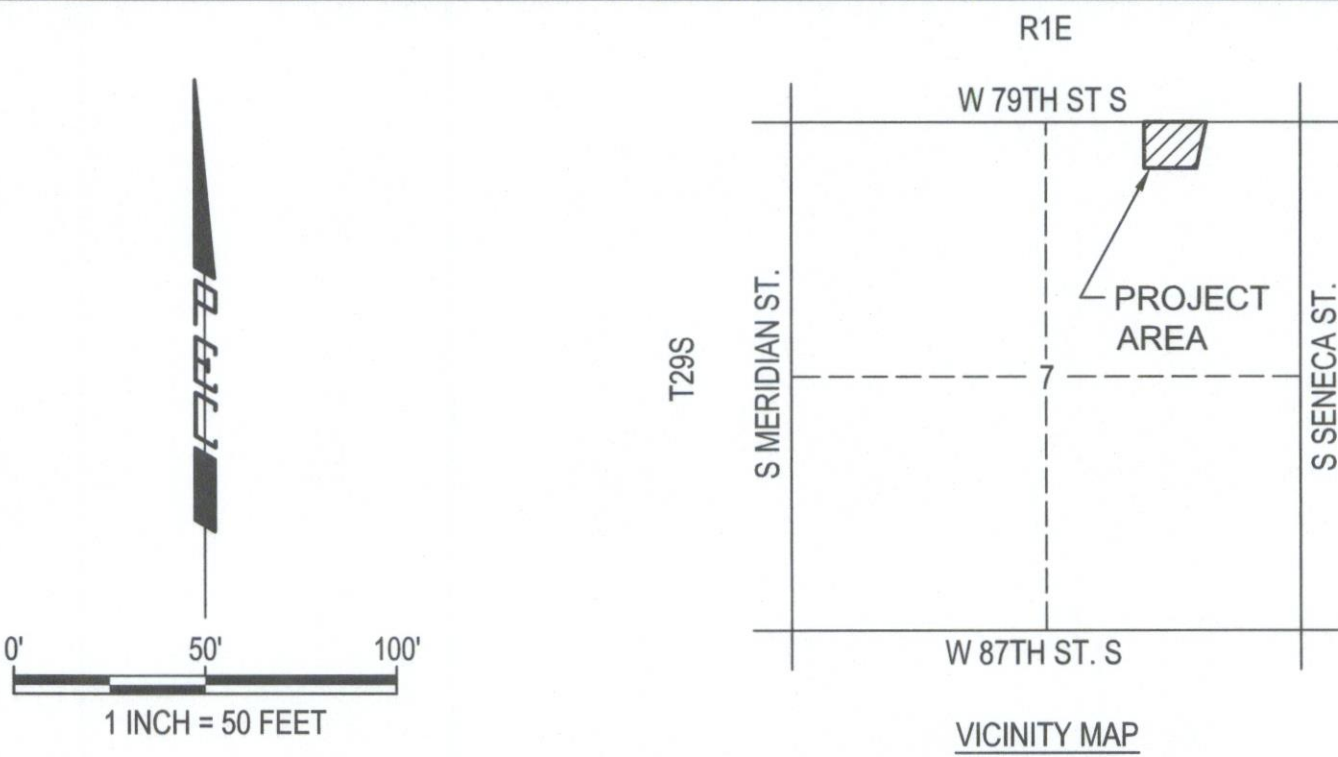


# APPALOOSA SUBSTATION PLANNED UNIT DEVELOPMENT (PUD 139) SEDGWICK COUNTY, KANSAS



**APPROVED PUD**  
MAP 5/22/25 PUD2025-00003  
1 of 4

**GENERAL PROVISIONS:**

1. TOTAL LAND AREA = 263,731 SF (6.05 ACRES)
2. PARKING SHALL NOT BE REQUIRED.
3. SETBACKS SHALL BE IN CONFORMANCE WITH THE BASE ZONING REGULATIONS. SETBACKS FOR ANY WIRELESS COMMUNICATION TOWER SHALL COMPLY WITH COMPATIBILITY SETBACKS FOUND IN THE UNIFIED ZONING CODE SECTION IV-C.5.b.
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 COUNTY ENGINEERING FOR APPROVAL.
6. AGGREGATE SURFACING SHALL BE ALLOWED INTERIOR OF SCREENING WALL.
7. PERIMETER SECURITY SHALL BE EITHER PRE-CAST CONCRETE PANELS, CAST-IN-PLACE CONCRETE FENCE, OTHER HIGH SECURITY SOLID FENCE WALLS SHALL BE NO MORE THAN 10' (FEET) IN HEIGHT AND ARE ALLOWED TO BE PLACED WITHIN SETBACKS.
8. ACCESS OPENINGS SHALL BE INDICATED AS BELOW.
9. LANDSCAPING: THERE SHALL BE NO LANDSCAPING REQUIREMENT.
10. AMENDMENTS, ADJUSTMENTS OR INTERPRETATIONS TO THE P.U.D. SHALL BE DONE IN ACCORDANCE WITH THE UNIFIED ZONING CODE.

**GENERAL PROVISIONS:**

11. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF LAND WITHIN THE PLANNED UNIT DEVELOPMENT (OR ANY AMENDMENTS THEREOF) 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 AND 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.

**PROJECT DESCRIPTION**

THE INTENT OF THIS PLANNED UNIT DEVELOPMENT IS TO ALLOW FOR THE CONSTRUCTION OF THE SUBSTATION TO SUPPORT A RESILIENT AND RELIABLE ELECTRICAL GRID.

**PARCEL SUMMARY**

PARCEL 1 AREA: 6.05 ACRES.

- ALLOWABLE: USES:
1. ELECTRIC SUBSTATION AND ASSOCIATED EQUIPMENT AS DEFINED AS "MAJOR UTILITY" IN WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE.
  2. COMMUNICATION TOWER (150 FEET MAXIMUM HEIGHT)

**LEGAL DESCRIPTION**

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER, LYING WEST OF THE UNION PACIFIC RAILROAD, IN SECTION 7, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON FEBRUARY 28, 2025 BY GREGORY E. MCDOWELL PS #1393 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A. #65, AS FOLLOW:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE S88°47'27"W ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 970.93 FEET TO THE POINT OF BEGINNING, SAID POINT BEING OF THE WEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE CONTINUING S88°47'27"W ALONG SAID NORTH LINE A DISTANCE OF 641.52 FEET; THENCE S01°12'33"E PERPENDICULAR TO SAID NORTH LINE A DISTANCE OF 480.00 FEET; THENCE N88°47'27"E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 537.14 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE N11°03'34"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 491.22 FEET TO THE POINT OF BEGINNING.

