CITY OF WICHITA

Wichita-Sedgwick County
Metropolitan Area
Planning Department

Evergy Kansas South, Inc.
818 S. Kansas Ave.
Topeka, KS 66601

April 16, 2025

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

RE: BZA2025-00020: Administrative Adjustment in the City to revise an approved site plan for BZA2024-00002 to permit construction of a screening wall up to 10 feet in height at additional locations on the subject site, on property zoned SF-5 Single-Family Residential District, generally located on the west side of North Hoover Street and within one-half mile south of West Central Avenue (255 N. Hoover Street).

Legal Description: TH PT SE 1/4 LY E HWY 235 EXC N 108.9 FT THEREOF & EXC TH PT BEG 1041.74 FT S & 30 FT W NE COR THEREOF TH S 30.23 FT ALG WLY ROW LI TO ELY ROW LI EXISTING HWY NWLY 138.67 FT SELY 110.91 FT TO BEG SEC 22-27-1W UTILITY ROLL

Dear applicant,

We reviewed your Administrative Adjustment request to revise an approved site plan for BZA2024-00002 on a property zoned SF-5 Single-Family Residential District (SF-5) to permit construction of a screening wall up to 10 feet in height at additional locations around the subject site to further screen the existing and proposed expansion of an electrical substation.

On February 22, 2024, the Board of Zoning Appeals approved BZA2024-00002 to permit construction of a screening wall, within the building setbacks, that exceeds the maximum height of 8 feet as restricted by Section III-E.1.e.(1).(b). The approved site plan illustrates a screening wall along the south property line and along the east property line. The proposed revised site plan illustrates an additional location for the screening wall along the west property line.

We find that the adjustment to the site plan as proposed meets the four conditions required by Section V-I.6 of the Unified Zoning Code as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed Administrative Adjustment to BZA2024-00002 should have no impact on the safety and convenience of vehicular traffic and pedestrian circulation in the vicinity of the application area. The additional location of the screening wall is not within the right-of-way and will not have any visual impact to drivers along I-235.

2) Impact on existing uses in surrounding areas: The original Variance application discussed the ability for a screening wall of up to 10 feet in height to be constructed within the setbacks for the entire subject area. It is only the approved site plan that identified the original location of the screening wall to be on the east and south sides only. The addition of the wall on the west side will further screen the view of the substation expansion and will not likely have significant negative impact on surrounding uses.

3) Compatibility with existing or permitted uses on abutting sites: The original Variance application discussed the ability for a screening wall of up to 10 feet in height to be constructed within the setbacks for the entire subject area. It is only the approved site plan that identified the original location of the screening wall to be on the east and south sides only. The addition of the wall on the west side will further screen the view of the substation expansion and will not likely have significant negative impact on surrounding uses.

4) Effect on public health, safety, or welfare: It is not anticipated to have any significant negative impacts on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that the Administrative Adjustment to revise the approved site plan for BZA2024-00002 to permit construction of a screening wall up to 10 feet in height at additional locations of the subject site is hereby GRANTED, subject to the following conditions:

1. All original conditions of BZA2024-00002 shall be adhered to.
2. The site shall be developed in general conformance with the approved, revised site plan submitted with this application.
3. If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, 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 Zoning Adjustment is null and void.

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

Scott Wadle, Director

Metropolitan Area Planning Department

J.R. COX JR.

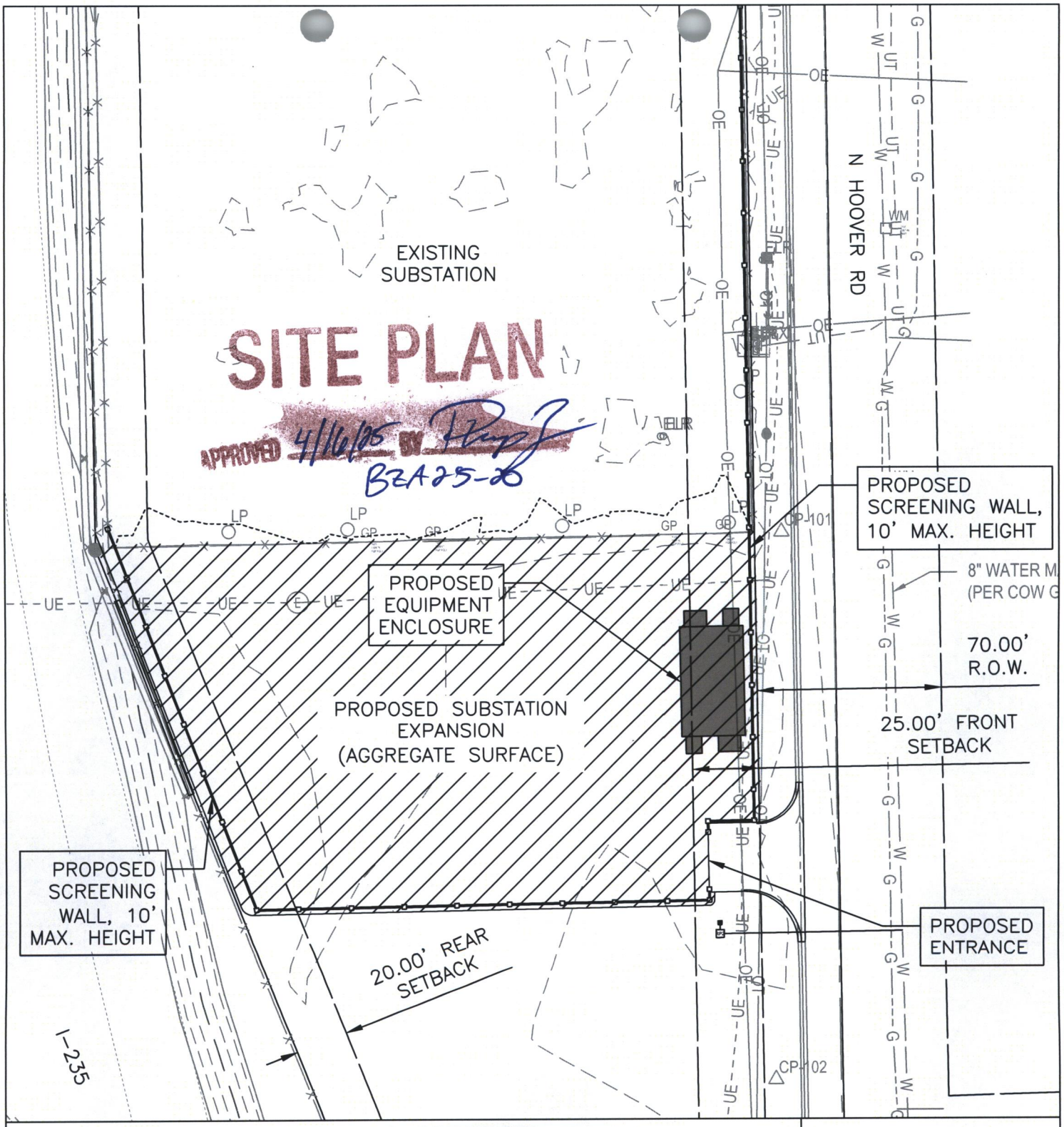
John R. Cox, Jr., Zoning Administrator

Metropolitan Area Planning Department

cc: MABCD

Maggie Ballard, CM District VI

Ana Lopez, CSR District VI



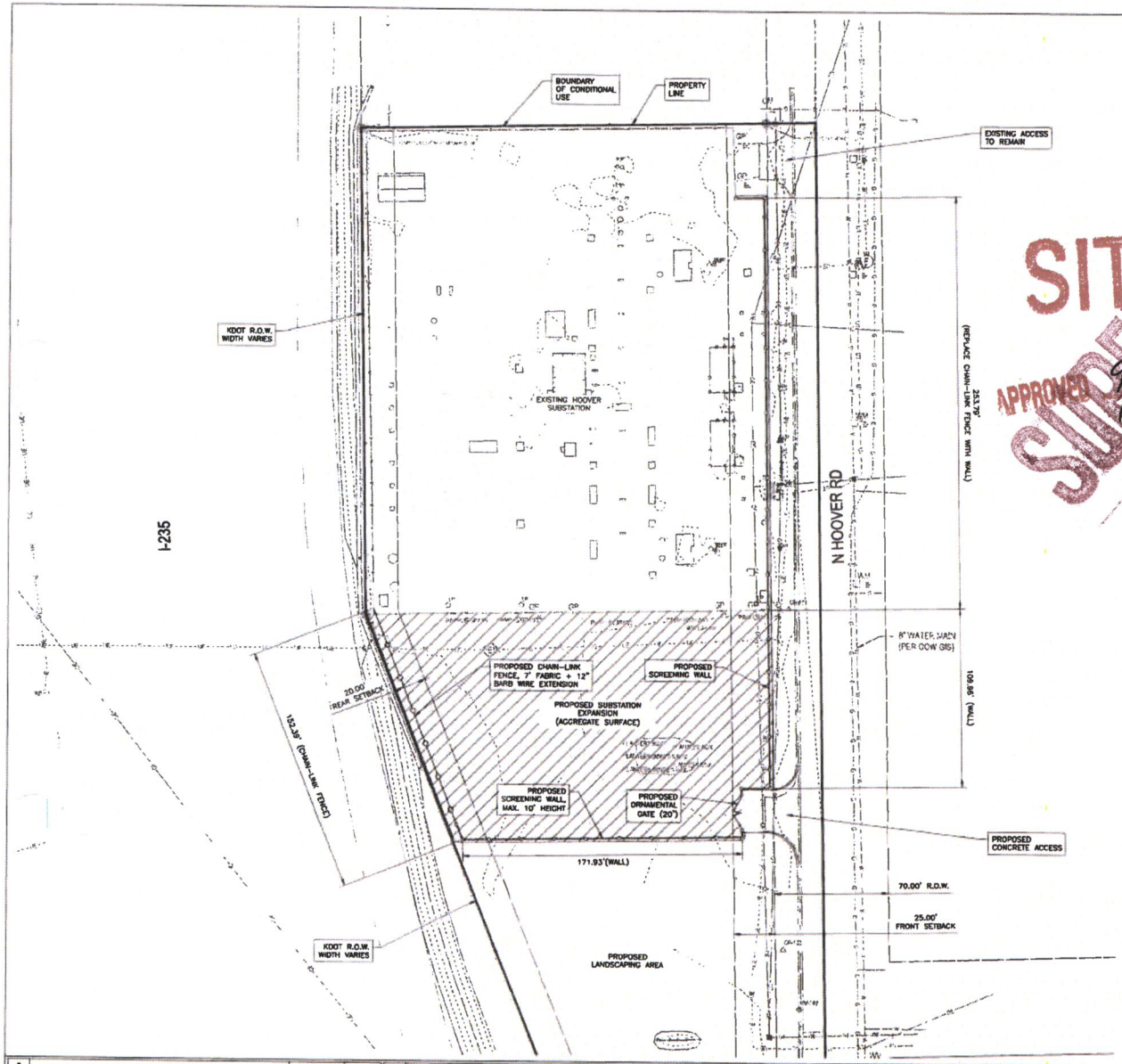
HOOVER SUBSTATION
255 N HOOVER ROAD

SETBACK VARIANCE, EXHIBIT

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
303 SOUTH TOPEKA
WICHITA, KS 67202
316-262-2691
www.pec1.com

JOB NUMBER:	237314-009
DATE:	03/10/2025
SCALE:	1" = 50'
DRAWN BY:	CRG - PEC
CHECKED BY:	RMM - PEC
SHEET NUMBER:	EX-1

N



SITE PLAN SUPERSEDED
APPROVED 9/5/24 BY JBE

GENERAL NOTES

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

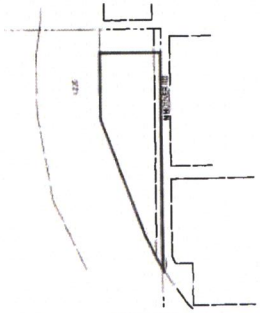
LEGAL DESCRIPTION, PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 01 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON 11/16/2023 BY CHARLES W. BROOKSHER PS #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A., C.L.S. #65, AS FOLLOWS:

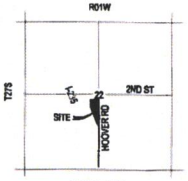
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°54'33"E (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 108.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°54'33"E ALONG SAID EAST LINE A DISTANCE OF 989.58 FEET TO THE EAST RIGHT OF WAY LINE OF I-235; THENCE ALONG SAID EAST RIGHT OF WAY FOR THE FOLLOWING FIVE COURSES: N35°15'12"W A DISTANCE OF 13.57 FEET; THENCE N27°09'11"W A DISTANCE OF 161.77 FEET; THENCE N21°37'16"W A DISTANCE OF 567.86 FEET; THENCE N00°54'20"W A DISTANCE OF 300.72 FEET; THENCE N89°48'18"E, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 280.01 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING.

LEGEND

	LIMITS OF PROPOSED SUBSTATION PAD (AGGREGATE)
	BOUNDARY OF CONDITIONAL USE PERMIT
	PROPOSED CHAIN LINK FENCE
	PROPOSED PRE-CAST SCREENING WALL
939	EXISTING CONTOUR (MAJOR)
934	EXISTING CONTOUR (MINOR)



PROPERTY MAP
NO SCALE



VICINITY MAP
NO SCALE

SITE PLAN

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

PEC # 237314-009

PEC PROFESSIONAL ENGINEERING CONSULTANTS P.A.
400 S KANSAS AVE, #200
TOPEKA, KS 66603
785-233-6300
www.pec1.com

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

DRAWN BY	CRG – PEC	DATE	12/2023
DESIGNED BY	CRG – PEC	DATE	12/2023
APPROVED BY	AMD – PEC	DATE	12/2023

SCALE: AS NOTED
R.E. NO.: XXXXX

evergy

TITLE: HOOVER SUBSTATION EXPANSION SITE PLAN

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

GROUP: ESUB

CAD FILE NO.: SKXXXX_SP0101.DWG

12/19/2023 3:13 PM chad.grider