



Wichita-Sedgwick County Metropolitan Area Planning Department

EVERGY Kansas South, Inc.
818 S. Kansas Ave.
Topeka, KS 66612

January 17, 2020

Professional Engineering Consultants. P.A.
303 S. Topeka
Wichita, KS 67202

RE: ⁵⁴ CON2019-00032 - City Conditional Use to permit Utility, Major (electric substation expansion associated with BZA2019-52) on property zoned SF-5 Single Family Residential and generally located approx. 800 feet east of South Seneca and ½ mile south of West Pawnee (behind 835 W. 26th Street South)

Dear Applicant;

At its regular meeting on January 9, 2020, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to APPROVE the request subject to the attached conditions.

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 January 23, 2020. 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 January 23, 2020 at 5:00 p.m.

If any protest petitions are filed against the above the captioned case, the application will be scheduled for consideration by the City Council. The City Council meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, Wichita, Kansas. If no protest petitions are filed, then the ruling the Wichita - Sedgwick County Metropolitan Area Planning Commission is final subject to meeting the attached conditions.

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,

Matt Williams
Associate Planner

Copies to: MABCD
Jeff Blubaugh, Council Member District IV
Rebecca Fields, CSR District IV
Adam Barlow-Thompson, Southwest NA, 417 E. Gilbert, Wichita, KS 67211

CONDITIONAL USE RESOLUTION NO. CON2019-00054

WHEREAS, EVERGY Kansas South, Inc. (Applicant) Professional Engineering Consultants, P.A. (Agent); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Utility, Major, (associated with BZA2019-00052) on property zoned SF-5 Single Family Residential generally located behind 835 West 26th Street South and legally described as follows:

Legal Description: BEGINNING 723.4 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET, THENCE EAST 191.3 FEET, THENCE SOUTH 125 FEET, THENCE WEST 191.3 FEET TO BEGINNING; ENCOMPASSING 23,964 SQUARE FEET (0.55 ACRE), MORE OR LESS.

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 January 9, 2020, 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 Utility, Major, on property zoned SF-5 Single Family Residential generally located behind 835 West 26th Street South and legally described as follows:

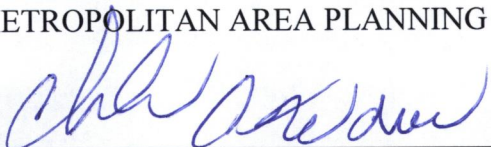
Legal Description: BEGINNING 723.4 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET, THENCE EAST 191.3 FEET, THENCE SOUTH 125 FEET, THENCE WEST 191.3 FEET TO BEGINNING; ENCOMPASSING 23,964 SQUARE FEET (0.55 ACRE), MORE OR LESS.

Subject to the following conditions:

1. The site is to be developed as shown on the Seneca Substation Site Plan dated 11/2019 by PEC, PA.
2. Any changes to the site or screening design, shall be reviewed and approved by the Director of Planning prior to issuance of any 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.

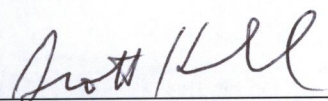
Adopted this 6th Day of February, 2020

METROPOLITAN AREA PLANNING COMMISSION

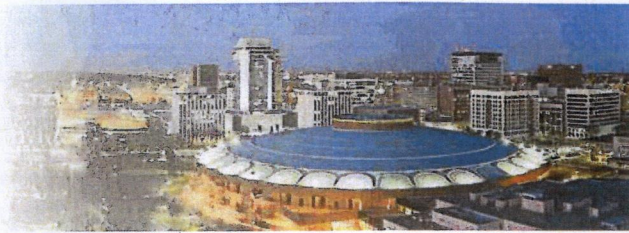


Charles A. Warren, Chair

ATTEST:



Scott Knebel, Secretary



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453868	0004497910		OCA 150004	\$58.80	1	98

Attention: Betsy Pagán

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

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

1 Insertions

Beginning issue of: 12/19/2019

Ending issue of: 12/19/2019

STATE OF KANSAS)

.SS

County of Sedgwick)

LEGAL PUBLICATION

OCA 150004
Published in The Wichita Eagle on December 19, 2019
(One Time Only)
MAPC January 9, 2020
OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, January 9, 2020 no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission will consider the following applications in the Planning Commission Conference Room, 271 West Third Street, 2nd Floor, Suite 203, Wichita, Kansas. If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Commission at (316) 264-4271.

CON2019-00051 City Conditional Use to allow wrecking and salvage on 10 acres with associated zone change from S-5 Single-Family and GC General Commercial to LI Limited Industrial (ZON2019-51); generally located south of E 31st and west of S Broadway (225 E. 31st Street).

CON2019-00052 City Conditional Use to permit Day Care, General on property zoned TF-3 Two-Family Residential on property generally located north of East 13th Street North and two west of North Hillside Avenue (1457 N. Chauveau Ave.).

CON2019-00054 City Conditional Use to permit Utility, Major (electric substation expansion associated with BZA2019-53) on property zoned SF-5 Single Family Residential and generally located approx. 800 feet east of South Seneca and 1/2 mile south of West Pawnee (behind 835 W. 26th Street South).

CUP2019-00039 City Community Unit Plan minor amendment to modify restrictions on Parcel 10 in Sweetbriar Shopping Center CUP (DP-7) concerning the existing self-storage facility on the west side of North Amidon Avenue and north of West 21st Street North (2359 North Amidon Avenue).

PUD2019-00013 City Zone Change from SF-5 Single Family Residential to PUD Planned Unit Development to permit office-warehouse and other commercial and residential uses on property generally located 450 feet west of North Malze Road and approximately 1/4 mile south of West 21st Street North (1903 N. Malze).

VAC2019-00039 City Vacation of a portion of a platted 25-foot building setback to reduce it to 6.5 to allow a carport on property zoned SF-5 Single Family Residential generally located 3/4 miles east of South Seneca and 1,000 feet south of West 34th Street South (341 W. Carlie).

VAC2019-00042 City Vacation of a Sewer Easement by separate instrument for future construction on property zoned SF-5 Single Family Residential generally located on the south side of East 21st Street and approximately 1/4 mile west of North 127th Street East (12345 E. 21st Street).

VAC2019-00043 City Vacation of a portion of a platted 10-foot utility easement for site improvements on property zoned SF-5 Single Family Residential with CUP DP-201 generally located 1/3 mile south of East 21st Street and 1/4 mile east of North Rock Road (1927 N. Saddle Creek Ct).

VAC2019-00045 City Vacation of a portion of complete access control to permit two openings on property zoned LI Limited Industrial generally located on the east side of South Hoover Road and 1/2 mile south of West Harry Street (1948 S. Hoover Rd).

ZON2019-00049 City Zone Change from B Multi-Family to GC General Commercial to permit a vehicle sales lot on property generally located on the east side of North Hydraulic Avenue between East 1st Street and East 2nd Street (340 North Hydraulic Avenue).

ZON2019-00050 City Zone Change from SF-5 Single Family Residential to TF-3 Two-Family Residential for construction of a duplex on property generally located approximately one-quarter mile south of West Central Avenue and one-quarter mile east of I-235 on North Doris Street (one lot south of 433 N. Doris).

ZON2019-00051 City Zone Change from S-5 Single-Family and GC General Commercial to LI Limited Industrial with a Conditional Use (CON2019-00051) to allow wrecking and salvage on 10 acres; generally located south of E 31st and west of S Broadway (225 E. 31st 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.

WITNESS MY HAND on December 16, 2019
Dale Kider, Secretary
WichitaSedgwick County
Metropolitan Area Planning Commission
0004497910

Tony Berg, 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 12/19/2019 to 12/19/2019.

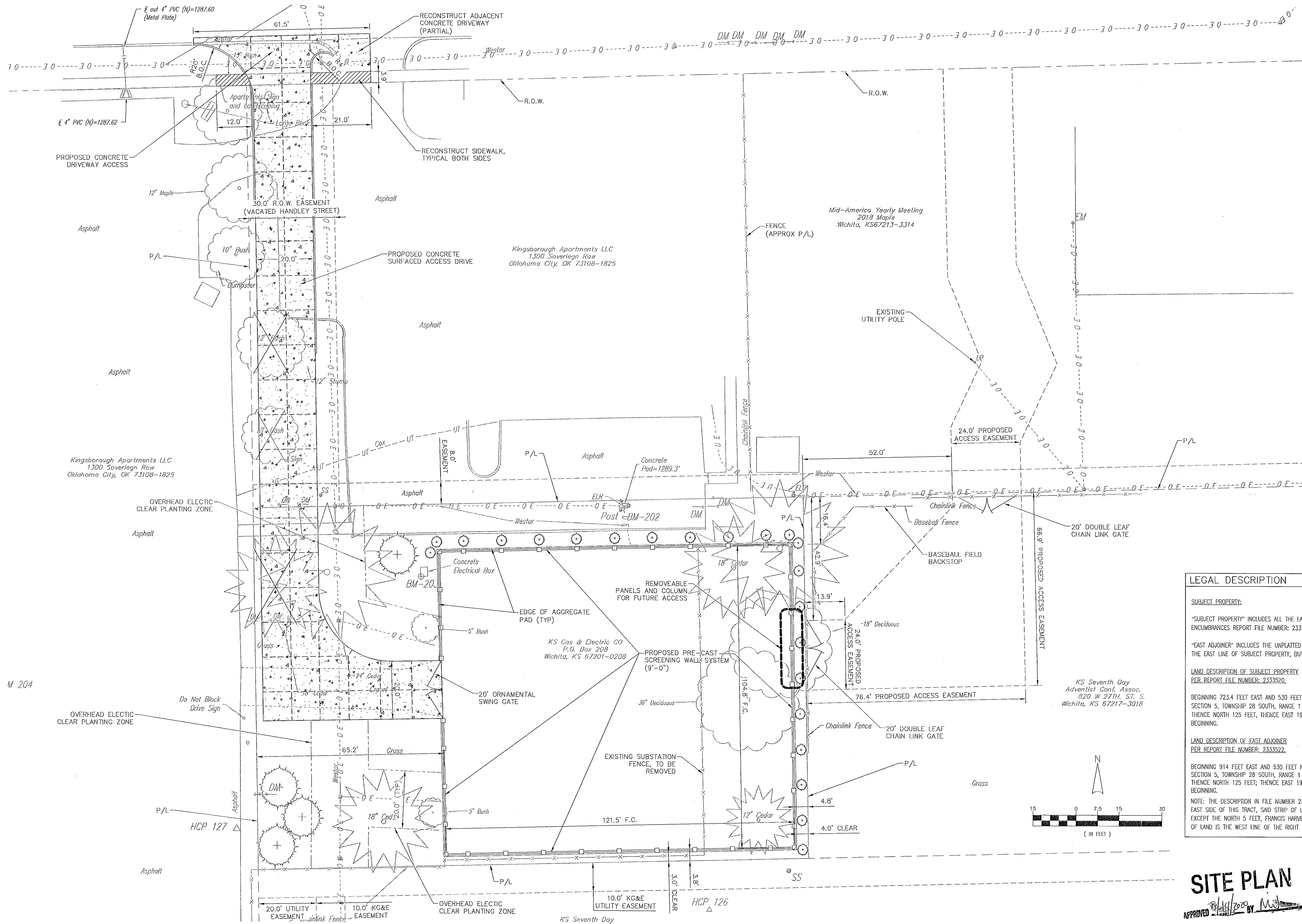
I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

(Signature of Principal Clerk)

DATED: 12/19/2019

Notary Public Sedgwick County, Kansas

JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6/19/2021



LEGEND	
B.O.C.	= BACK OF CURB
F.C.	= FENCE CORNER
R.O.W.	= RIGHT OF WAY
P/L	= PROPERTY LINE
T.C.E.	= TEMPORARY CONSTRUCTION EASEMENT
X	= TREE REMOVAL

LEGAL DESCRIPTION

SUBJECT PROPERTY:

"SUBJECT PROPERTY" INCLUDES ALL THE LAND DESCRIBED BY SECURITY 1ST TITLE, LLC, IN OWNERS AND ENCUMBRANCES REPORT FILE NUMBER: 2333520, WHICH IS AN UNPLATTED TRACT OF LAND.

"EAST ADJOINER" INCLUDES THE UNPLATTED LAND DESCRIBED IN REPORT FILE NUMBER: 2333522, WHICH ABUTS THE EAST LINE OF SUBJECT PROPERTY, BUT IS NOT PART OF SUBJECT PROPERTY.

LAND DESCRIPTION OF SUBJECT PROPERTY
PER REPORT FILE NUMBER: 2333520.

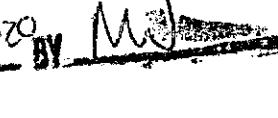
BEGINNING 723.4 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET, THENCE EAST 191.3 FEET, THENCE SOUTH 125 FEET, THENCE WEST 191.3 FEET TO BEGINNING.

LAND DESCRIPTION OF EAST ADJOINER
PER REPORT FILE NUMBER: 2333522.

BEGINNING 914 FEET EAST AND 530 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, THENCE NORTH 125 FEET, THENCE EAST 191.7 FEET, THENCE SOUTH 125 FEET, THENCE WEST TO THE POINT OF BEGINNING.

NOTE: THE DESCRIPTION IN FILE NUMBER 2333522 DOES NOT INCLUDE THE STRIP OF LAND ADJOINING ON THE EAST SIDE OF THIS TRACT, SAID STRIP OF LAND DESCRIBED AS "BLOCK 8 EXCEPT THE SOUTH 490 FEET AND EXCEPT THE NORTH 5 FEET, FRANCIS HARVEY 2ND ADDITION TO WICHITA, KANSAS." THE EAST LINE OF THIS STRIP OF LAND IS THE WEST LINE OF THE RIGHT OF WAY FOR OSAGE STREET.

SITE PLAN

APPROVED  BY 

CON/2019-54



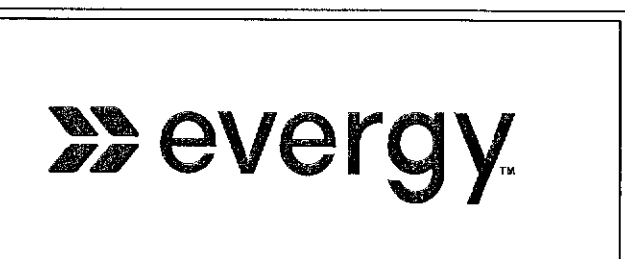
PEC #: 199030-058

400 S KANSAS AVE #200
TOPEKA, KS 66603
785-233-8300
www.pec1.com

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

DRAWN BY	MDL - PEC	DATE	07/2020
DESIGNED BY	CRG - PEC	DATE	07/2020
APPROVED BY	RAK - PEC	DATE	07/2020

SCALE:	AS SHOWN
W.R. NO.	####



TITLE	SENECA SUBSTATION PERMITTING PLAN
DWG. NO.	SK9400_PM01
SHEET NO.	1 OF 1
REV.	0

GROUP: ESUB

CAD FILE NO.: SENECA SITE PLAN.DWG