



Wichita-Sedgwick County Metropolitan Area Planning Department

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

August 12, 2020

RE: CON2020-00014: County Conditional Use for Major Utility in General Industrial (GI), generally located on the east side of South Meridian Avenue and one quarter-mile south of West 87th Street South.

Dear Applicant;

At its regular meeting on July 22, 2020, the Board of County Commission considered the above captioned request. The action of the Board of County Commission was to APPROVE the request subject to the conditions on the attached Resolution.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Williams'.

Matthew Williams
Associate Planner

Copies to: Cities Service Gas Co., 4700 Hwy. 56, Owensboro, KY 42301
MABCD

CONDITIONAL USE RESOLUTION NO. CON2020-00014**Published on:** _____

WHEREAS, Southern Star Central Gas Pipeline (Applicant) 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, on property zoned RR Rural Residential and GI General Industrial legally described as:

The Southwest Quarter of the Northwest Quarter of Section 18, Township 29, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the West 50 feet for road.

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 June 4, 2020, hold a public hearing and consider said application; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sedgwick County, Kansas as follows:

SECTION 1. That after receiving a recommendation from the MAPC, and under authority granted by Section V-D of the Wichita-Sedgwick County Unified Zoning Code, the Board of County Commissioners approves a Conditional Use for Utility, Major, on property zoned RR Rural Residential and GI General Industrial legally described as:

The Southwest Quarter of the Northwest Quarter of Section 18, Township 29, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT the West 50 feet for road.

This Conditional Use is granted subject to the following conditions:

1. Screening shall be provided along the west half of the north property line.
2. The site is to be developed as shown on the Haysville Station Yard Site Plan dated 4/22/2020 by PEC, PA.
3. Any changes to the site or screening plan shall be reviewed and approved by the Director of Planning prior to issuance of any building permits.
4. 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.

SECTION II. That upon the taking effect of this Resolution, the notation of such Conditional Use shall be shown on the "Official Zoning District Map" on file in the office of the Planning Director of the Wichita-Sedgwick County Metropolitan Area Planning Department.

SECTION III. That this Resolution shall take effect and be in force from and after its adoption by the Board of County Commissioners and publication in the official county newspaper.

Commissioners present and voting were:

PETER F. MEITZNER
MICHAEL B. O'DONNELL, II
DAVID T. DENNIS
LACEY D. CRUSE
JAMES M. HOWELL

Aye
Aye
Aye
Aye
Aye

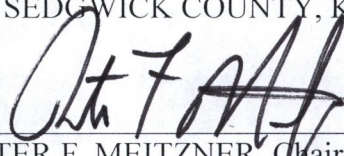
Dated this 22 day of July, 2020.

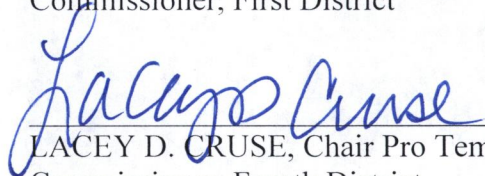
ATTEST:


KELLY B. ARNOLD, County Clerk

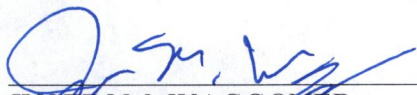


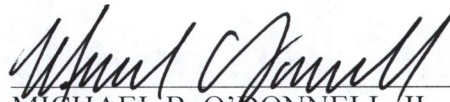
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

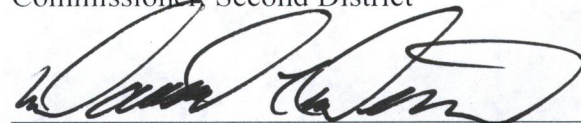

PETER F. MEITZNER, Chairman
Commissioner, First District

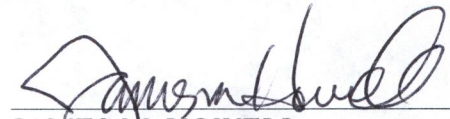

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

APPROVED AS TO FORM:


JUSTIN M. WAGGONER
Assistant County Counselor


MICHAEL B. O'DONNELL, II
Commissioner, Second District


DAVID T. DENNIS
Commissioner, Third District


JAMES M. HOWELL
Commissioner, Fifth District

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Jennifer Perryman, being first duly sworn, deposes and says:

That he/she is Legal Manager of

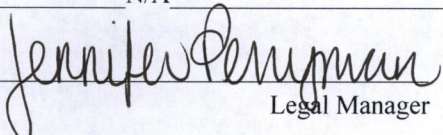
The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

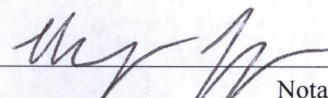
Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

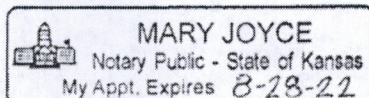
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 5th day of August 2020, with subsequent publications being made on the following dates:

N/A


Legal Manager

Subscribed and sworn to before me this
5th day of August, 2020.


Notary Public



Resolution No. 103-2020

Printer's Fee: \$36.40

Additional copies: \$ _____

Legal Publication

(Published in The Derby Informer on August 5, 2020)

RESOLUTION NO. 103-2020

CONDITIONAL USE RESOLUTION
NO. CON2020-00014

Published on: _____

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tional 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.

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PETER F. MEITZNER	AYE
MICHAEL B. O'DONNELL, II	AYE
DAVID T. DENNIS	AYE
LACEY D. CRUSE	AYE
JAMES M. HOWELL	AYE

Dated this 22nd day of July, 2020.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

PETER F. MEITZNER, Chairman
Commissioner, First District

LACEY D. CRUSE, Chair Pro Tem
Commissioner, Fourth District

MICHAEL B. O'DONNELL, II
Commissioner, Second District

DAVID T. DENNIS
Commissioner, Third District

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Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

JUSTIN M. WAGGONER
Assistant County Counselor

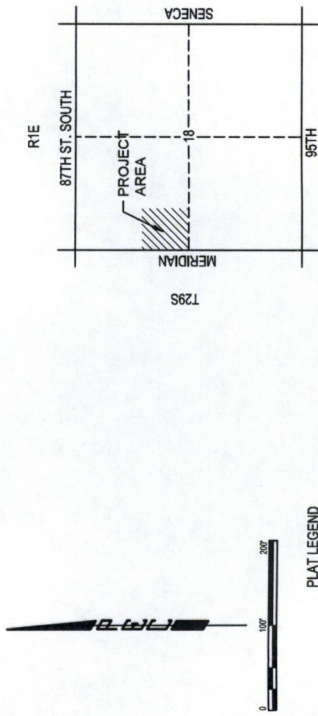
HAYSVILLE STATION YARD

AN ADDITION TO SEDGWICK COUNTY, KANSAS

SITE PLAN

SITE PLAN

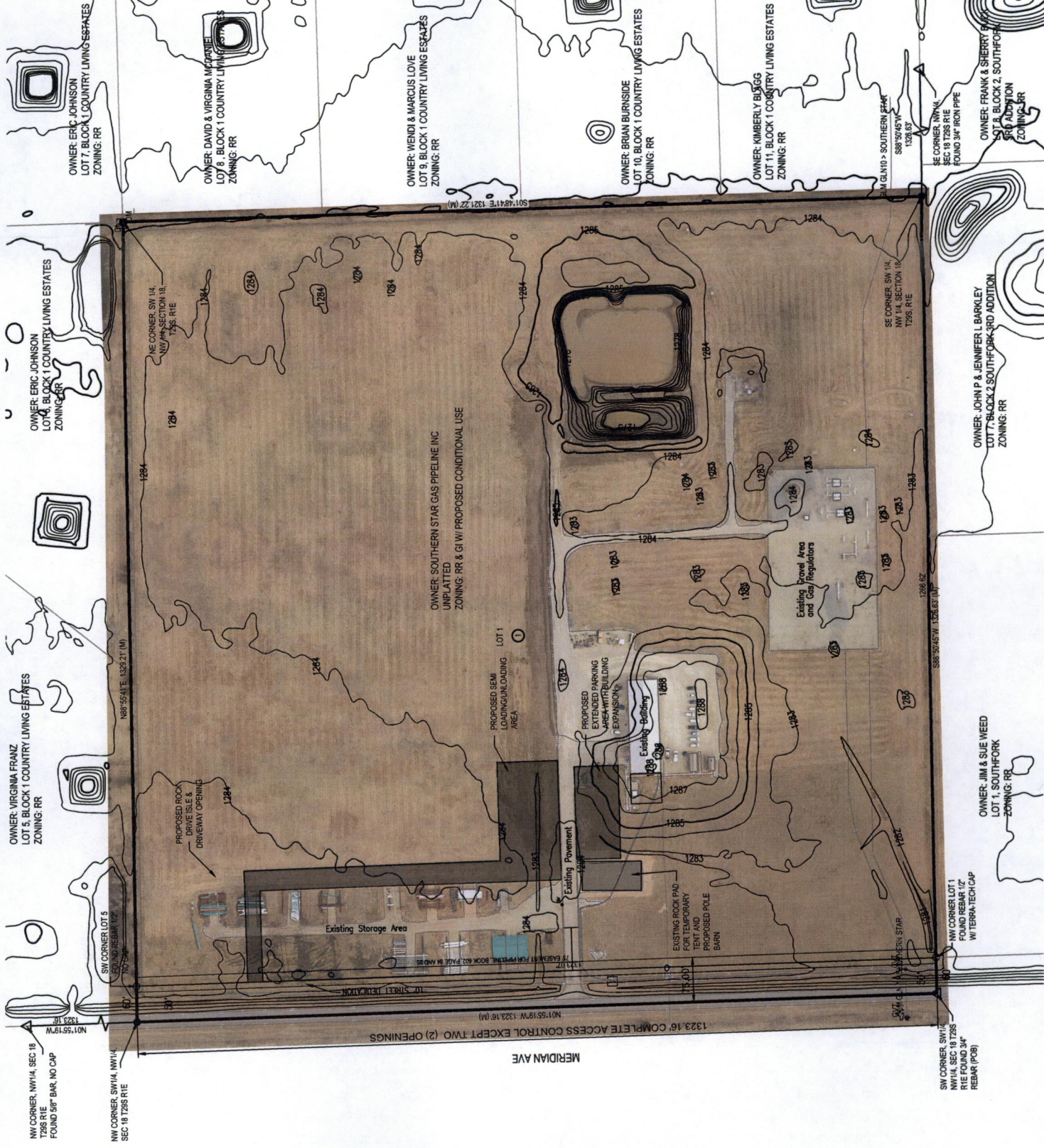
8/12/2020
APPROVED



PLAT LEGEND

- △ FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PEC CAP, CLS85
- (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 BY A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS85) IN THE STATE OF KANSAS, WITH BEARINGS HEREIN BASED ON THE KANSAS COORDINATE SYSTEM, 1983, AND DISTANCES HEREIN MEASURED HORIZONTALLY ON THE GROUND IN U.S. SURVEY FEET, BEING THE TRACT OF LAND AS 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: BEGIN AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18, THENCE BEARING N17°57'41\"/>

BENCH MARK LIST

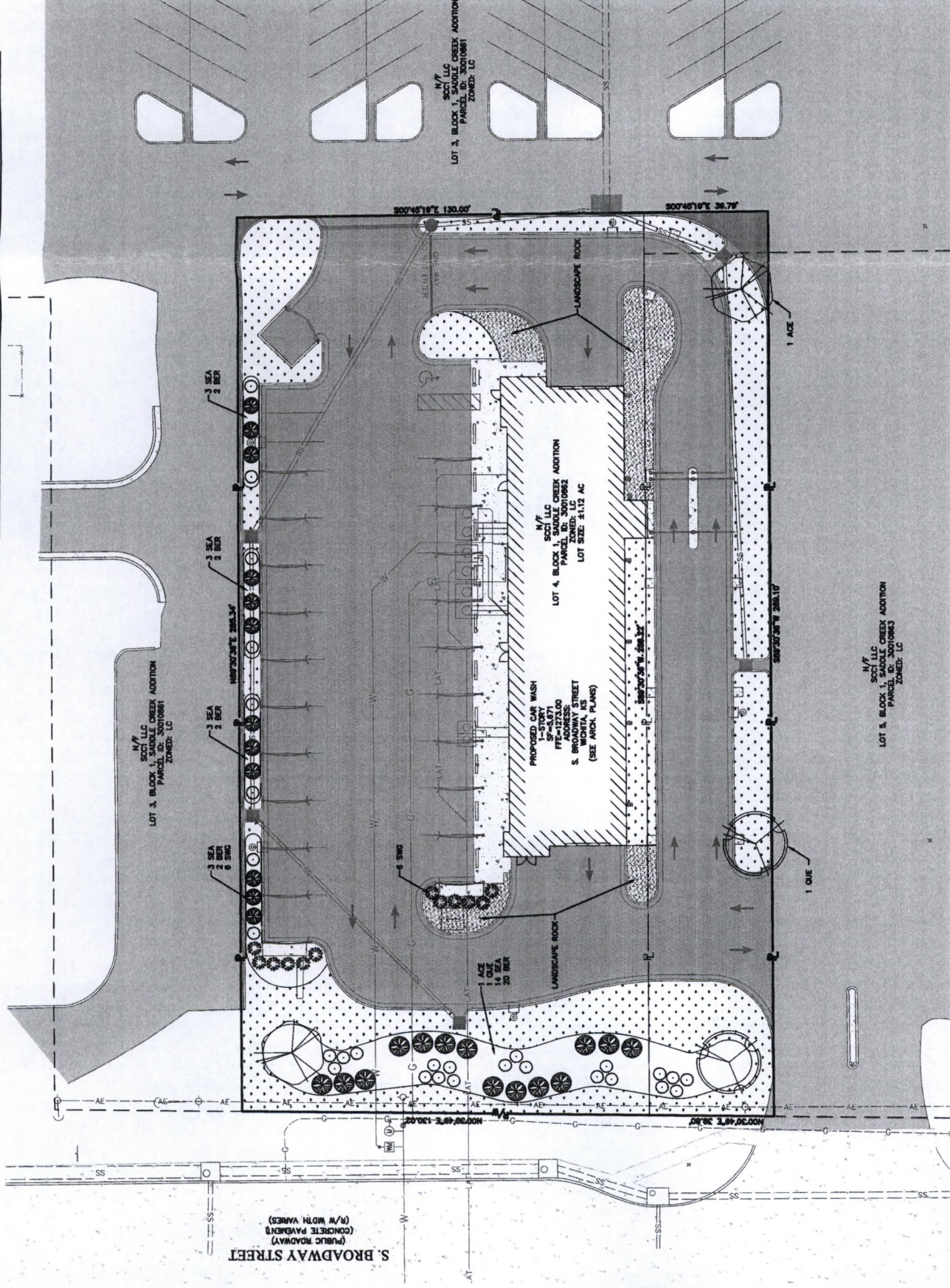
BM-201 - CHISELED SQUARE CUT ON THE TOP OF THE NORTH CURB OF THE INTERSECTION OF THE SOUTHERN STAR GAS FACILITY 171' EAST OF THE CENTERLINE OF MERIDIAN AVE.
ELEV. = 1283.96 (NAVD83)

SITE NOTES

THE PROPOSED IMPROVEMENTS CONSIST OF ONLY THE PROPOSED BUILDING AS DISPLAYED BY THE HATCHING.
ALL OTHER IMPROVEMENTS SHOWN ARE EXISTING.

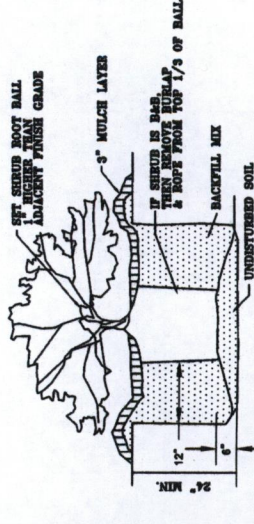


DATE OF PREPARATION: FEBRUARY 28, 2020
DATE OF SURVEY: FEBRUARY 24, 2020
OWNER: SOUTHERN STAR CENTRAL GAS PIPELINE, INC.
4700 HIGHWAY 58, OWENSBORO, KY 42301
AGENT: PROFESSIONAL ENGINEERING CONSULTANTS
303 S. TOPEKA, WICHITA, KS 67202
316-262-2891 www.pec1.com



NOTE: ALL MULCH SHALL BE SINGLE SHRED (COURSE MULCH). DOUBLE SHRED MULCH WILL NOT BE ACCEPTED.	NOTE: LANDSCAPE ROCK SHALL BE 2" TO 3" RIVER ROCK.	NOTE: ALL MULCH SHALL BE BLACK IN COLOR.	NOTE: ALL SOIL TO BE TALL FESCUE.
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PLANT SCHEDULE			
TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
ACE	2	<i>Acacia acaciiformis</i> / Sugar Maple	4"
QUE	2	<i>Quercus rubra</i> / Pin Oak	4"
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
SWG	12	<i>Pentstemon virginicus</i> / Switchgrass	3'-6"
SEA	26	<i>Juniperus x pfitzeriana</i> / Sea Green	#5
BER	28	<i>Berberis thunbergii</i> f. <i>atropurpurea</i> / Rose Glow	#5



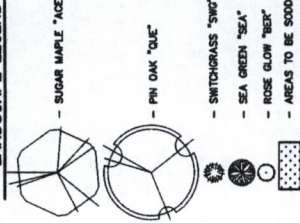
PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SEEDS OR BROKEN/CRUMBING BOOT BALLS WILL BE REJECTED

OWNER: SCC1, LLC 911 S. MERIDIAN WICHITA, KS 67217	DEVELOPER: CLUB CARWASH OPERATING, LLC 1213 OLD HWY 63, STE 101 COLUMBIA, MO 65201
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SHRUB PLANTING

N.T.S.

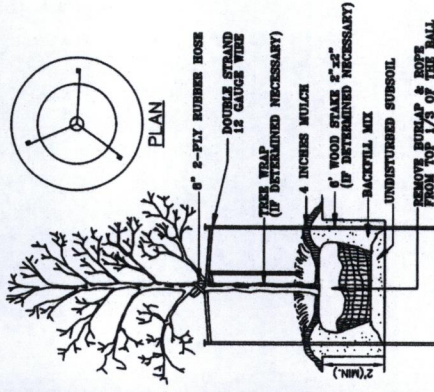
LANDSCAPE LEGEND



SUGAR MAPLE "ACE"
PIN OAK "QUE"
SWITCHGRASS "SWG"
SEA GREEN "SEA"
ROSE GLOW "BER"
REFR. TO BE SODDE

USE MUCH PER PLAN/SPEC'S
TREE PLANTING

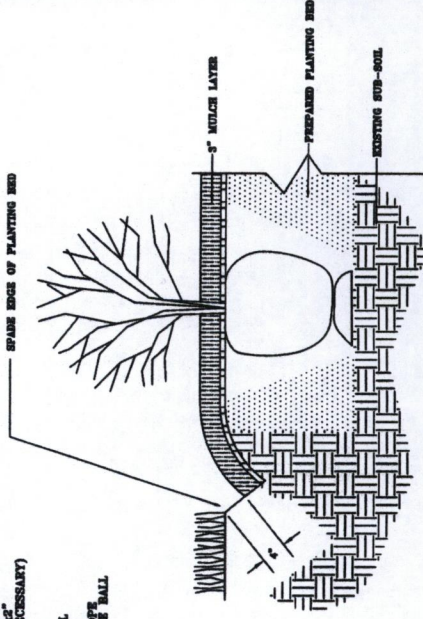
N.T.S.



NOTE: USE MULCH PER PLAN /SPEC'S

SCAPL

9-27-20 1/35



SPADE—CUT EDGE DETAIL

N.T.S.



LANDSCAPE PLAN

[illegible]

SITE IMPROVEMENT PLANS
CLUB CARWASH
WICHITA, KANSAS



Two working days prior to the start of any excavation on this site, contractor shall call 1-800-DC-SAFE for availability location information.



LANDSCAPE INSTALLATION NOTES:

GENERAL:
 -Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

- Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

—Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

PI ANTIC:

- When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by landscape contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.

-All wire baskets and stakes should be removed during planting.

- Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.