Wichita-Sedgwick County Metropolitan Area Planning Department

Cities Services Gas Co. (Southern Star)
4700 Hwy. 56
Owensboro, KY 42301

August 17, 2026

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

RE: CON2026-00113: Administrative Adjustment in the County to revise an approved site plan for CON2020-00014 to permit a garage for semi trucks on property zoned RR Rural Residential District and GI General Industrial District, generally located on the east side of South Meridian Avenue and within one-half mile south of West 87th Street South (9100 S. Meridian Ave.).

Legal Description: Lot 1, Block 1, Haysville Station Yard Addition, Sedgwick County, Kansas.

Dear Applicants,

We reviewed your Administrative Adjustment request to revise an approved site plan for CON2020-00014 on a property zoned RR Rural Residential District and GI General Industrial District to permit a garage for semi trucks. On July 22, 2020, CON2020-00014 was approved to permit Utility, Major. The original site plan illustrated a longer gravel drive leading to a gravel loading/unloading area. The revised site plan illustrates no additional gravel access drive, and instead of a gavel loading/unloading area, it illustrates a garage for semi trucks.

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 CON2020-00014 should have no impact on the safety and convenience of vehicular traffic in the vicinity of the application area, and it should not have significant negative impact on the safety and convenience of pedestrian circulation.

2) Impact on existing uses in surrounding areas: The proposed garage for semi trucks is internal to the site and at least 341 feet from the right-of-way. It is not likely to have significant negative impacts to existing uses in the surrounding areas.

3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, south, east, and west are zoned RR and developed with residential uses. The use of Utility, Major was deemed compatible in 2020. The proposed garage is not fundamentally changing the use of the site.

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 CON2020-00014 to permit a garage for semi trucks is hereby GRANTED, subject to the following conditions:

1. All original conditions of CON2020-00014 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

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

cc: MABCD

Jeff Blubaugh, BoCC District 2

HAYSVILLE STATION YARD

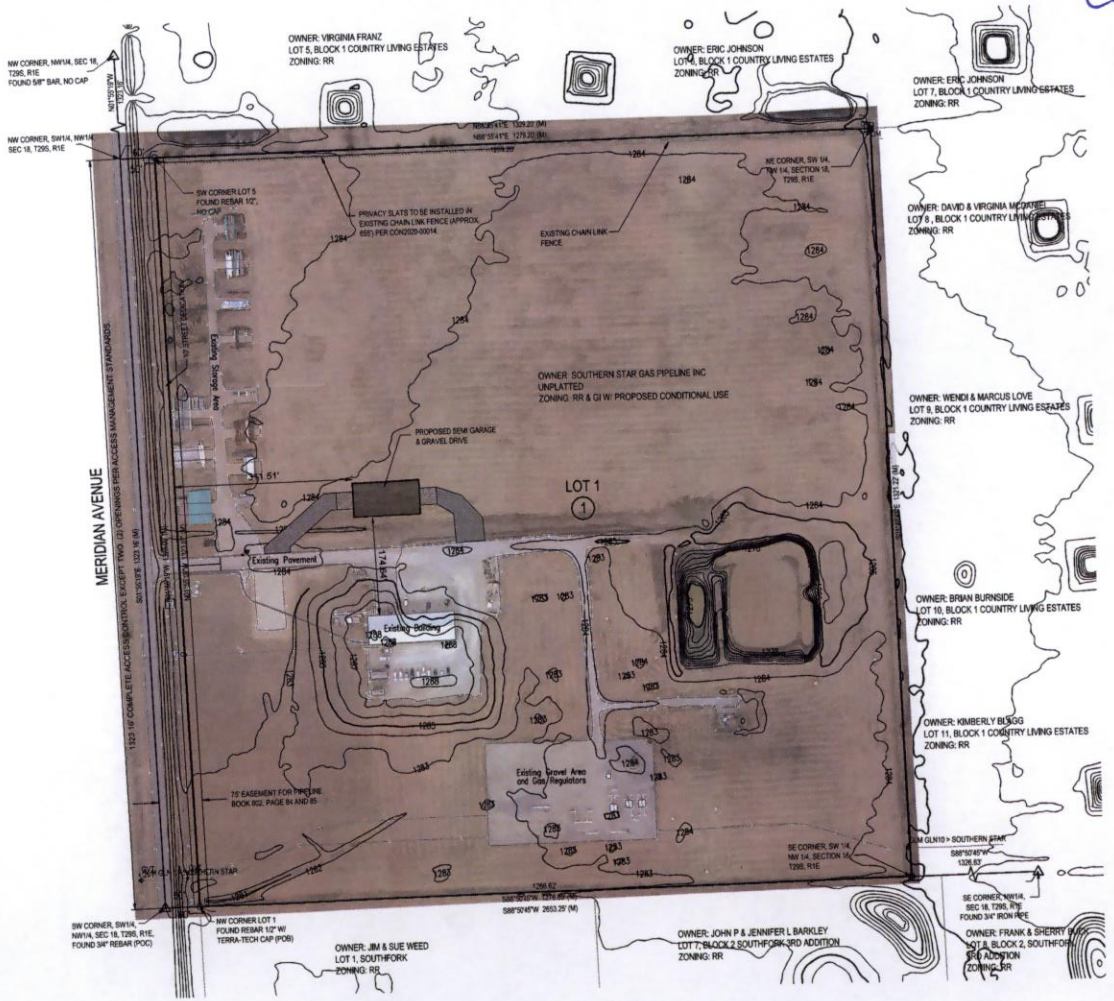
AN ADDITION TO SEDGWICK COUNTY, KANSAS

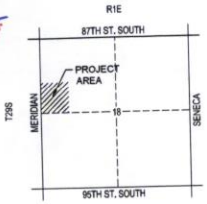
SITE PLAN

SITE PLAN

APPROVED 8/17/26 BY

CON26-113





VICINITY MAP
No Scale

PLAT LEGEND

- △ FOUND CORNER AS NOTED
- ○ FOUND MONUMENT AS NOTED
- ● SET 1/2" REBAR WITH PEC CAP, CLS65
- (M) MEASURED
- 1350 EXISTING MAJOR CONTOUR (LIDAR)
- 1348 EXISTING MINOR CONTOUR (LIDAR)

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON FEBRUARY 21, 2020, BY PROFESSIONAL ENGINEERING CONSULTANTS, P.A., (A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65) IN THE STATE OF KANSAS), WITH BEARINGS HEREIN BASED ON THE KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (ZONE CODE 1502) USING THE NORTH AMERICAN DATUM OF 1983 (NAD83), AS DEFINED IN K.S.A. 58-20a06, WITH DISTANCES HEREIN MEASURED HORIZONTALLY ON THE GROUND IN U.S. SURVEY FEET, DESCRIBED AS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE BEARING N1°50'19"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 18 FOR A DISTANCE OF 1323.16 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 18; THENCE BEARING N88°55'41"E ALONG THE SOUTH LINE OF LOTS 5 AND 6, BLOCK 1, COUNTRY LIVING ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS, FOR A DISTANCE OF 1328.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, ALSO BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE BEARING S1°46'41"E ALONG THE WEST LINE OF LOTS 8, 9, 10 AND 11, BLOCK 1, SAID COUNTRY LIVING ESTATES, FOR A DISTANCE OF 1321.22 FEET TO THE NORTH LINE OF SOUTHFORK 3RD ADDITION, SEDGWICK COUNTY, KANSAS, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE BEARING S88°50'45"W ALONG THE NORTH LINE OF SAID SOUTHFORK 3RD ADDITION AND ALONG THE NORTH LINE OF SOUTHFORK, AN ADDITION TO SEDGWICK COUNTY, KANSAS, FOR A DISTANCE OF 1326.63 FEET TO THE POINT OF BEGINNING; SUBJECT TO ROAD RIGHT OF WAY ON THE WEST THEREOF. CONTAINING 40.30 ACRES, MORE OR LESS

BENCH MARK LIST

BM-201 - CHISELED SQUARE CUT ON THE TOP OF THE NORTH CURB OF THE MAIN ENTRANCE TO THE SOUTHERN STAR GAS FACILITY 17± EAST OF THE CENTERLINE OF MERIDIAN AVE.

ELEV.= 1283.96 (NAVD88)

SITE NOTES

THE PROPOSED IMPROVEMENTS CONSIST OF ONLY THE PROPOSED BUILDING AS DISPLAYED BY THE HATCHING AND INSTALLATION OF PRIVACY SLATS IN THE WEST ⅓ OF THE NORTH FENCE LINE.

ALL OTHER IMPROVEMENTS SHOWN ARE EXISTING.

DATE OF PREPARATION:	JULY 29, 2026
DATE OF SURVEY:	FEBRUARY 24, 2020
OWNER:	SOUTHERN STAR CENTRAL GAS PIPELINE, INC. 4700 HIGHWAY 56, OWENSBORO, KY 42301
AGENT:	PROFESSIONAL ENGINEERING CONSULTANTS 303 S. TOPEKA, WICHITA, KS 67202

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

SAVED:7/29/2026 1:54:35 PM BY DAN.LYSIAK
PLOTTED:7/29/2026 1:54:42 PM BY DAN.LYSIAK (GROUND)
C:\PEC\PROJECTS\2026\026-113 HAYSVILLE STATION YARD, TRUCK STORAGE BLDG DESIGN\PROJECT FILES\SITE_DESIGN_PLANS\026-113_SITE PLAN.DWG

HAYSVILLE STATION YARD

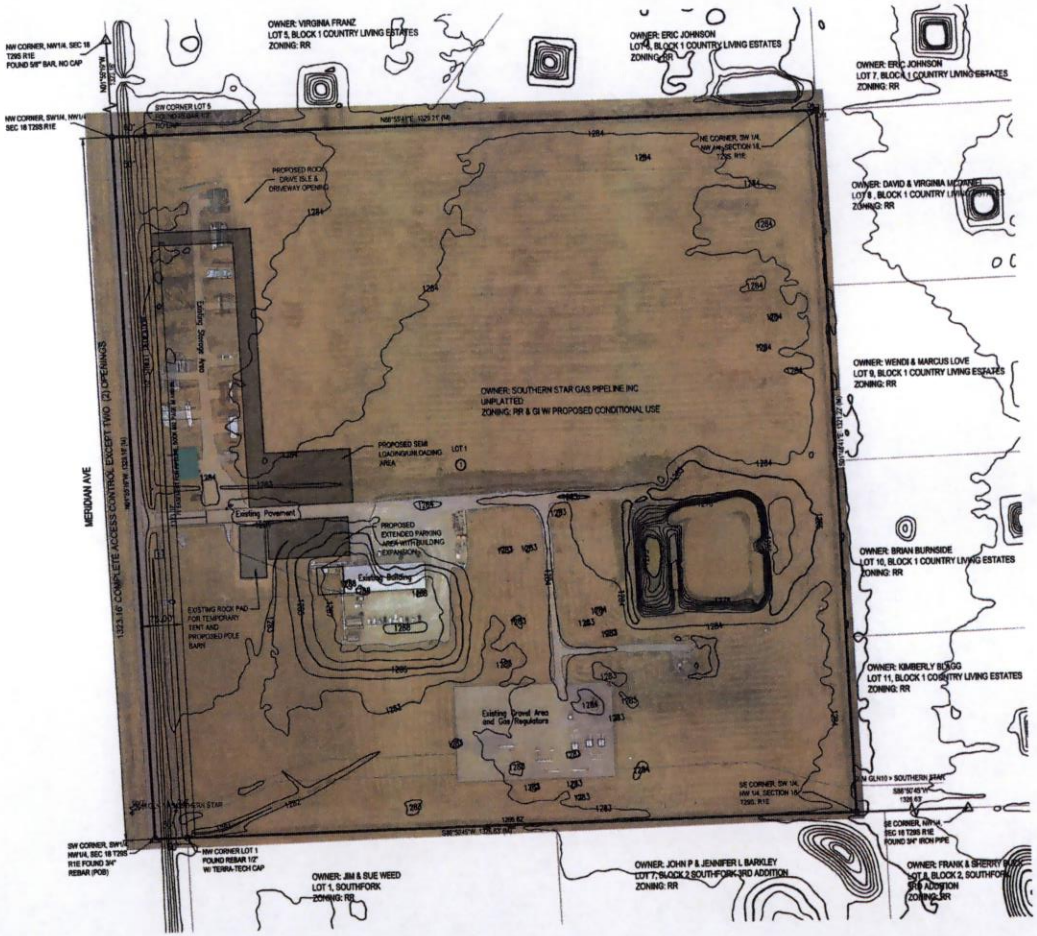
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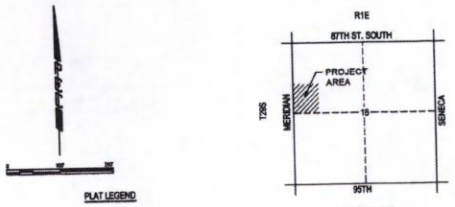
SITE PLAN

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APPROVED 8/12/2020 BY MM

Approved for CON2020-14





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