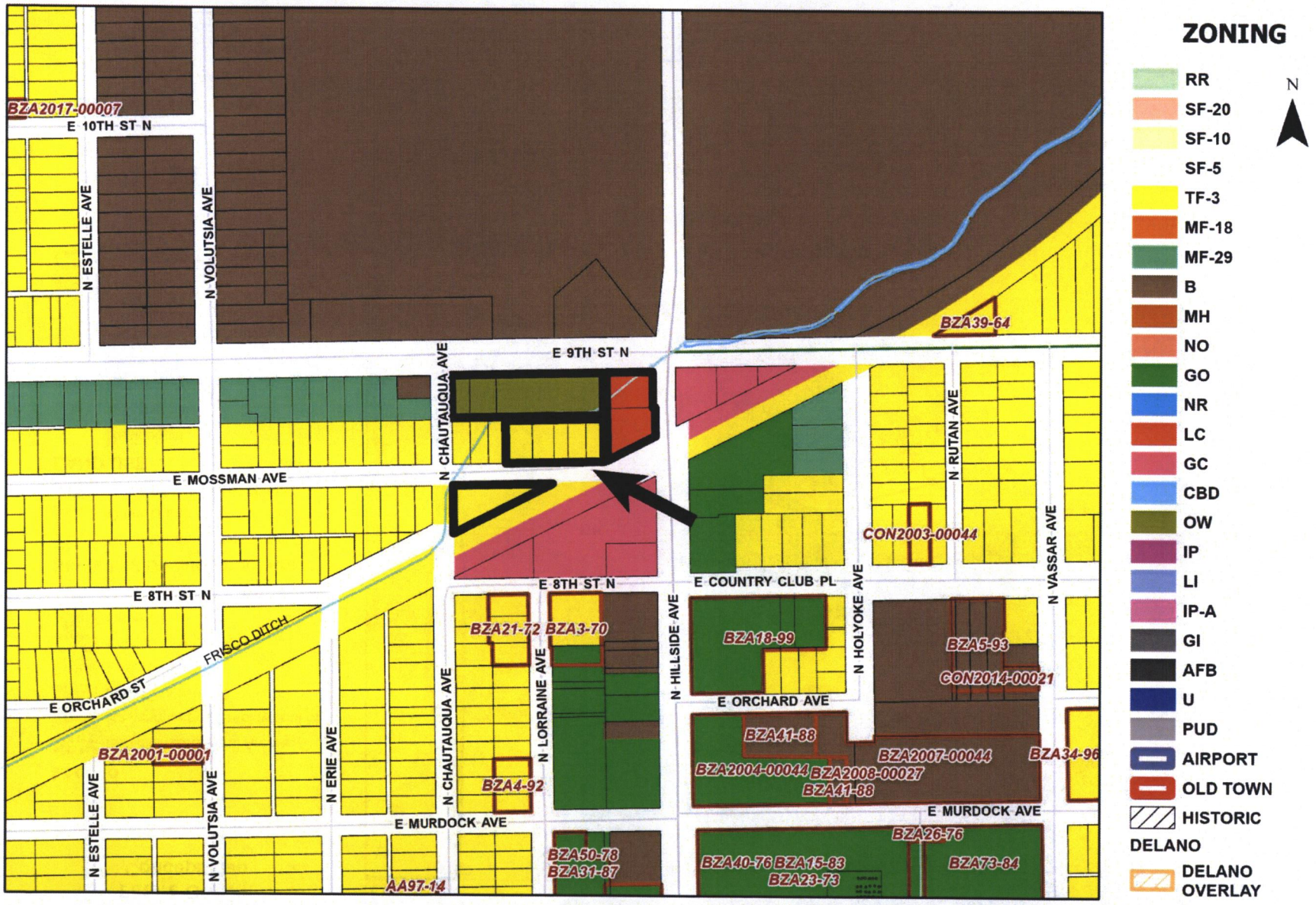
DATE OF PREPARATION:	FEBRUARY 19, 2024
DATE OF SURVEY:	JULY 07, 2023
OWNERS AND SUB-DIVIDERS:	EVERGY KANSAS SOUTH, INC. 818 S. KANSAS AVE, TOPEKA, KS 66601
SURVEYOR:	PROFESSIONAL ENGINEERING CONSULTANTS 303 S. TOPEKA, WICHITA, KS 67202

GENERAL PROVISIONS:

1. TOTAL LAND AREA 149,011 SF (3.4 ACRES)
2. PARKING SHALL NOT BE REQUIRED.
3. SETBACKS ARE AS INDICATED ON THE P.U.D. DRAWING.
4. ALL LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION AND AWAY FROM RESIDENTIAL AREAS.
5. A DRAINAGE PLAN SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL. REQUIRED GUARANTEES FOR DRAINAGE SHALL BE PROVIDED AT THE TIME OF PLATTING.
6. AGGREGATE SURFACING SHALL BE ALLOWED INTERIOR OF SCREENING WALL.
7. PARCEL 1: PERIMETER SECURITY SHALL BE EITHER PRE-CAST CONCRETE PANELS, CAST-IN-PLACE CONCRETE FENCE, OTHER HIGH SECURITY SOLID FENCE OR CHAIN LINK FENCE. WALLS OR FENCE SHALL BE NO MORE THAN 10' (FEET) IN HEIGHT AND ARE ALLOWED TO BE PLACED WITHIN SETBACKS.
8. ACCESS OPENINGS SHALL BE GOVERNED BY THE PLAT.
9. LANDSCAPING: THERE SHALL BE A MINIMUM OF ONE (1) SHADE TREE OR TWO (2) ORNAMENTAL TREES FOR EVERY TWO HUNDRED (200) SQUARE FEET OF THE STREET YARD. SHADE TREES MUST BE ONE (1) INCH OR GREATER CALIPER MEASURED SIX (6) INCHES ABOVE THE GROUND. ORNAMENTAL TREES MUST BE ONE (1) INCH OR GREATER CALIPER MEASURED SIX (6) INCHES ABOVE THE GROUND. CONIFER TREES MUST BE FIVE (5) FEET OR MORE IN HEIGHT. SHADE TREE SPECIES PREFERENCES INCLUDE THE FOLLOWING: QUERCUS ROBUR F. FASTIGIATE; ACER SACCHARUM 'CADDO'; AND TAXODIUM DISTICHUM 'MICHELDOR'. ORNAMENTAL TREE SPECIES PREFERENCE INCLUDES MALUS X 'PRAIRIFIRE'. CONIFER TREE SPECIES PREFERENCE INCLUDES JUNIPERUS SCOPULORUM 'MOONGLOW'. THE TREES SHALL BE SELECTED FROM A LIST OF TREE TYPES THAT ARE COMMONLY KNOWN TO GROW IN THE WICHITA AREA AND ARE LISTED IN THE PUBLICATION PREPARED BY THE KANSAS FOREST SERVICE AND TITLED "PREFERRED TREE SPECIES FOR SOUTH KANSAS" OR THE WICHITA LANDSCAPE ORDINANCE GUIDEBOOK.
TREES SHOULD BE LOCATED NO CLOSER THAN SIX (6) FEET TO THE CURB LINE OF ADJACENT STREETS. TREES SHOULD ALSO BE LOCATED NO CLOSER THAN SIX (6) FEET TO EITHER SIDE OF A SIDEWALK. LANDSCAPE SHALL BE INSPECTED AND APPROVED BY THE MAPCO. ALL LANDSCAPING WILL BE CONTAINED INSIDE THE LIMITS OF THE PUD BUT MAY NOT BE ADJACENT TO THE SUBSTATION. LANDSCAPING SELECTIONS SHALL BE MADE SO THAT IRRIGATION SYSTEMS SHALL NOT BE NECESSARY.
10. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THE P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.
11. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND WITHIN THE PLANNED UNIT DEVELOPMENT (OR ANY AMENDMENTS THERETO) DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND AND BE BINDING UPON PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS.
12. THE DEVELOPMENT OF THIS PROPERTY SHALL PROCEED IN ACCORDANCE WITH THE DEVELOPMENT PLAN AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION AND APPROVAL BY THE GOVERNING BODY, AND ANY SUBSTANTIAL DEVIATION OF THE PLAN, AS DETERMINED BY THE ZONING ADMINISTRATOR OR THE DIRECTOR OF PLANNING, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
13. ANY MAJOR CHANGES IN THIS DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND TO THE GOVERNING BODY FOR THEIR CONSIDERATION.
14. THE DESIGN LAYOUT SHOWN ON THE PLAN ILLUSTRATES THE GENERAL DEVELOPMENT CONCEPT. SLIGHT MODIFICATIONS TO THE LOCATION OF IMPROVEMENTS MAY BE PERMITTED PROVIDED THEY MEET ALL REQUIREMENTS OF THIS PLAN.

PEC
303 SOUTH TOPEKA
WICHITA, KS 67202
316.263.2691 www.pec1.com


E 9TH ST N
N CHAUTAUQUA AVE
E MOSSMAN AVE
N HILLSIDE AVE
E COUNTRY CLUB PL
N
0 45 90 180 Feet


ZONING
RR
SF-20
SF-10
SF-5
TF-3
MF-18
MF-29
B
MH
NO
GO
NR
LC
GC
CBD
OW
IP
LI
IP-A
GI
AFB
U
PUD
AIRPORT
OLD TOWN
HISTORIC DELANO
DELANO OVERLAY
N
BZA2017-00007
E 10TH ST N
N ESTELLE AVE
N VOLUTSIA AVE
BZA39-64
E 9TH ST N
N CHAUTAUQUA AVE
E MOSSMAN AVE
N RUTAN AVE
CON2003-00044
N VASSAR AVE
E 8TH ST N
E COUNTRY CLUB PL
N HOLYOKE AVE
N HILLSIDE AVE
FRISCO DITCH
BZA21-72 BZA3-70
BZA18-99
BZA5-93
CON2014-00021
E ORCHARD ST
E ORCHARD AVE
N LORRAINE AVE
BZA41-88
BZA2007-00044
BZA34-96
BZA2004-00044 BZA2008-00027
BZA41-88
BZA2001-00001
N ERIE AVE
BZA4-92
E MURDOCK AVE
BZA26-76
BZA50-78
BZA31-87
BZA40-76 BZA15-83
BZA23-73
BZA73-84
AA97-14

2035 Wichita Future Growth Concept Map



Looking north towards site



Looking south away from site



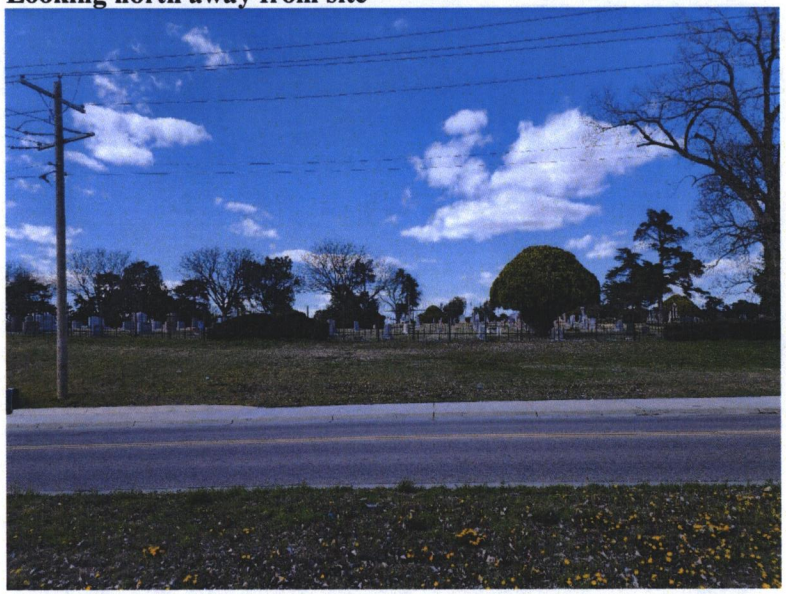
Looking west away from site



Looking east towards site



Looking north away from site



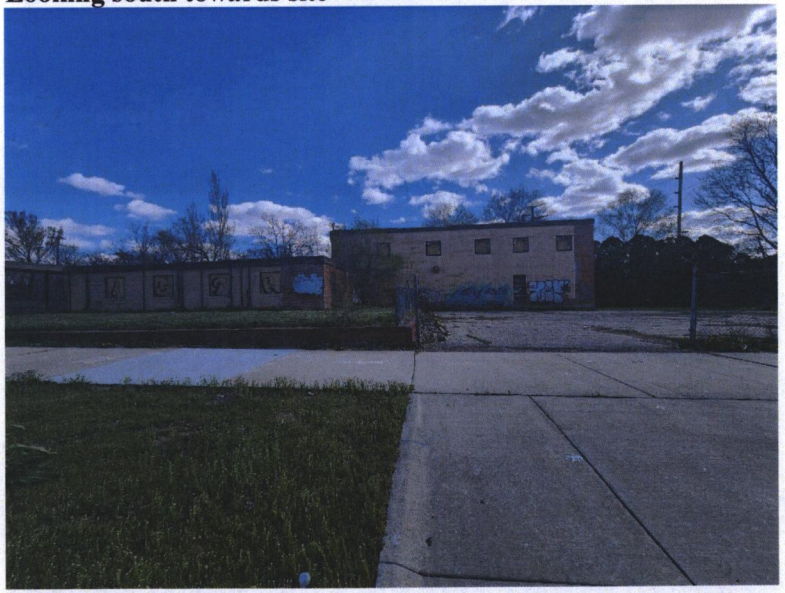
Looking south towards site



Looking south towards site



Looking south towards site



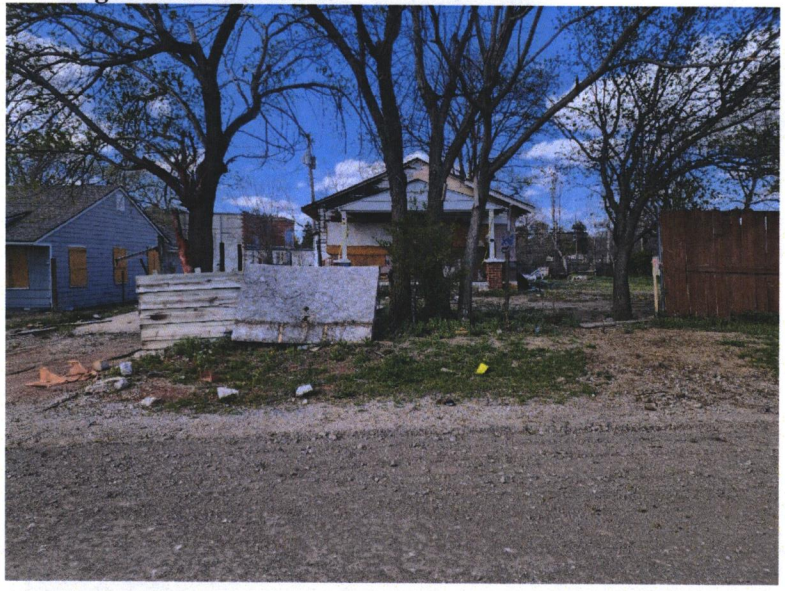
Looking north towards site



Looking north towards site



Looking north towards site



Looking north towards site

