



## PLANNING AND ZONING BOARD MEETING AGENDA

**Tuesday, June 27, 2023  
7:00 PM**

*THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)*

### **A. CALL TO ORDER THE PLANNING AND ZONING BOARD**

### **B. PLEDGE OF ALLEGIANCE**

### **C. ROLL CALL**

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Rick Shellenbarger	<input type="checkbox"/> Dalton Wilson
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Scot Phillips	
<input type="checkbox"/> Brian Shelton	<input type="checkbox"/> Steve Conway	

### **D. SET/AMEND AGENDA**

Motion made by (      ). Seconded by (      ). For        Against       

### **E. APPROVAL OF DRAFT MINUTES**

May 23, 2023 DRAFT meeting minutes

Motion made by (      ). Seconded by (      ). For        Against       

### **F. COMMUNICATIONS**

### **G. PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD**

1. Review of SP-2023-01, application of William Arick, pursuant to City Code 17.12, who is petitioning to build a 3,360 sq. ft. commercial building on property currently addressed as 201 S. Meridian Ave., Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME
- Chairperson closes public hearing: TIME

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I        make a motion to (**approve**, **deny**, or **table**) SP-2023-01. Seconded by       . For        Against       

### **H. OLD/UNFINISHED BUSINESS**

### **I. NEW BUSINESS**

1. Review of proposed revision to City's zoning code (see attached staff report)

## J. STAFF REPORTS

## K. ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Rick Shellenbarger	<input type="checkbox"/> Dalton Wilson
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Scot Phillips	
<input type="checkbox"/> Brian Shelton	<input type="checkbox"/> Steve Conway	

## L. ADJOURNMENT OF THE PLANNING AND ZONING BOARD

Motion made by \_\_\_\_\_. Seconded by \_\_\_\_\_. For \_\_\_\_ Against \_\_\_\_

**Note to Planning and Zoning Board Members:** If you are unable to attend this meeting, please contact Ryan Shrack (316-755-7320) prior to the meeting.

*All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at [communitydevelopment@valleycenterks.org](mailto:communitydevelopment@valleycenterks.org) or by phone at (316)755-7320. For additional information on any item on the agenda, please visit [www.valleycenterks.org](http://www.valleycenterks.org) or call (316) 755-7320.*

**BOARD OF ZONING APPEALS MEETING MINUTES**  
**CITY OF VALLEY CENTER, KANSAS**

Tuesday, May 23, 2023, 7:00 P.M.

**CALL TO ORDER:** Vice Chairperson Spranger called the meeting to order at 7:01 P.M. with the following members present: Rick Shellenbarger, Scot Phillips, Steve Conway, and Dalton Wilson.

**Members Absent:** Gary Janzen and Brian Shelton

**City Staff Present:** Brent Clark, Ryan Shrack, and Brittney Ortega

**Audience:** Ron Colbert and Joan Urcavich

**AGENDA:** A motion was made by Vice Chairperson Spranger and seconded by Board Member Shellenbarger to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:** Vice Chairperson Spranger made a motion to approve the March 28, 2023, meeting minutes. The motion was seconded by Board Member Conway. Motion passed unanimously.

**COMMUNICATIONS:**

R. Shrack introduced and welcomed the newest member of the board, Dalton Wilson.

Officer Elections:

Vice Chairperson Spranger nominated Gary Janzen to continue as Chairperson and the nomination was seconded by Board Member Shellenbarger. Vote was unanimous.

Board Member Shellenbarger nominated Paul Spranger to continue as Vice Chairperson and the nomination was seconded by Board Member Wilson. Vote was unanimous.

Vice Chairperson Spranger made a motion for Mr. Shrack to continue as the Secretary and the nomination was seconded by Board Member Shellenbarger. Vote was unanimous.

**PUBLIC HEARINGS BEFORE THE BOARD OF ZONING APPEALS:**

1. Review of V-2023-01, application of Joan Urcavich, pursuant to City Code 17.10.08., who is petitioning for a building size variance of 240 square feet on a proposed accessory garage building to be constructed at 1402 W. 63rd St., Valley Center, KS 67147.

Vice Chairperson Spranger opened the hearing for comments from the public: 7:08 PM

R. Shrack gave a summary of his staff report. Per the zoning code, for lots that are larger than 20,000 square feet, but less than 1 acre the maximum square footage for an accessory building is 960 square feet. Mrs. Urcavich is requesting to build an accessory building that will be 1,200 square feet. Public notices were published in the newspaper and mailed to the surrounding property owners. There have been no responses. The applicant has submitted a letter explaining

what the accessory building will be used for. Once this variance is approved the contractor can pull a building permit and construction can begin.

Vice Chairperson Spranger closed the hearing for comments from the public: 7:10 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Vice Chairperson Spranger made a motion to approve V-2023-01. Motion was seconded by Board Member Shellenbarger. The vote was unanimous.

**OLD OR UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**STAFF REPORTS:** R. Shrack reminded the board that the next meeting will be held on June 27, 2023, at 7:00 PM. He also reported that sometime this summer the board will be reviewing the site plan for the new aquatic and recreation center. Discussion was had regarding training for the board.

**ITEMS BY PLANNING AND ZONING BOARD MEMBERS:**

Gary Janzen-absent

Paul Spranger-none

Brian Shelton- absent

Rick Shellenbarger- Inquired about the flags on Meridian. R. Shrack gave details and dates for the upcoming project and what it includes.

Scot Phillips-none

Steve Conway-none

Dalton Wilson - none

**ADJOURNMENT OF THE BOARD OF ZONING APPEALS MEETING:** At 7:29 P.M., a motion was made by Vice Chairperson Spranger to adjourn and seconded by Board Member Conway. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

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/s/ Ryan Shrack, Secretary

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Gary Janzen, Chairperson



**Date:** June 21, 2023

**To:** City of Valley Center Planning and Zoning Board

**From:** Ryan W. Shrack, *Community Development Director*

**Applicant:** William Arick (SP-2023-01)

**Location of Site Plan:** The proposed 3,360 commercial building will be constructed on the property addressed as 201 S. Meridian Ave., Valley Center, KS 67147. The proposed building will support Mr. Arick's existing business operations, including small engine and vehicular repair and refinishing. The map below shows the lot on which the proposed building will be constructed (outlined in black).



**Existing Zoning:** C-2 (General Business District)

**Size of Parcel:** The property on which the proposed building will be constructed is 1.88 acres in size. The submitted site plan meets all bulk regulations required of the zoning district.

**Purpose of Site Plan Application:**

**17.12.05 Site Plan Requirements:**

*Projects which are subject to review by the Planning and Zoning Board generally are required to meet the following standards:*

- A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*
  - The proposed building will be constructed within the site development area noted on the associated site plans.
- B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*
  - Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map.
- C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*
  - Topography by contour lines is shown on the site plan. Per the City Engineer, a drainage plan/report was not required for this project, but drainage calculations have been provided and noted on the site plan.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
  - The site plan shows the dimensions for the proposed building. Façade renderings can also be found at the end of this staff report. The proposed building will be 3,360 sq. ft. in size once constructed. Two overhead doors and one regular door will be located on the east side of the proposed building, as well as one door and one overhead door on the north side of the addition. Due to this building being located on a dominate community roadway (Meridian Ave.), City staff requested that 25% of each façade that is visible from Meridian Ave. be covered with a masonry or stucco material to enhance the aesthetic appearance of this commercial corridor. As shown on the façade renderings, the east, north, and south facades (visible from Meridian Ave.) will each be covered with 25% brick materials.
- E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*
  - This project will not add any new driveways connecting to public streets. The two existing driveways connecting the property to Meridian Ave. will be utilized by the business once the project is completed. Parking stalls dedicated to this proposed building are shown on the site plan.
- F. *Location, direction, and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*

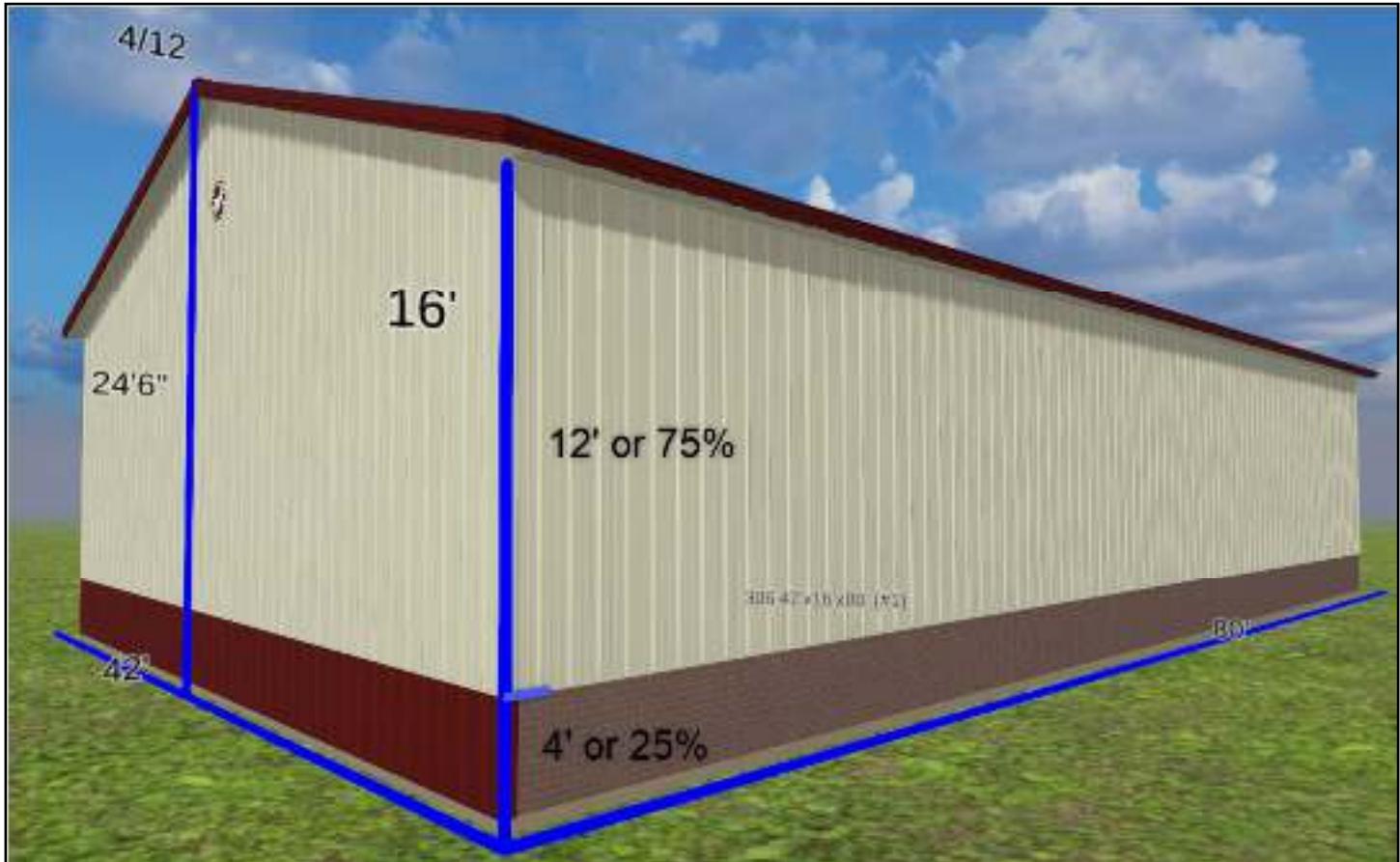
- No exterior lighting is proposed with this project.
- G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.*
- There are no existing or proposed signs associated with this construction project.
- H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*
- The site plan does not show any new/additional disposal containers to be located on site in conjunction with this project. This new building will utilize an existing disposal container on the property.
- I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*
- Vehicular ingress and egress to and from the site will be safe, efficient, and convenient. As noted on the site plan, the business will utilize the existing driveways along Meridian Ave.
- J. *Site plan provides for the safe movement of pedestrians within the site.*
- The proposed development does provide for the safe movement of pedestrians within the site.

**STAFF RECOMMENDATION:** City staff recommends approval of this site plan application.

**Proposed Building Façade Renderings**  
**East and North Facades**



**South and West Facades**





## LEGAL DESCRIPTION

Lots 1-12 Westfall's Subdivision, Valley Center, Sedgwick County, KS

## SITE INFORMATION

Total Area: ±80,142.5 sq. ft. (1.84 acres)  
Disturbed Area: ±7,092.4 sq. ft. (0.16 acres)  
Impervious Area, pre-const: ±68,859.8 sq. ft. (1.58 acres)  
Impervious Area, post-const: ±74,347.4 sq. ft. (1.71 acres)

## BENCHMARKS

Site Benchmark - 1  
"1" chiseled on top of curb 18.5' East of Southeast property Corner lot 10, Westfall's Subdivision, Valley Center, Sedgwick County, KS  
Elevation = 1345.08 (NAVD 88)

Site Benchmark - 2  
"2" chiseled on top of curb 18.5' East of Southeast property Corner lot 10, Westfall's Subdivision, Valley Center, Sedgwick County, KS

## KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.

Kansas One Call 1-800-DIG-SAFE

## UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas).....1-888-482-4950  
Black Hills Energy (Gas).....1-800-303-0357  
Energy (Electric).....383-8650  
Cox Communications (Telecommunication).....262-4270  
AT&T (Telecommunication).....268-2759  
City of Valley Center Water Dept. (Water).....(316) 755-7320  
City of Valley Center Stormwater Mgmt.....(316)-755-7320  
City of Valley Center Wastewater (Sanitary).....(316)-755-7320  
City of Valley Center Street Dept. (Traf. Control).....(316)-755-7320  
Conoco Pipeline Co. (Petroleum).....1-800-231-2551  
Williams Pipeline Co. (Petroleum).....529-6600  
or 1-800-324-9696  
Phillips Pipeline Co. (Petroleum).....1-800-766-8230

## SITE NOTES

- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
- The Contractor shall take all necessary precautions to protect the general public during the construction and demolition process. This may include the use of fences and signage.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Striping and striping shall be installed in accordance with Local City Specifications and Codes. Striping shall be painted markings in conformance with the latest edition of the Standard Specifications for State Road and Bridge Construction by the Kansas Department of Transportation.
- Dimensions shown are to face of curb or edge of pavement unless otherwise noted.

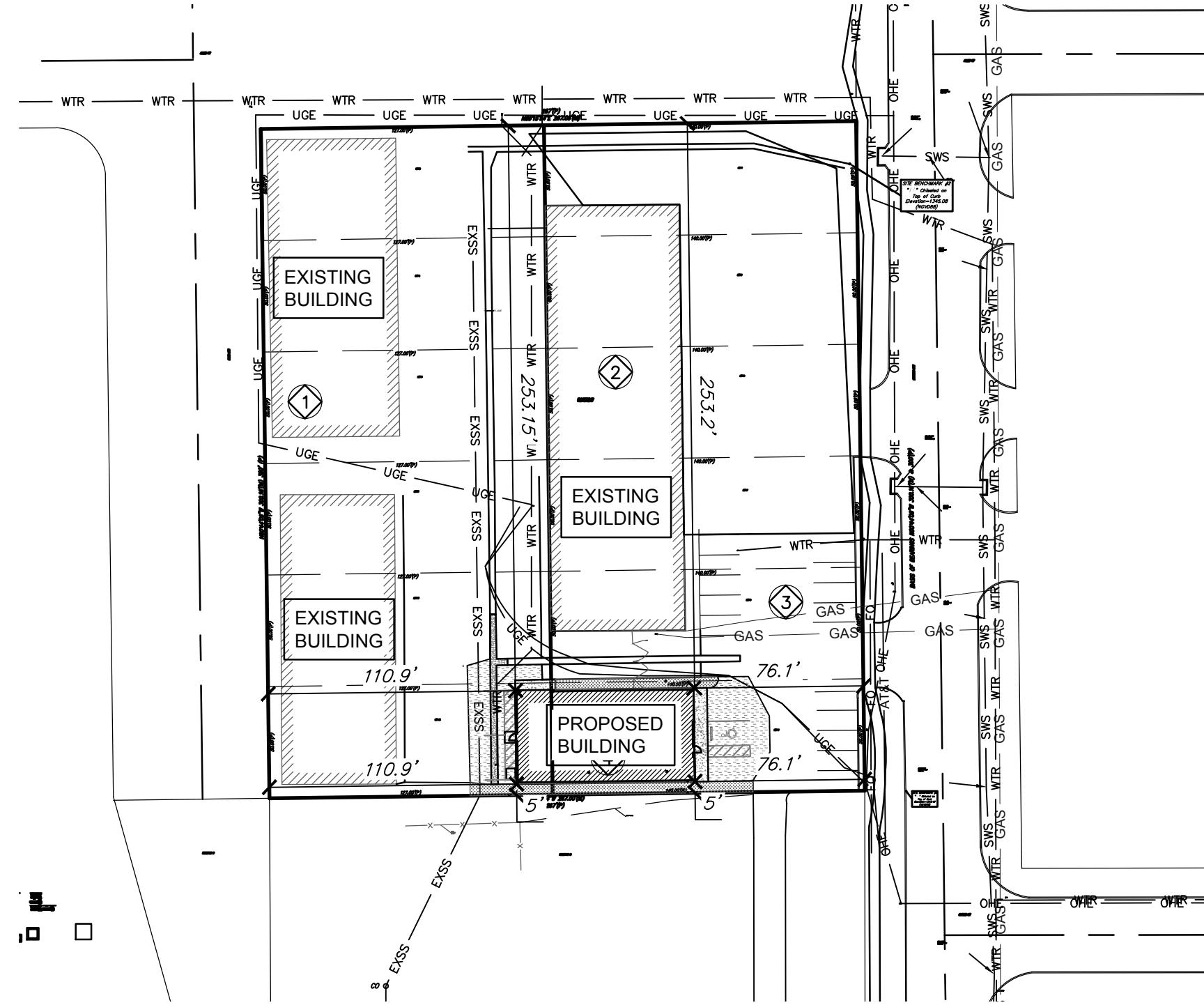
## Parking Counts:

Existing Strip Center (Retail): 1 Stall Required for every 250 SF

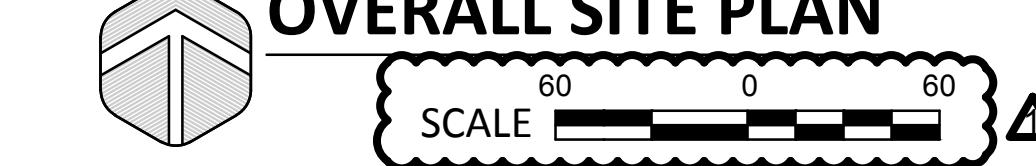
Building Area: 11,500 SF  
Parking Stalls Required: 46  
Parking Stalls Provided: 46 (Including Required ADA Stalls) Existing Stalls  
ADA Stalls Required: 2  
ADA Stalls Provided: 2

Proposed Shop Building: (Manufacturing, production, assembly, disassembly, cleaning, servicing testing or repairing of goods): 1 Stall Required for every 2 Employees.

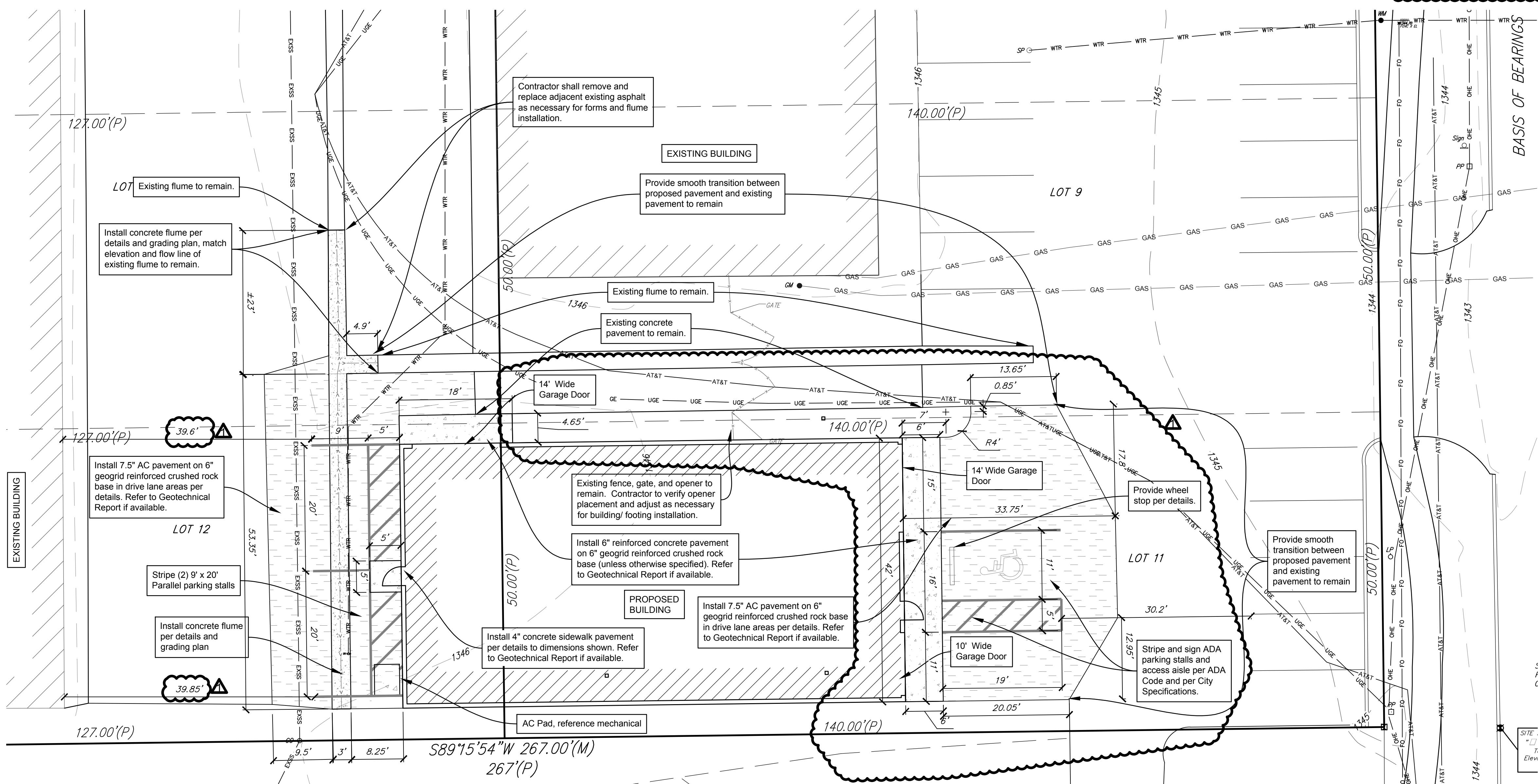
Building Area: 3,320 SF  
Employees: 3  
Parking Stalls Required: 2  
Parking Stalls Provided: 2  
ADA Stalls Required: 1  
ADA Stalls Provided: 1



## OVERALL SITE PLAN



BASIS OF BEARINGS



PROJECT NUMBER: 23-03-E479  
DESIGN: TJVW DRAWN: KMH  
DATE: 05/26/2023

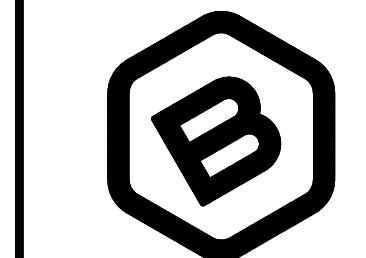
## SITE DIMENSION PLAN

C1.0



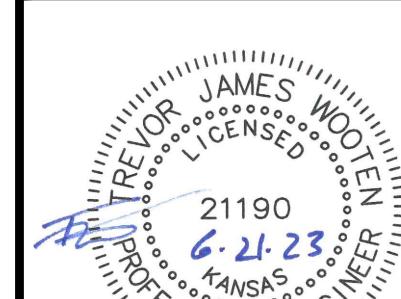
## ARICK RETAIL CENTER & STORAGE

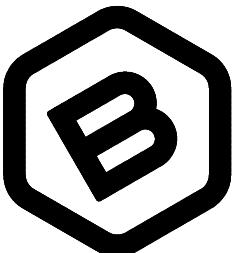
201 S. Meridian Ave.  
Valley Center, KS 67147



BAUGHMAN  
COMPANY

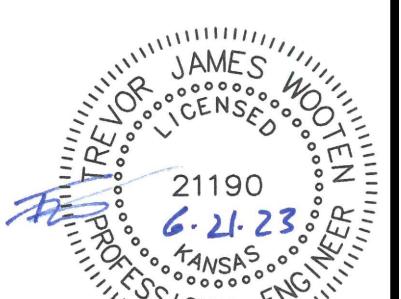
315 Ellis St.  
Wichita, KS 67211  
316-262-7271  
BaughmanCo.com





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COMPANY

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Wichita, KS 67211  
316-262-7271  
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## ARICK RETAIL CENTER & STORAGE

201 S. Meridian Ave.  
Valley Center, KS 67147

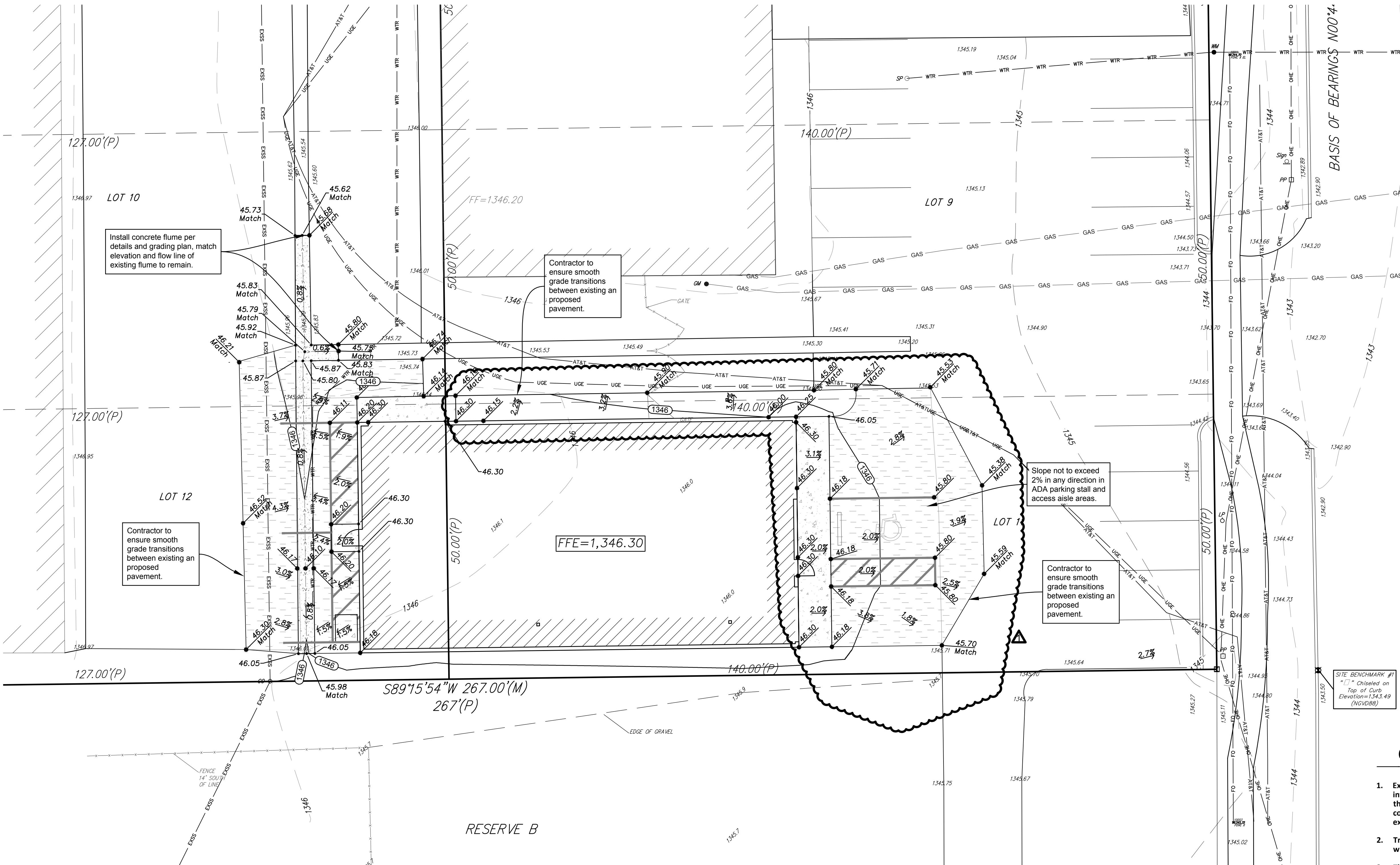
REVISION: City Comments DATE: 06/21/2023

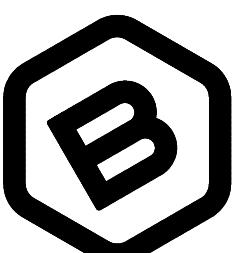
PROJECT NUMBER:  
23-03-E479

DESIGN: TJV DRAWN: KMH  
DATE: 05/26/2023

### SITE GRADING PLAN

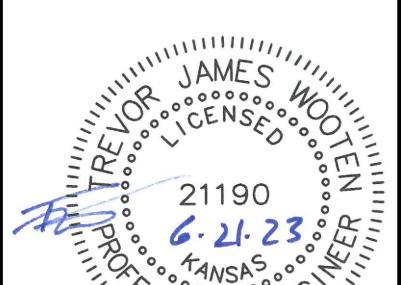
C2.0





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315 Ellis St.  
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## ARICK RETAIL CENTER & STORAGE

201 S. Meridian Ave.  
Valley Center, KS 67147

REVISION: 06/21/2023

DATE: 06/21/2023

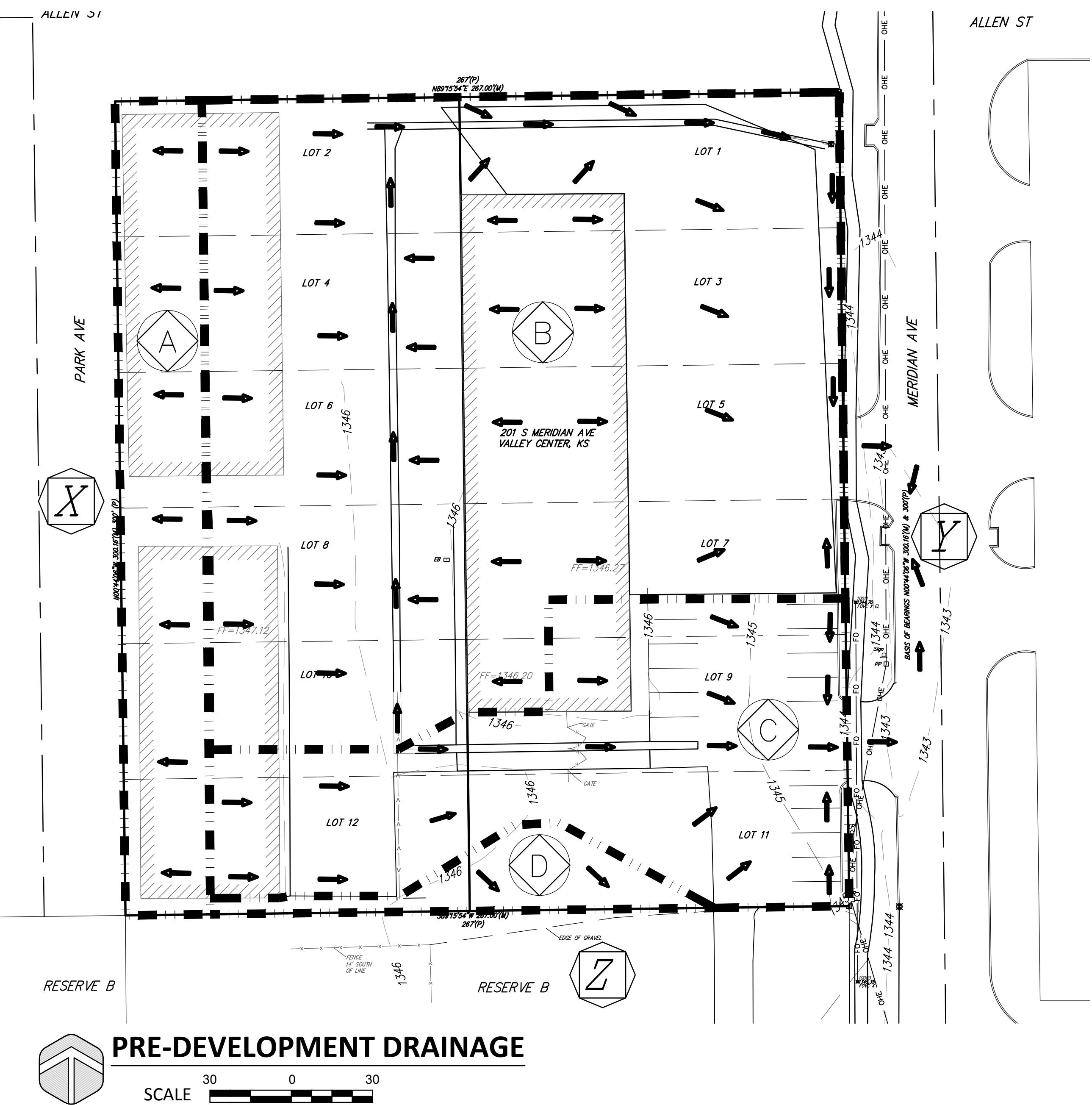


Table 1: Calculation Method & Variables.

Runoff calculated using the Rational Method (15 min. Tc & Intensity values noted in Sedg. Co. Storm Water Manual)

Intensity	$I_2$	$I_5$	$I_{10}$	$I_{100}$
Per Table B2	3.83	4.56	5.22	7.37
Coef. Per Table C1	$C_2$	$C_5$	$C_{10}$	$C_{100}$
D soils <1%	0.28	0.33	0.43	0.63
Impervious (95%)*	0.84	0.85	0.87	0.91

Downtown Area C value was used for impervious because it includes both buildings and pavement

### DETENTION

The increase to impervious area is under one acre. No detention required.

### FEMA

Area with reduced flood risk due to levee (Zone X)

### SWS

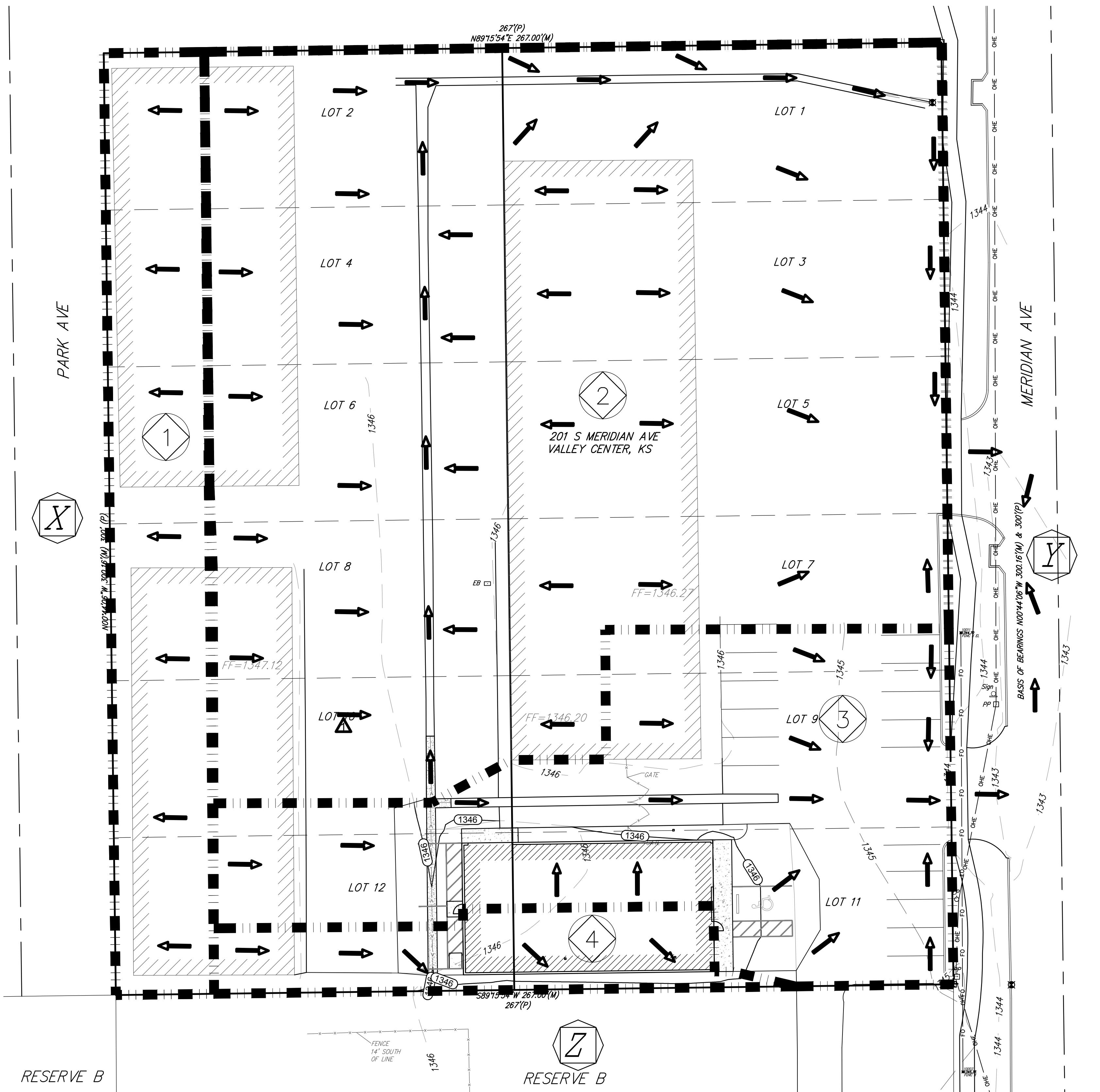
No Storm Sewer.

Table 2: Weighted C Values

Basin	% Perv.	% Imperv.	$C_2$	$C_5$	$C_{10}$	$C_{100}$
1 (Pre Dev.)	0	100	0.84	0.85	0.43	0.91
1 (Post Dev.)	0	100	0.84	0.85	0.87	0.91
2 (Pre Dev.)	0	100	0.84	0.85	0.87	0.91
2 (Post Dev.)	0	100	0.84	0.85	0.87	0.91
3 (Pre Dev.)	23	77	0.7112	0.7304	0.7688	0.8456
3 (Post Dev.)	2	98	0.8288	0.8396	0.8612	0.9044
4 (Pre Dev.)	100	0	0.28	0.33	0.43	0.63
4 (Post Dev.)	26	74	0.6944	0.7148	0.7556	0.8372

Table 3: Calculated Peak Runoff

Region	Area	$Q_2 =$ cfs	$Q_5 =$ cfs	$Q_{10} =$ cfs	$Q_{100} =$ cfs
Ex. A	9,510	0.70	0.85	0.99	1.46
Ex. B	49,895	3.69	4.44	5.20	7.68
Ex. C	17,985	1.12	1.38	1.66	2.57
Ex. D	2,650	0.07	0.09	0.14	0.28
X (Pre-Dev.)	9,510	0.70	0.85	0.99	1.46
Y (Pre-Dev.)	67,880	4.81	5.81	6.86	10.26
Z (Pre-Dev.)	2,650	0.07	0.09	0.14	0.28
1	9,510	0.70	0.85	0.99	1.46
2	49,895	3.69	4.44	5.20	7.68
3	16,825	1.23	1.48	1.74	2.57
4	3,810	0.23	0.29	0.34	0.54
Post X	9,510	0.70	0.85	0.99	1.46
Post Y	66,720	4.91	5.92	6.94	10.26
Post Z	3,810	0.23	0.29	0.34	0.54



WEST DISCHARGE POINT (S PARK R.O.W.)	
EXISTING	DEVELOPED
Area = 0.16 acres	Area = 0.93 acres
$Q_2 = 0.076$ cfs	$Q_2 = 0.76$ cfs
$Q_5 = 0.85$ cfs	$Q_5 = 5.81$ cfs
$Q_{10} = 0.99$ cfs	$Q_{10} = 6.86$ cfs
$Q_{100} = 1.46$ cfs	$Q_{100} = 10.26$ cfs

EAST DISCHARGE POINT (Curb Inlet)	
EXISTING	DEVELOPED
Area = 0.43 acres	Area = 0.14 acres
$Q_2 = 4.87$ cfs	$Q_2 = 0.23$ cfs
$Q_5 = 5.81$ cfs	$Q_5 = 0.29$ cfs
$Q_{10} = 6.86$ cfs	$Q_{10} = 0.34$ cfs
$Q_{100} = 10.26$ cfs	$Q_{100} = 0.54$ cfs

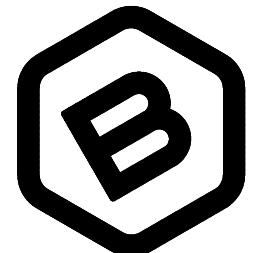
SOUTH DISCHARGE POINT (RESERVE)	
EXISTING	DEVELOPED
Area = 0.91 acres	Area = 0.43 acres
$Q_2 = 0.07$ cfs	$Q_2 = 0.23$ cfs
$Q_5 = 0.85$ cfs	$Q_5 = 0.29$ cfs
$Q_{10} = 0.99$ cfs	$Q_{10} = 0.34$ cfs
$Q_{100} = 1.46$ cfs	$Q_{100} = 0.54$ cfs

LEGEND	
	Proposed SWS
	Drainage Basin Boundary
	Proposed Flow Direction
	Proposed Drainage Basin

PROJECT NUMBER: 23-03-E479  
DESIGN: TJVW DRAWN: KMH  
DATE: 05/26/2023

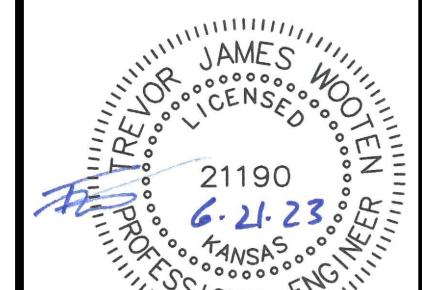
## SITE GRADING PLAN

**C2.1**



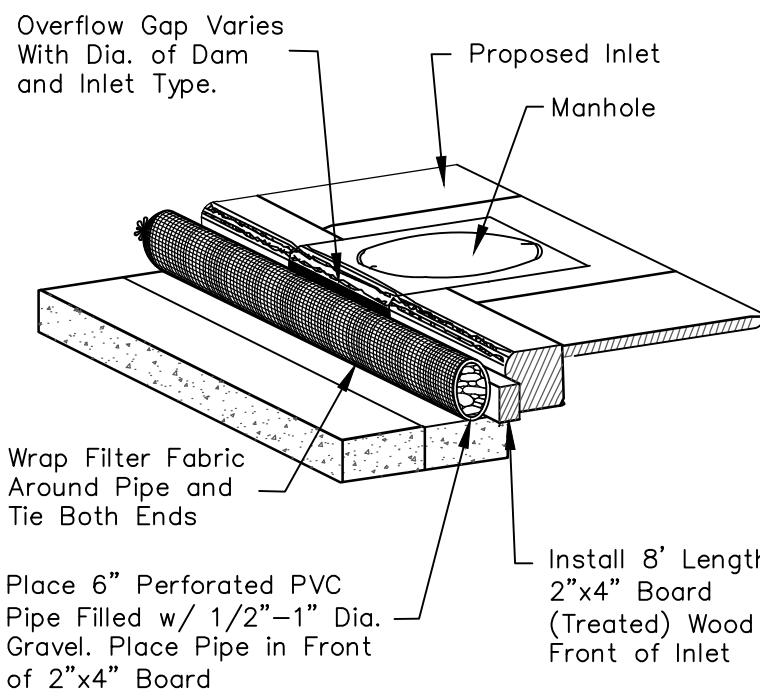
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COMPANY

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Wichita, KS 67211  
BaughmanCo.com

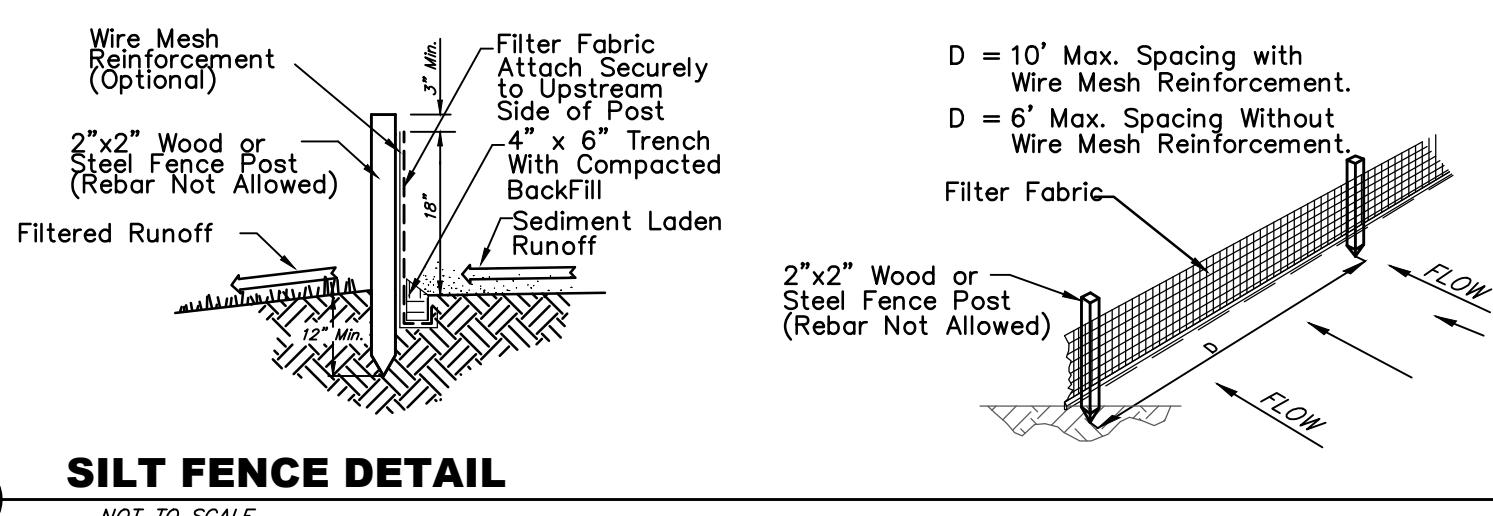


## EROSION CONTROL NOTES

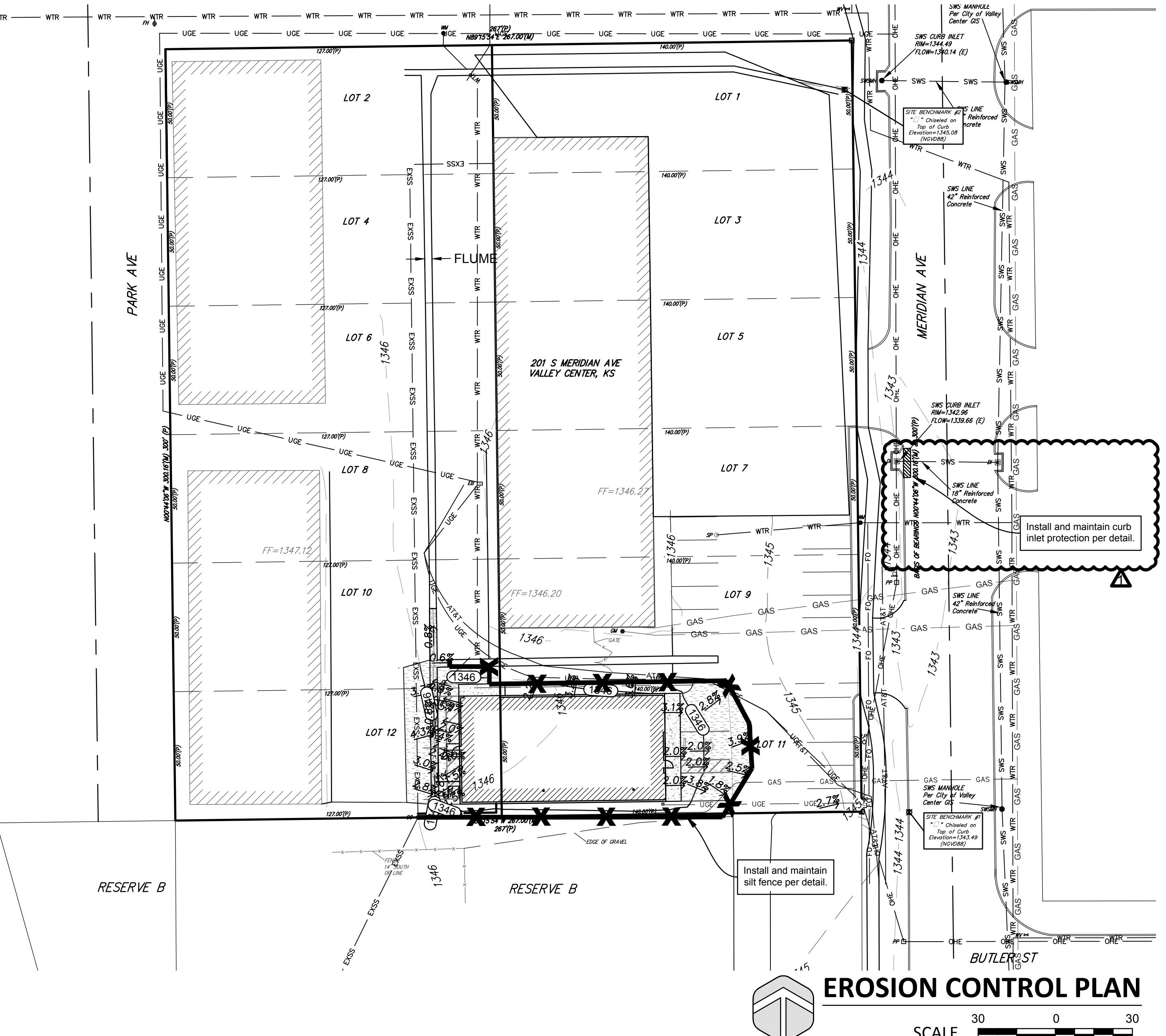
- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this plan and per City and State specifications (see #11).
- All exposed areas shall be seeded as specified within 14 days of final grading. Seed is to include straw mulch, crimped in place per industry standards.
- Should construction stop for longer than 14 days, the site shall be seeded as specified.
- Maintain erosion control measures after each rain and at least once a week.
- This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
- Contractor shall comply with all state and local ordinances that apply.
- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
- Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
- If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
- See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
- This Erosion Control Plan should be in job trailer and/or on site at all times. The Contractor is responsible for any needed changes, updates or maintenance to BMP's on site. This plan may change and updates need to be recorded and documented on the plan. This plan is a flexible plan, due to changing site conditions and weather. Please inform Landscape Architect and/or Engineer of changes to plan.
- ANY substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
- If site disturbance is over 1 acre, an NPDES Permit Application has been submitted for this property and a copy of this application must be kept at the job site for the duration of the construction process.



### 3 TYPE 1 INLET PROTECTION



### 2 SILT FENCE DETAIL



## LEGAL DESCRIPTION

Lots 1-12 Westfall's Subdivision, Valley Center, Sedgwick County, KS

## SITE INFORMATION

Total Area: ±80,142.5 sq. ft. (1.84 acres)  
Disturbed Area: ±7,092.4 sq. ft. (0.16 acres)  
Impervious Area, pre-const: ±68,859 sq. ft. (1.58 acres)  
Impervious Area, post-const: ±74,347.4 sq. ft. (1.71 acres)

## BENCHMARKS

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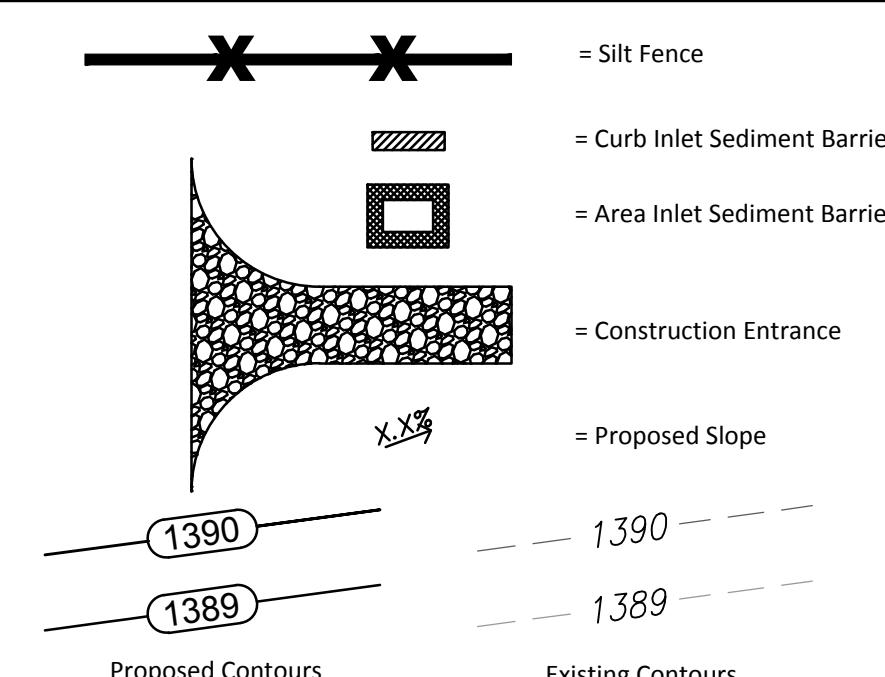
Kansas One Call 1-800-DIG-SAFE

## UTILITY CONTACTS

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Black Hills Energy (Gas).....	1-800-303-0357
Energy (Electric).....	383-8650
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AT&T (Telecommunication).....	268-2759
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## EROSION CONTROL LEGEND



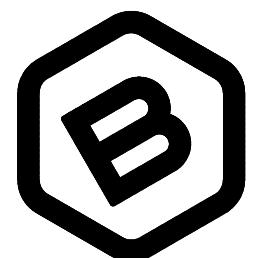
## ARICK RETAIL CENTER & STORAGE

201 S. Meridian Ave.  
Valley Center, KS 67147

PROJECT NUMBER:  
23-03-E479  
DESIGN: TJVW DRAWN: KMH  
DATE: 05/26/2023

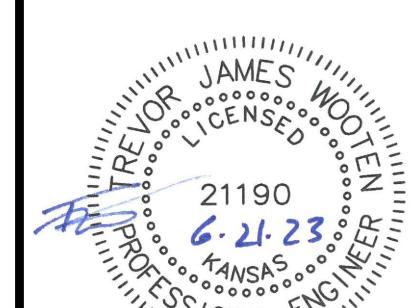
## EROSION CONTROL PLAN

**C3.0**



BAUGHMAN  
COMPANY

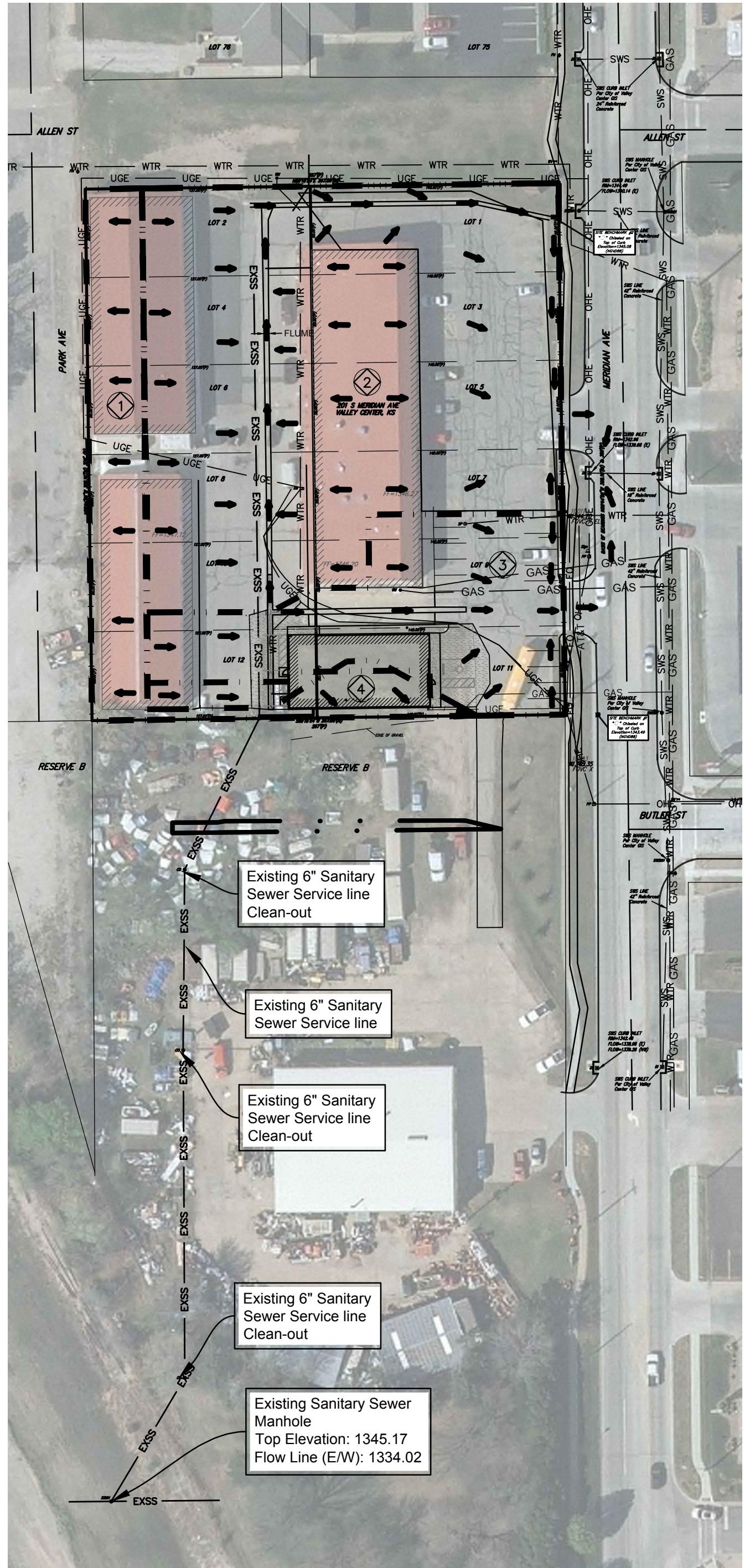
315 Ellis St.  
Wichita, KS 67211  
BaughmanCo.com



## ARICK RETAIL CENTER & STORAGE

201 S. Meridian Ave.  
Valley Center, KS 67147

REVISION: 06/21/2023 DATE: 06/21/2023



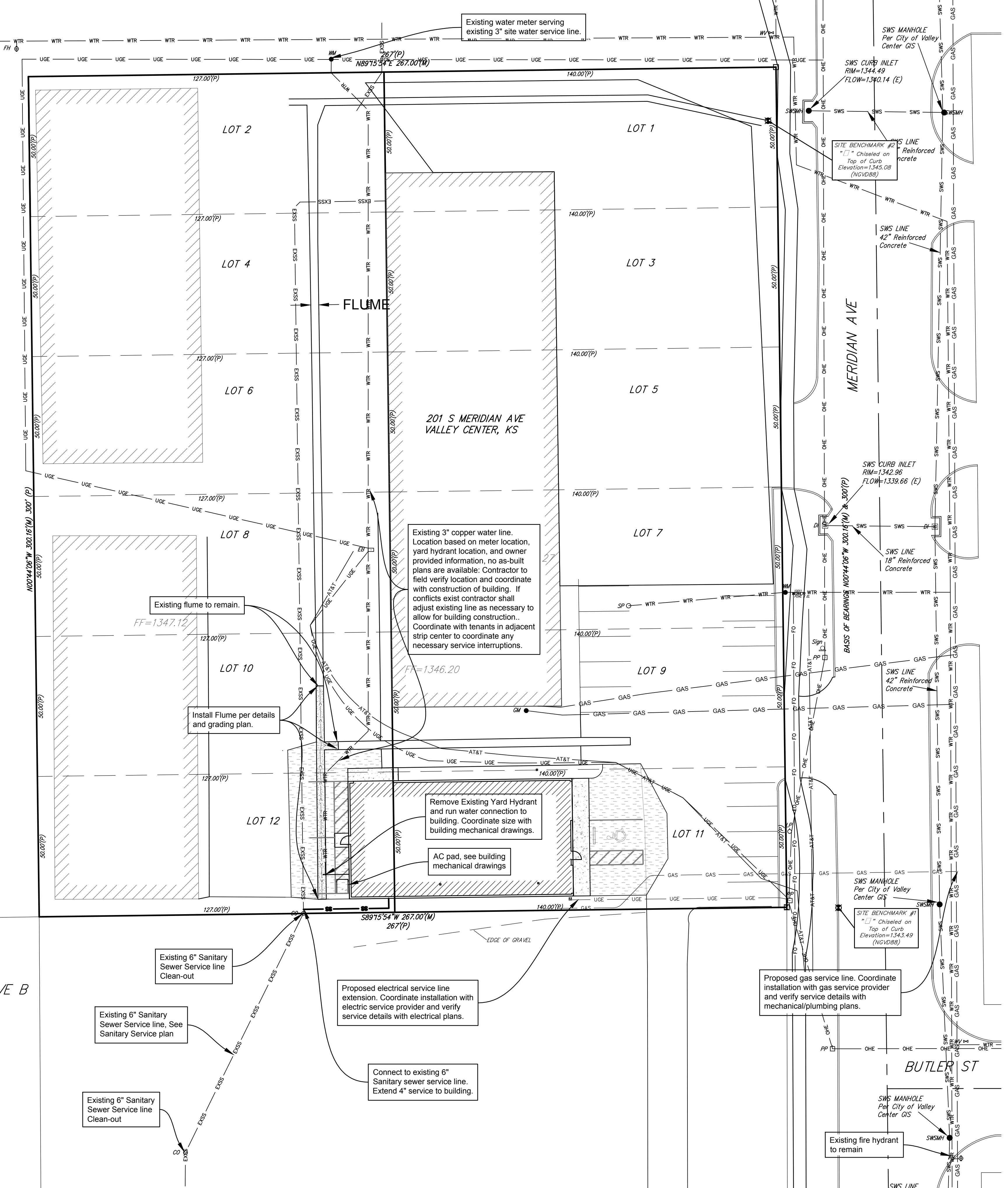
**EXISTING SEWER LINE PLAN**



SCALE 60 0 60

### LEGEND

Existing Utilities	UGE	UGE	UGE	UGE	Electric Underground
	OHE	OHE	OHE	OHE	Electric Overhead
	WTR	WTR	WTR	WTR	Water Line
	GAS	GAS	GAS	GAS	Gas Line
	Pipeline	Pipeline	Pipeline	Pipeline	Petroleum Pipeline
	SWS	SWS	SWS	SWS	Storm Water Sewer Pipe
	EXSS	EXSS	EXSS	EXSS	Sanitary Sewer Line
	AT&T	AT&T	AT&T	AT&T	Telecommunication (AT&T)
	CoxTV	CoxTV	CoxTV	CoxTV	Telecommunication (Cox)
Proposed Utilities	UGE	UGE	UGE	UGE	Electric Underground
	WTR	WTR	WTR	WTR	Water Line
	GAS	GAS	GAS	GAS	Gas Service Line
	RD	RD	RD	RD	Storm Sewer Roof Drain
	Fire	Fire	Fire	Fire	Fire Sprinkler Line
	SWS	SWS	SWS	SWS	Storm Water Sewer
	TELE	TELE	TELE	TELE	Telecom/Data Conduit



### LEGAL DESCRIPTION

Lots 1-12 Westfall's Subdivision, Valley Center, Sedgwick County, KS

### SITE INFORMATION

Total Area:	±80,142.5 sq. ft. (1.84 acres)
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Phillips Pipeline Co. (Petroleum)	or 1-800-324-9696 1-800-766-8230

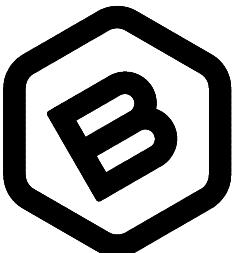
### UTILITY NOTES

1. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
2. Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
3. The Contractor shall verify all utility locations prior to construction of this project.
4. Refer to Landscape Plan for treatment of disturbed areas.
5. The Contractor shall receive written approval from adjacent landowners prior to proceeding with any construction work on landowner's property.
6. Gas service tie-ins to new meters shall be per service provider standards. Tie-ins are to be above ground at the meter.
7. Utility service connections are to be installed per applicable Local City Codes.
8. Contractor shall be responsible for coordination and cost of all utility service connections, permits, relocations, abandonments, and removals.
9. Contractor perform water taps and install meters. Meters shall be purchased from the City of Valley Center.

PROJECT NUMBER: 23-03-E479  
DESIGN: TJVW DRAWN: KMH  
DATE: 05/26/2023

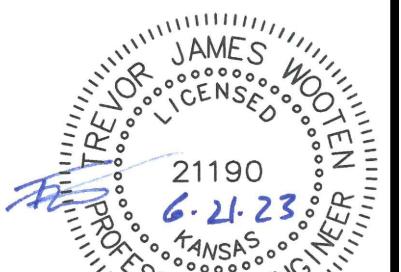
### SITE UTILITY PLAN

C4.0



BAUGHMAN  
COMPANY

315 Ellis St.  
Wichita, KS 67211  
316-262-7271  
BaughmanCo.com



## ARICK RETAIL CENTER & STORAGE

201 S. Meridian Ave.  
Valley Center, KS 67147

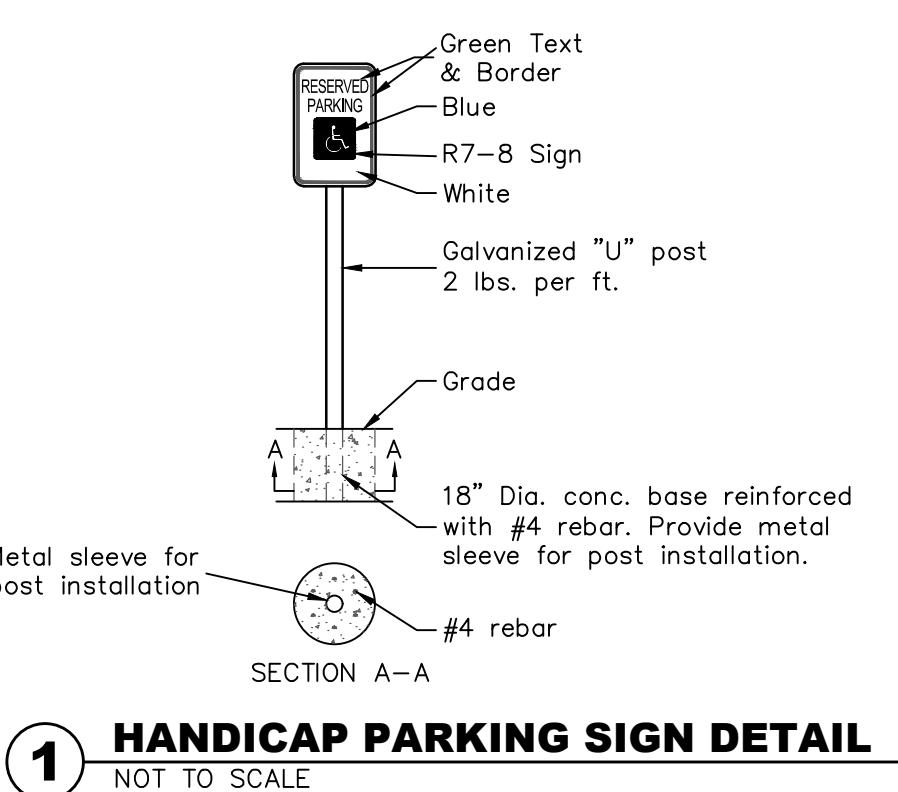
REVISION: DATE:  
City Comments 06/21/2023

PROJECT NUMBER:  
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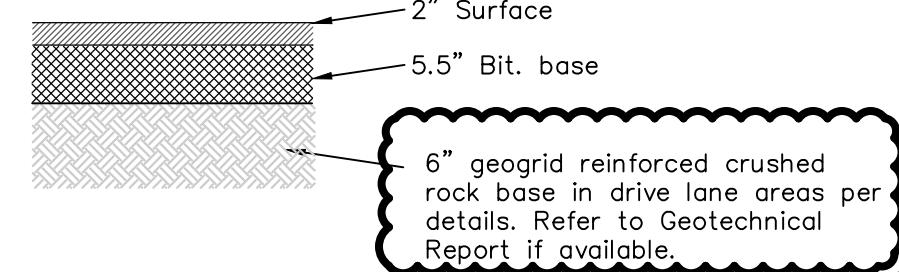
DESIGN: TJVW DRAWN: KMH  
DATE: 05/26/2023

SITE  
DETAILS

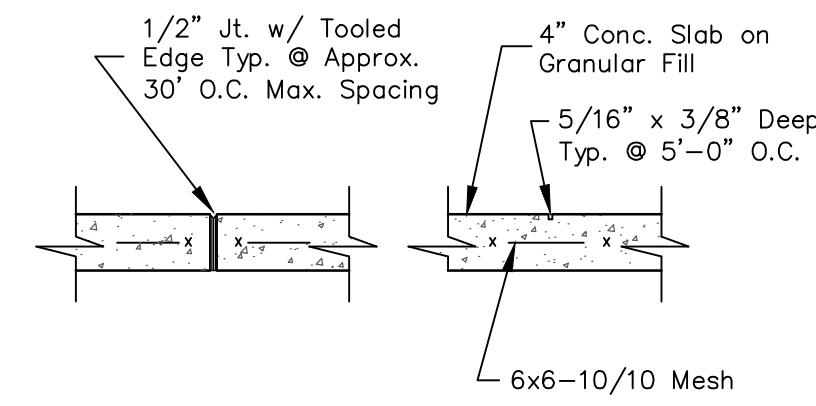
C5.0



**1** HANDICAP PARKING SIGN DETAIL  
NOT TO SCALE

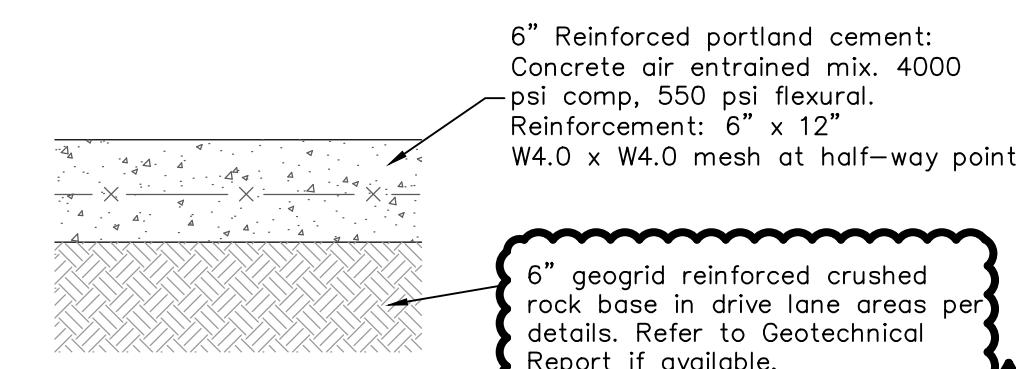


**2** 7.5" ASPHALT PAVEMENT (BASE BID)  
NOT TO SCALE

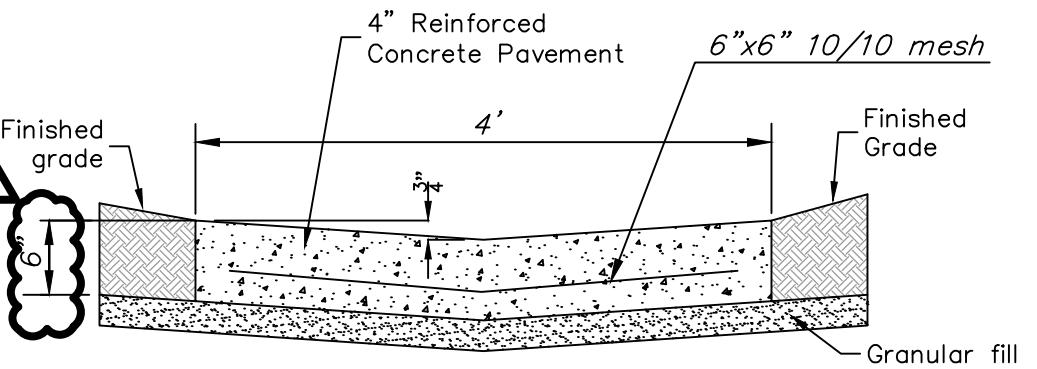


**3** SIDEWALK JOINTS  
NOT TO SCALE

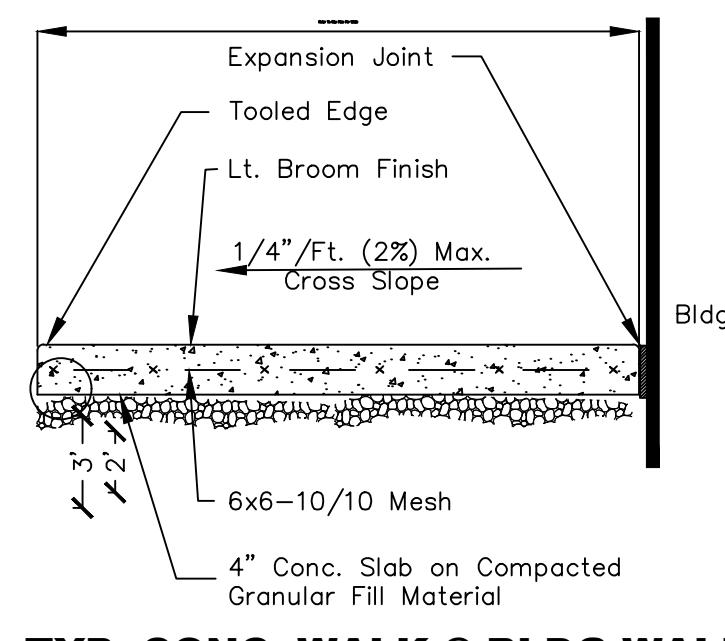
Note: 6" concrete to be installed as part of base bid in areas shown on the plan. For Bid Alternate, 6" concrete will be installed for all vehicular pavement, in lieu of 5.5" and 7.5" Asphalt pavement.



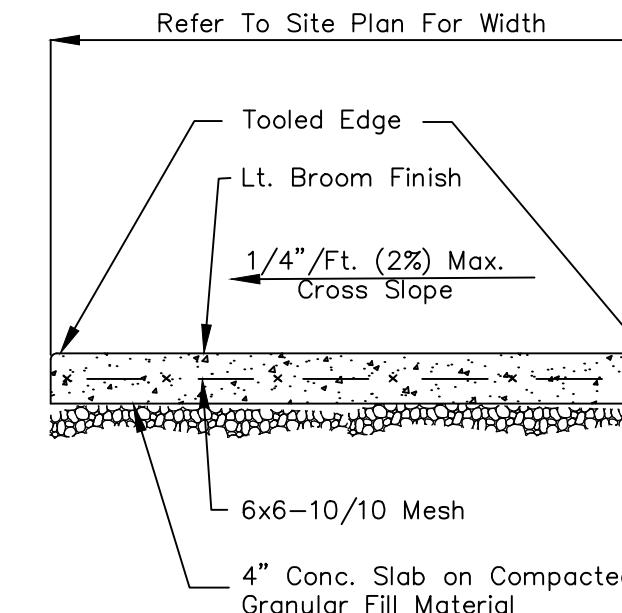
**4** 6" CONCRETE PAVEMENT  
NOT TO SCALE



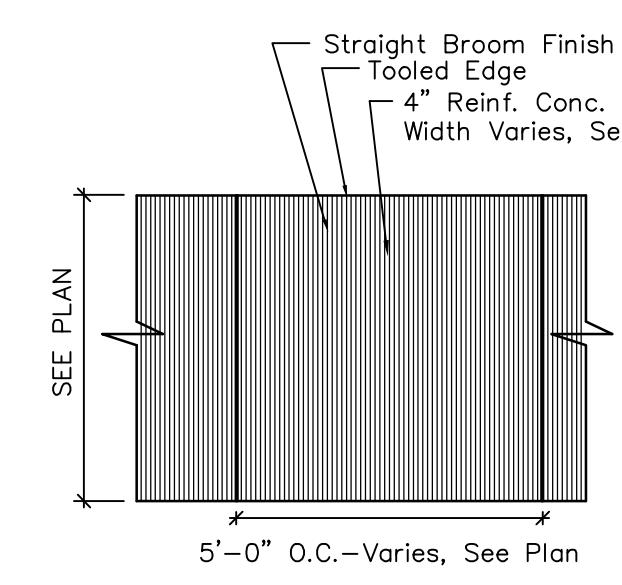
**5** FLAT CONCRETE FLUME  
NOT TO SCALE



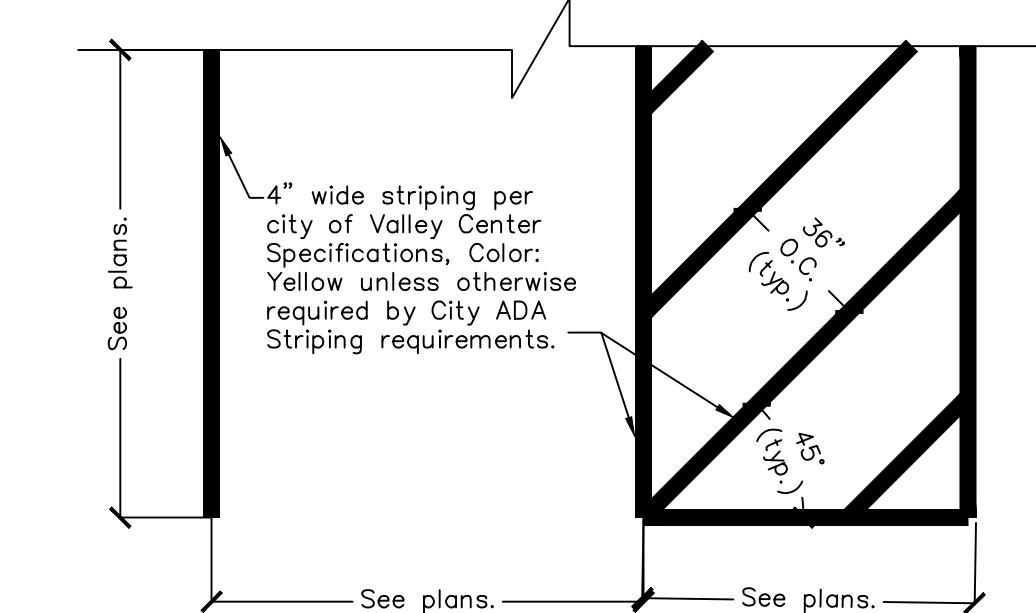
**6** TYP. CONC. WALK @ BLDG WALL.  
NOT TO SCALE



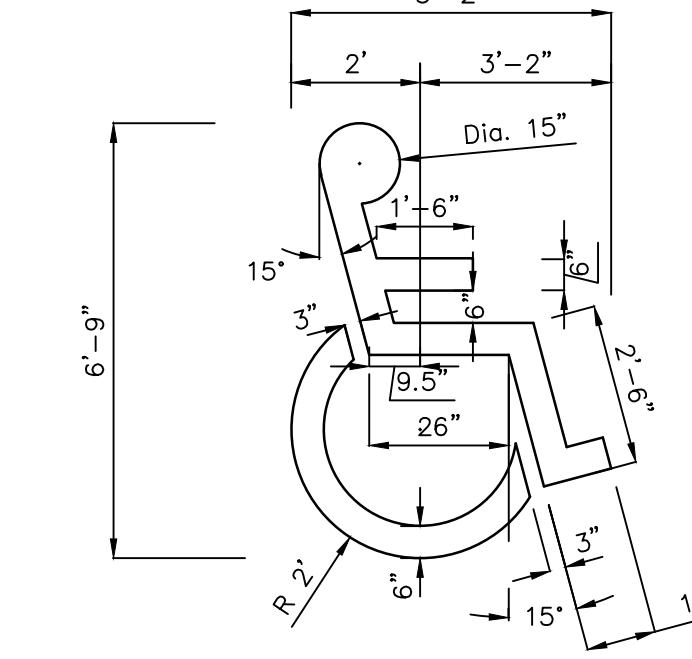
**7** TYP. CONC. WALK SECTION  
NOT TO SCALE



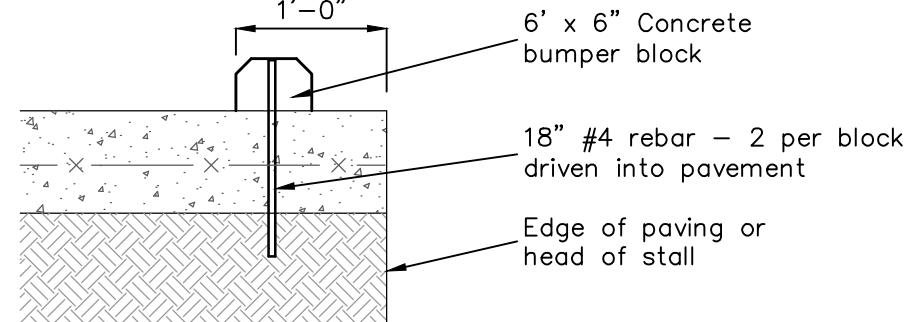
**8** TYP. PATTERN IN WALK  
NOT TO SCALE



**9** PAVEMENT STRIPING  
NOT TO SCALE



**10** HANDICAP PAV. MARKING DETAIL  
NOT TO SCALE



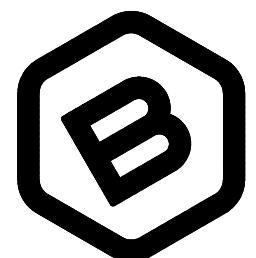
**11** TYP. CONCRETE WHEELSTOP  
NOT TO SCALE

## SITE DETAILS

NOT TO SCALE

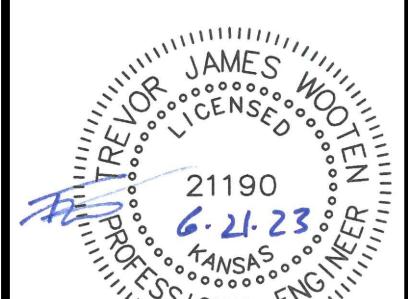
SITE  
DETAILS

C5.0



BAUGHMAN  
COMPANY

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## ARICK RETAIL CENTER & STORAGE

201 S. Meridian Ave.  
Valley Center, KS 67147

REVISION: 06/21/2023 DATE: 06/21/2023

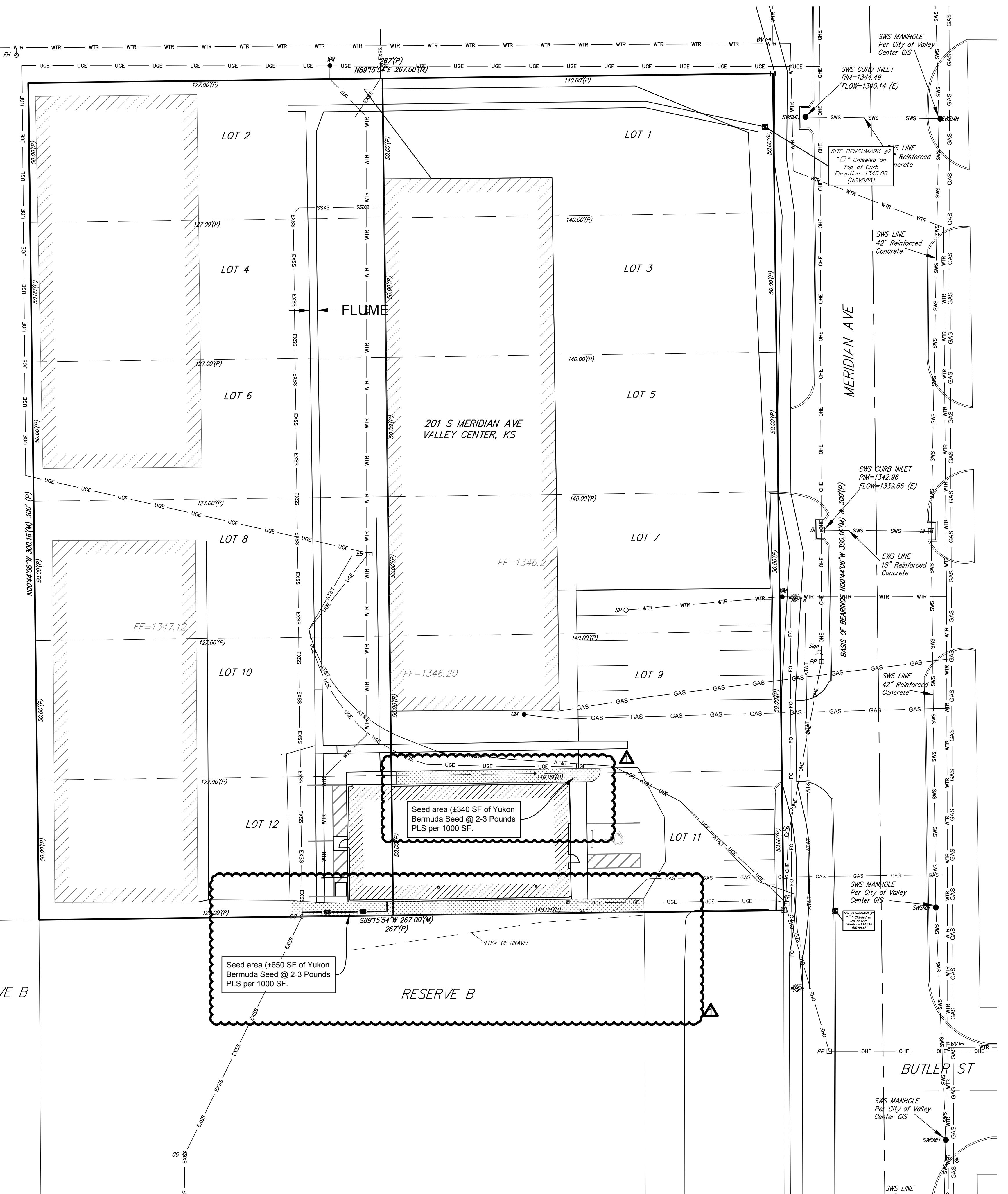
PROJECT NUMBER: 23-03-E479  
DESIGN: TJV DRAWN: KMH DATE: 05/26/2023

## SITE LANDSCAPE PLAN

L1.0

## LANDSCAPE NOTES

- All landscape work shall be done in accordance with industry standards.
- All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.
- General Contractor to supply and place at a depth of 4", all topsoil on site within the limits of construction.
- Topsoil hauled onto site shall be fertile, friable, natural loam topsoil, of uniform quality characteristic of representative local soils which produce heavy growth of crops, grass, or other vegetation. It shall be free of trash, or other matter toxic to plant growth.
- Topsoil shall be delivered in an unfrozen and non-muddy condition and shall be subject to approval by the Landscape Architect.
- Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.
- Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.
- The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.
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- The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.
- The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.
- Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.
- Landscape to be watered manually.



SITE UTILITY PLAN  
SCALE 20 0 20

## LEGAL DESCRIPTION

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## SITE INFORMATION

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PIPELINE	Petroleum Pipeline
SWS	Storm Water Sewer Pipe
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## SITE LANDSCAPE PLAN

L1.0



**To:** City of Valley Center Planning and Zoning Board

**From:** Ryan W. Shrack, *Community Development Director*

**Date:** June 22, 2023

**Re:** Fence Code Amendment Memo

---

Recently, it was brought to City staff's attention that the City of Valley Center does not have official regulations regarding the design of fences, specifically on which side of a wooden fence the associated posts, rails, and bracings should be located. Commonly referred to as a "Good Neighbor Fence," this type of fence is designed so that the finished side of the fence faces outwards and the posts/bracings/rails are on the inside of the fence. Two alternatives to this are to either incorporate the posts into the fence design itself or create what is called a shadow box style fence. A proposed ordinance revising the existing fence code within the City's zoning code can be found attached to this memo.

In preparing for said revisions, I researched what other communities in the greater Sedgwick County area require in terms of the location of fence posts/bracings/rails. All the communities listed below, with special exceptions for Maize, Park City, and Wichita (noted below the chart), require some form of permitting prior to work commencing on the installation of new fences. The following chart shows whether or not other communities have a "Good Neighbor Fence" requirement as part of their adopted fence code:

<b>"Good Neighbor Fence" Requirement in Adopted Code</b>		
<b>Community</b>	<b>Yes</b>	<b>No</b>
Andover		X
Bel Aire	X	
Derby	X	
Goddard		X
Haysville	X	
Kechi		X
Maize*		X
Park City^		X
Valley Center		X
Wichita*		X

\*Fence permit not required unless a proposed fence will be built taller than six feet/eight feet in Wichita.

^Fence permit only required for front yard fences.

While under half of the communities in the surrounding area have an adopted requirement that fence posts/bracings/rails be placed on the inside of the fence and the finished fence pickets face outward, City staff recommend approving the attached ordinance to further promote aesthetically attractive fences in our community. Part of the Community Development Department's mission is to "promote an attractive community" and adopting the aforementioned fence design standards support this goal. If this board votes to recommend approval of this revision, the first reading of the proposed ordinance will take place at the July 11, 2023 City Council meeting.

## Proposed Ordinance

### ORDINANCE NO. 13\_\_-23

#### **AN ORDINANCE OF THE CITY OF VALLEY CENTER, KANSAS, AMENDING THE PROVISIONS OF THE VALLEY CENTER CITY CODE BOOK CHAPTER 17.03.30.C., AND ALL CONFLICTING ORDINANCES, AND ESTABLISHING A NEW SUBSECTION 17.03.30.C.8. ENTITLED “FENCE DESIGN STANDARD.”**

**NOW THEREFORE, BE IT ORDAINED**, by the Governing Body of Valley Center, Kansas:

**Section 1.** The following section of code, hereby designated as 17.03.30.C.8. and reviewed by the City's Planning and Zoning Board, will be added to the City of Valley Center, Kansas' official zoning regulations:

17.03.30.C.8. Fence Design Standard: All fences built shall be designed so that all posts, rails, and bracings for wood fences shall be constructed with the aforementioned components thereof located on either the interior of the fence (i.e., the “finished” side of wood fences shall be facing outward), incorporated into the fence boards to create a smooth finished pattern, or with the pickets/boards installed on both the interior and exterior of the fence in an alternating pattern commonly known as a shadow box fence.

**Section 2.** This Ordinance shall take effect and be in force from and after its passage, approval, and publication once in the official city newspaper.

**PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this 18<sup>th</sup> day of July, 2023.**

First Reading:	July 11, 2023
Second Reading:	July 18, 2023

---

Louis Cicirello, Mayor

{SEAL}

ATTEST:

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Kristi Carrithers, City Clerk