



**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS  
MEETING AGENDA**

**Tuesday, April 22, 2025  
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)*

**1) CALL TO ORDER THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS**

**2) PLEDGE OF ALLEGIANCE**

**3) ROLL CALL**

___ Gary Janzen	___ Steve Conway	___ Dalton Wilson
___ Paul Spranger	___ Rick Shellenbarger	
___ Amy Bradley	___ Scot Phillips	

**4) SET/AMEND AGENDA**

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

**5) APPROVAL OF DRAFT MINUTES**

March 25<sup>th</sup>, 2025 DRAFT meeting minutes

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

**6) COMMUNICATIONS**

**7) PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS**

1. Review of MAPC CON2025-00057: Conditional Use request in the County for an Accessory Apartment on property zoned RR Rural Residential District, generally located on the east side of Ross Avenue and 460 feet south of West 89th Street North (8912 Ross Avenue).

- 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 Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) CON2025-00057. Seconded by \_\_\_\_\_. For \_\_\_ Against \_\_\_

2. Review of RZ-2025-02, application of I2 Investments LLC, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned R-1B, which is the City's designation for a single-family district, to R-2, which is the City's designation for a two-family district. The property is currently addressed at 328 N Birch 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 Board of Zoning Appeals, I \_\_\_\_\_ make a motion to (**approve**, **deny**, or **table**) RZ-2025-02. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

3. Review of RZ-2025-04, application of City of Valley Center, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned C-2, which is the City's designation for a general business district, to R-3, which is the City's designations for multi-family residential district. The property is currently un-addressed, located Northeast of the new REC Center at the future intersection of Emporia Ave and Northwind Dr, 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**) RZ-2025-04. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

4. Review of SD-2025-02, application of KE Miller Engineering, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for land currently un-addressed, located Northwest of the intersection of High Point Rd and East Point Rd in 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**) SD-2025-02. Seconded by\_\_\_\_\_. For\_\_\_ Against\_\_\_

5. Review of SP-2025-05, application of Alloy Architecture, pursuant to City Code 17.12, who is petitioning to add 31,000 sq ft of structures to the Valley Center High School Site, the property is currently addressed as 9600 N Meridian, 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-2025-05. Seconded by \_\_\_\_\_. For \_\_\_\_ Against \_\_\_\_

**8) OLD/UNFINISHED BUSINESS**

**9) NEW BUSINESS**

**10) STAFF REPORTS**

**11) ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:**

____ Gary Janzen	____ Steve Conway	____ Dalton Wilson
____ Paul Spranger	____ Rick Shellenbarger	
____ Amy Bradley	____ Scot Phillips	

**12) ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA**

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

**Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Kyle Fiedler (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.*

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

Tuesday, March 25, 2025      7:00 P.M.

**CALL TO ORDER:** Vice Chair, Paul Spranger, called the meeting to order at 7:00 P.M. with the following board members present: Amy Bradley, Rick Shellenbarger, Scot Phillips, and Dalton Wilson.

**Members Absent:** Gary Janzen, Steve Conway

**City Staff Present:** Kyle Fiedler

**Audience:** Jet Truman, Bill Fox, Mike Miller, Nancy Craven, Jason Chastain, James Craven, Ashley Siedhoff and Ruthane Siedhoff.

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

**APPROVAL OF DRAFT MINUTES:** Spranger made a motion to approve February 25, 2025, meeting minutes. The motion was seconded by Wilson. Motion passed unanimously.

**COMMUNICATIONS:** none

**PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:**

1. Review of V-2025-02, application of Jason Chastain, pursuant to City Code 17.10.08, who is petitioning for a variance to have a 1,500 square-foot accessory structure where zoning code allows for 720 square feet. The property is addressed as 625 W 3<sup>rd</sup>, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:05 PM

Fiedler gave a summary of his staff report. The applicant is wanting to build a 1,500 square foot garage at the south end of his property. There are other accessory structures in the area that are over the 720 square foot max allowed by zoning regulation, so this structure would not be abnormal. No contact was made in favor or against this variance prior to the meeting. Notice was published in the Ark Valley News and notices were mailed to neighboring properties within 200 feet. City Staff are recommending approval of this variance.

Spranger closed the hearing for comments from the public: 7:06 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Shellenbarger made a motion to approve the variance for V-2025-02. Motion was seconded by Phillips. The vote was unanimous. Motion passed.



2. Review of SD-2025-01, application of KWH Investments, LLC, pursuant to City Code 16.04, who is petitioning for approval of a final plat for land located southeast of the intersection of Interurban Dr. and W 93rd St N. in Sedgwick County, KS.

Spranger opened the hearing for comments from the public: 7:11 PM

Fiedler gave a summary of his staff report, noting there were minor changes from the preliminary plat, which included a benchmark description and access easements requested by Sedgwick County. Notification was published in the Ark Valley News and notices were mailed to neighboring properties within 200 feet in the City and 1,000 feet in the County. One comment was received, wishing the lots were bigger, a minimum of 5 acres. City staff are recommending approval of this final plat.

Bill Fox, agent for the applicant was present for questions, but had no further comments.

Spranger closed the hearing for comments from the public: 7:12 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Wilson made a motion to approve SD-2025-01. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

3. Review of RZ-2025-03, application of Michael & Tammy, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned R-1B, which is the City's designation for a single-family residential district, to R-4, which is the City's designation for a high-density multi-family residential district. The property is currently addressed at 135 N Ash, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:20 PM

Fiedler reviewed his staff report. The property owner plans to demolish the existing structure and would like to build two duplex buildings. They are requesting R-4 to be able to build the structures closer together and to have shorter setbacks to accommodate two structure on the lot. Notice of the hearing was published in the Ark Valley News and mailed to property owners within 200 feet of the property. Staff received two calls and one letter regarding this zoning change, one was in favor, one was not in favor of two-story buildings as they didn't think the older part of Valley Center should have more two-story houses. The last person was concerned about drainage and thought they applicant was going to build more than two duplexes because of how the legal description reads as five lots.

Mike Miller, applicant addressed the Board and shared their plans for 2-store duplexes that are 3 bedroom with a single-car garage facing Ash Ave to try to alleviate any issues that could have arisen backing up to the four-plex on the north side of 1<sup>st</sup>.

City staff are recommending approval of this rezone.

Spranger closed the hearing for comments from the public: 7:22 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Bradley made a motion to approve RZ-2025-03. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

4. Review of SP-2025-04, application of Andrew Sharon, pursuant to City Code 17.12, who is petitioning to add a drive-through window/lane at property currently addressed as 128 S Meridian, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:28 PM

Fiedler reviewed his staff report. The property owner is applying for the addition of a drive-through window at this property, changing the flow of traffic through the site and parking. Their plan includes new pavement and parking, the drives do not have shared access on record with Sedgwick County, it was recommended that they consider getting agreements in place with the neighboring properties but not required. Notice of this plan was published in the Ark Valley News and neighboring properties within 200 feet were mailed notification. 2 calls were received, just asking questions.

Ashley Siedhoff, agent for the applicant addressed the lighting on the north side of the building that it would be pointed down to light the menu and to be able to see customers in the early morning. She also responded to questions about signage from the Board, as there is no plan for ground signage, however to help with movement in the site, they plan to mark the pavement with arrows.

Jet Truman asked if this would affect the parking for Red Carpet Trophy. Staff felt that Red Carpet Trophy has enough space for parking at their building and for vehicles to turn around to leave their parking lot.

City staff are recommending approval of this site plan.

Spranger closed the hearing for comments from the public: 7:33 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Wilson made a motion to approve SP-2025-04. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

**OLD/UNFINISHED BUSINESS:** none

**NEW BUSINESS:** none

**STAFF REPORTS:** There are five applications on the agenda for the April 22, 2025 meeting.

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

Gary Janzen - absent

Paul Spranger – Asked about the new roundabout. They are taking the existing pavement out, the construction company is continuing to finish up the outside southbound lane. There is a new sign that will be going in the center of the new roundabout that the City Council approved.

Rick Shellenbarger - none

Scot Phillips - none

Steve Conway - absent

Dalton Wilson – Asked about the Farmer's Market. They will be May through September, they will end at 7:30 pm.

Amy Bradley – none

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING:** At 7:42 P.M., a motion was made by Spranger to adjourn and seconded by Shellenbarger. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

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/s/ Kyle Fiedler, Secretary

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Gary Janzen, Chairperson



**Date:** April 22<sup>nd</sup>, 2025

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

**From:** Kyle Fiedler, *Community Development Director*

**Applicant:** Michael and Donna Rosbach (**CON2025-00057**)

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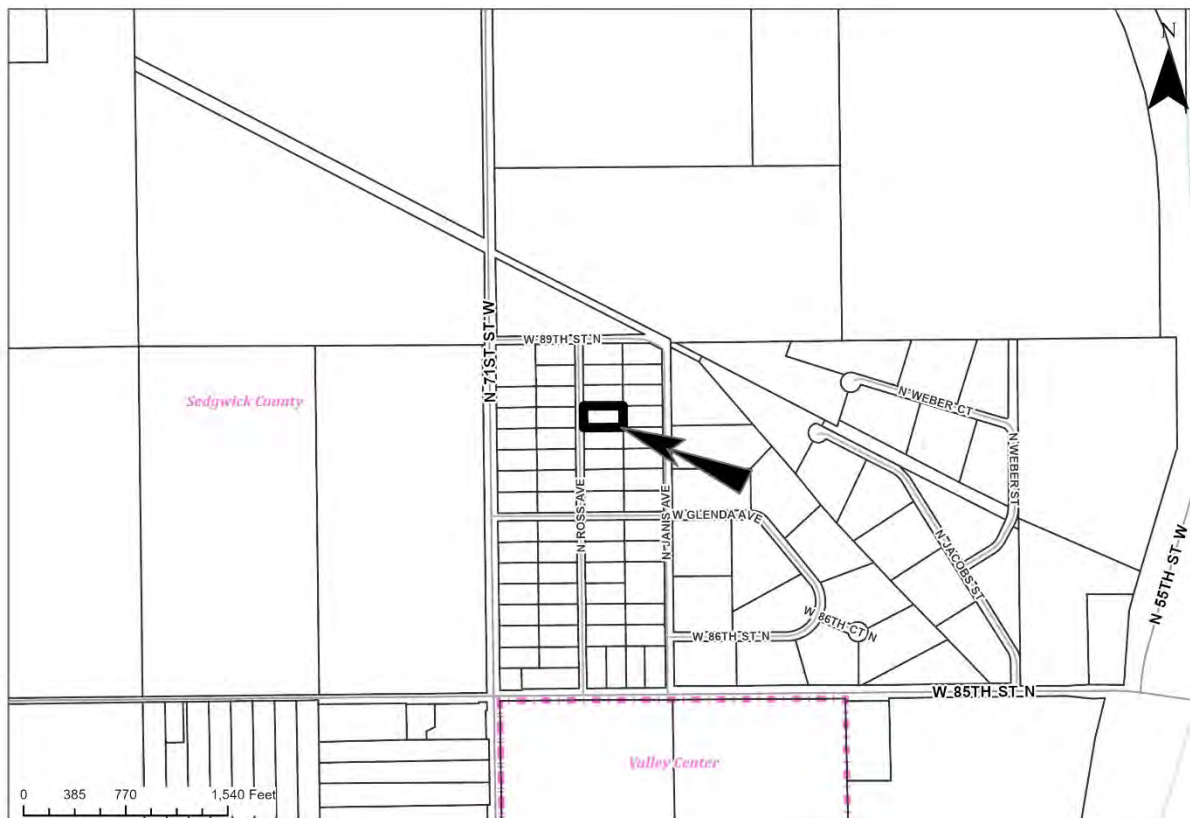
Philip Zevenbergen with the Metropolitan Area Planning Department (MAPD) will present this item. This Conditional Use Permit is for an Accessory Apartment in Valley Center Area of Influence. The Planning and Zoning Board will hear this item and have the opportunity to make a recommendation in favor, against or remain neutral to the Metropolitan Area Planning Commission (MAPC).

**STAFF RECOMMENDATION:** City staff recommends a favorable recommendation to MAPC to approve the Conditional Use Permit.

**STAFF REPORT**  
 MAPC: April 24, 2025

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<b><u>CASE NUMBER:</u></b>	CON2025-00057 (County)
<b><u>APPLICANT/OWNER:</u></b>	Michael and Donna Rosbach (Applicants)
<b><u>REQUEST:</u></b>	Conditional Use to permit an Accessory Apartment
<b><u>CURRENT ZONING:</u></b>	RR Rural Residential District
<b><u>SITE SIZE:</u></b>	1.12 acres
<b><u>LOCATION:</u></b>	Generally located on the east side of Ross Avenue, within 460 feet south of West 89 <sup>th</sup> Street North (8912 Ross Street) (Valley Center Area of Influence).
<b><u>PROPOSED USE:</u></b>	Accessory Apartment.
<b><u>RECOMMENDATION:</u></b>	Approval with conditions.



CON2025-00057

**BACKGROUND:** The applicant is requesting a Conditional Use to allow an Accessory Apartment on property zoned RR Rural Residential District. The 1.12-acre subject site is generally located on the east side of Ross Avenue, within 460 feet south of West 89<sup>th</sup> Street North (8912 Ross Street). The subject site is currently developed with a single-family residence and detached garage built in 1957.

The applicant is filing the request to construct a new mother-in-law suite on site. The proposed Accessory Apartment would measure 30 feet by 60 feet. The structure would sit 30 feet from the side (north) and rear (east) property lines and 70 feet from the other side (west) property line. The height of the proposed structure was not disclosed; the Wichita-Sedgwick County Unified Zoning Code (“UZC”) allows a maximum height that is 60 percent of the development standard for principal structures, or 21 feet in the Rural Residential (“RR”) zoning district.

The UZC requires one parking space for an Accessory Apartment in addition to one parking space per single-family dwelling unit in RR zoning. The two-car garage on site provides sufficient parking for both uses.

The UZC defines an “Accessory Apartment” (Art. II.Sec. II-B.1.b) as a dwelling unit that may be wholly within or may be detached from a principal building. Accessory Apartments are also subject to Supplementary Use Regulation Art. III.Sec.III-D.6.a:

1. a maximum of one Accessory Apartment may be allowed on the same lot as a single-family dwelling unit that may be within the main building, within an accessory building or constructed as an Accessory Apartment;
2. the appearance of an Accessory Apartment shall be compatible with the main dwelling unit and with the character of the neighborhood;
3. the Accessory Apartment shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and the ownership shall not be divided or sold as a condominium, and
4. the water and sewer service provided to the Accessory Apartment shall not be provided as separate service from the main dwelling. Electric, gas, telephone and cable television utility service may be provided as separate utility services.

The character of the area is rural and low-density residential. Properties to the north, south, east, and west are zoned RR Rural Residential District in unincorporated Sedgwick County and developed with single-family dwellings on one-acre lots.

**CASE HISTORY:** This property is not platted. Subdivision Regulations exempt the property from platting if the request for an Accessory Apartment is approved. There are no zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

NORTH:	RR	Single-family dwelling
SOUTH:	RR	Single-family dwelling
EAST:	RR	Single-family dwelling
WEST:	RR	Single-family dwelling

**PUBLIC SERVICES:** This site has access to North Ross Avenue, which is a gravel street with open ditches on each side. The property uses on-site septic and has a water well.

**CONFORMANCE TO PLANS/POLICIES:** The request for an Accessory Apartment is in conformance with the *Community Investments Plan*. The Wichita-Sedgwick County *Community Investments Plan*’s 2035 Future Growth Concept Map identifies the site as being a “Rural Area”, which the *Plan* identifies as “specific to the unincorporated areas of Sedgwick County located outside the 2035 Urban Growth Areas.”

The subject site is within the Valley Center Area of Influence. Accessory Apartments are permitted in Valley

Center by Conditional Use in all residential zoning districts and have the same Supplemental Use Regulations as Wichita-Sedgwick County Unified Zoning Code.

**RECOMMENDATION:** Based upon information available prior to the public hearings, planning staff recommends that the request for the Accessory Apartment be **APPROVED**, subject to the following conditions:

1. The Accessory Apartment shall remain accessory to and under the same ownership as the principal building (located at 8912 North Ross Avenue) and the ownership shall not be divided or sold as a condominium.
2. Development of the site shall be in conformance with the approved site plan.
3. The appearance of the accessory structure shall be compatible with the main dwelling unit and with the character of the neighborhood.
4. The applicant shall obtain all applicable permits including, but not limited to building, health, and zoning. This will include turning in plans for review and approval by the MABCD for the Accessory Apartment.
5. 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 Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

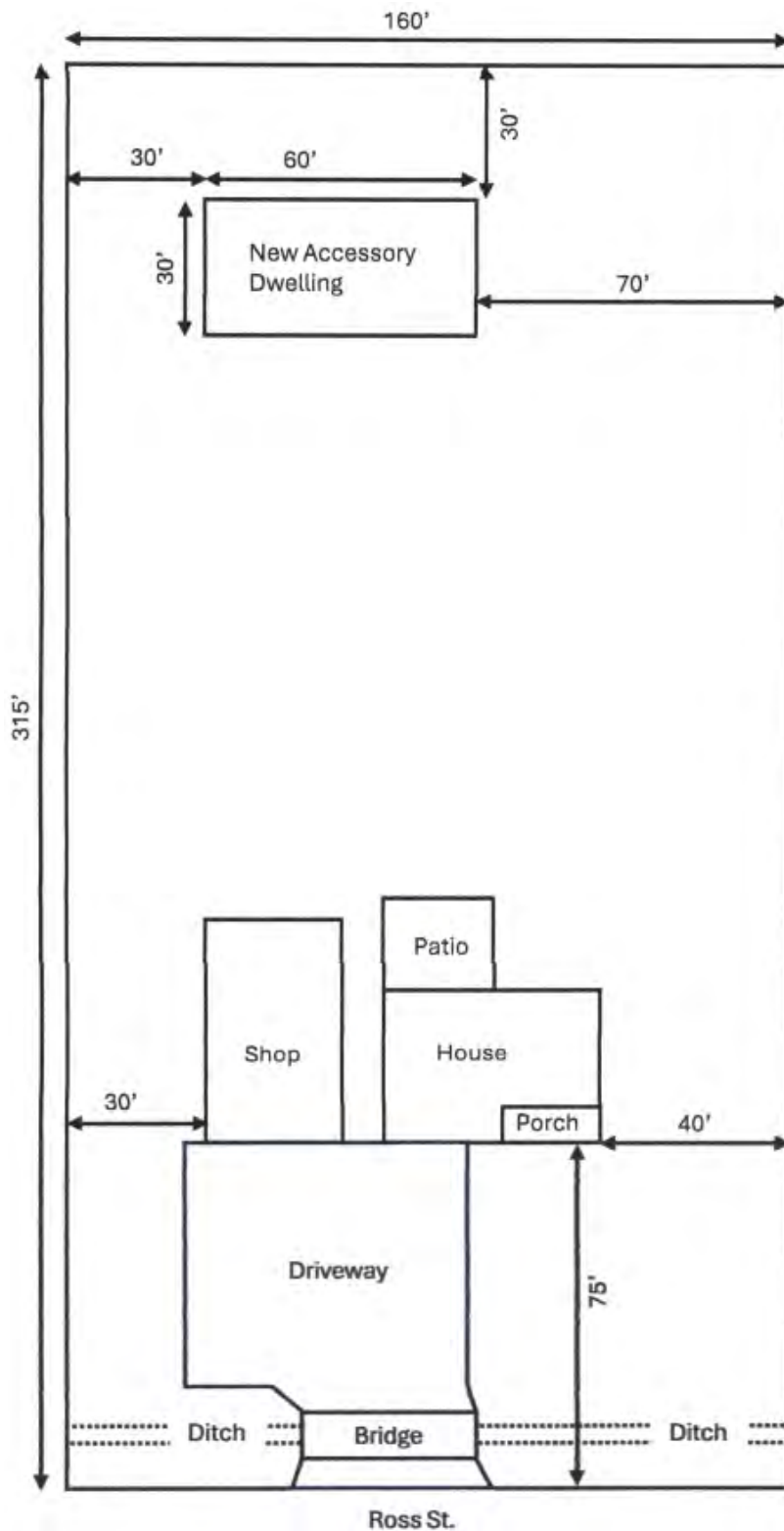
- (1) **The zoning, uses and character of the neighborhood:** The character of the area is rural and low-density residential. Properties to the north, south, east, and west are zoned RR Rural Residential District in unincorporated Sedgwick County and developed with one-acre lots and single-family dwellings.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The subject site is currently zoned RR Rural Residential District, which is suitable for a single-family residence and an Accessory Apartment with an approved Conditional Use. The size of the property can easily accommodate a separate Accessory Apartment and the additional required parking space.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** Staff does not anticipate that approval of the request will generate significant amounts of additional traffic and there is ample space for parking on site. The conditions of approval should minimize any potential detrimental impacts.
- (4) **Length of time subject property has remained vacant as zoned:** The subject property is not vacant. The property has been developed with a single-family dwelling and a detached garage since 1957.
- (5) **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** It is not anticipated that the requested Conditional Use will have significant negative effects on the public health, safety, or welfare. Denial of the application may result in a loss of enjoyment for the applicant.
- (6) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The request for an Accessory Apartment is in conformance with the *Community Investments Plan*, as discussed in this staff report.
- (7) **Impact of the proposed development on community facilities:** Staff expects that there will be minimal impact on public roads and services.

- (8) **Opposition or support of neighborhood residents**: At the time the staff report was prepared, staff received two phone calls from nearby property owners requesting further information on the proposed use.

Attachments:

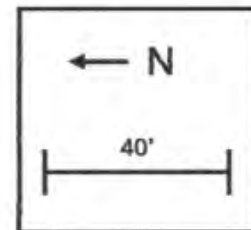
1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos



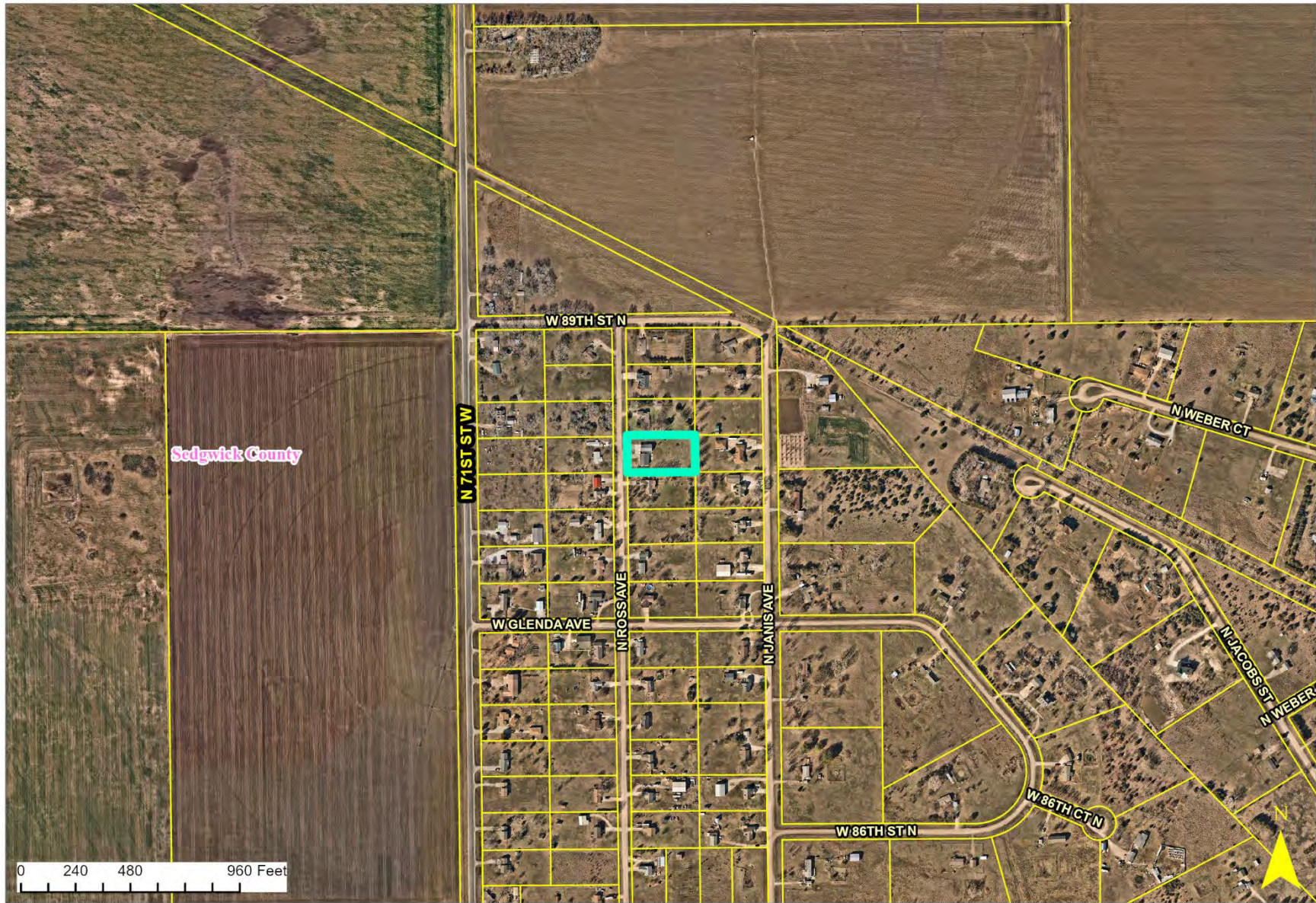


**Proposed Accessory Dwelling**  
 Michael & Donna Rosbach  
 8912 Ross Street  
 Valley Center, KS 67147  
 (573) 289-0754 (573) 289-1046

Lot 4, Block D  
 Leo L Ross Addition  
 (Wichita) Sedgewick County, KS











### Legend

- ## LAND USE

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A five-membered team from the City of Chicago's  
 Center for Geographic Information Systems (GIS) have developed  
 and tested a system for analyzing a city's urban  
 environment. The system, called the City of Chicago's  
 Center for Geographic Information Systems (GIS), is a  
 computerized system that can analyze a city's urban  
 environment. The system is designed to help city  
 planners and other decision makers understand  
 the city's urban environment. The system is  
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 makers understand the city's urban environment.





**Looking east towards principal structure and garage**



**Looking south towards proposed Accessory Apartment**



**Looking west towards garage**



**Looking east towards proposed Accessory Apartment**





**Looking west away from site**



**Looking south away from site**



**Looking north away from site**



**Looking north away from site**







**Date:** April 22<sup>nd</sup>, 2025

**Present Zoning:** R-1B (Single-Family Residential District)

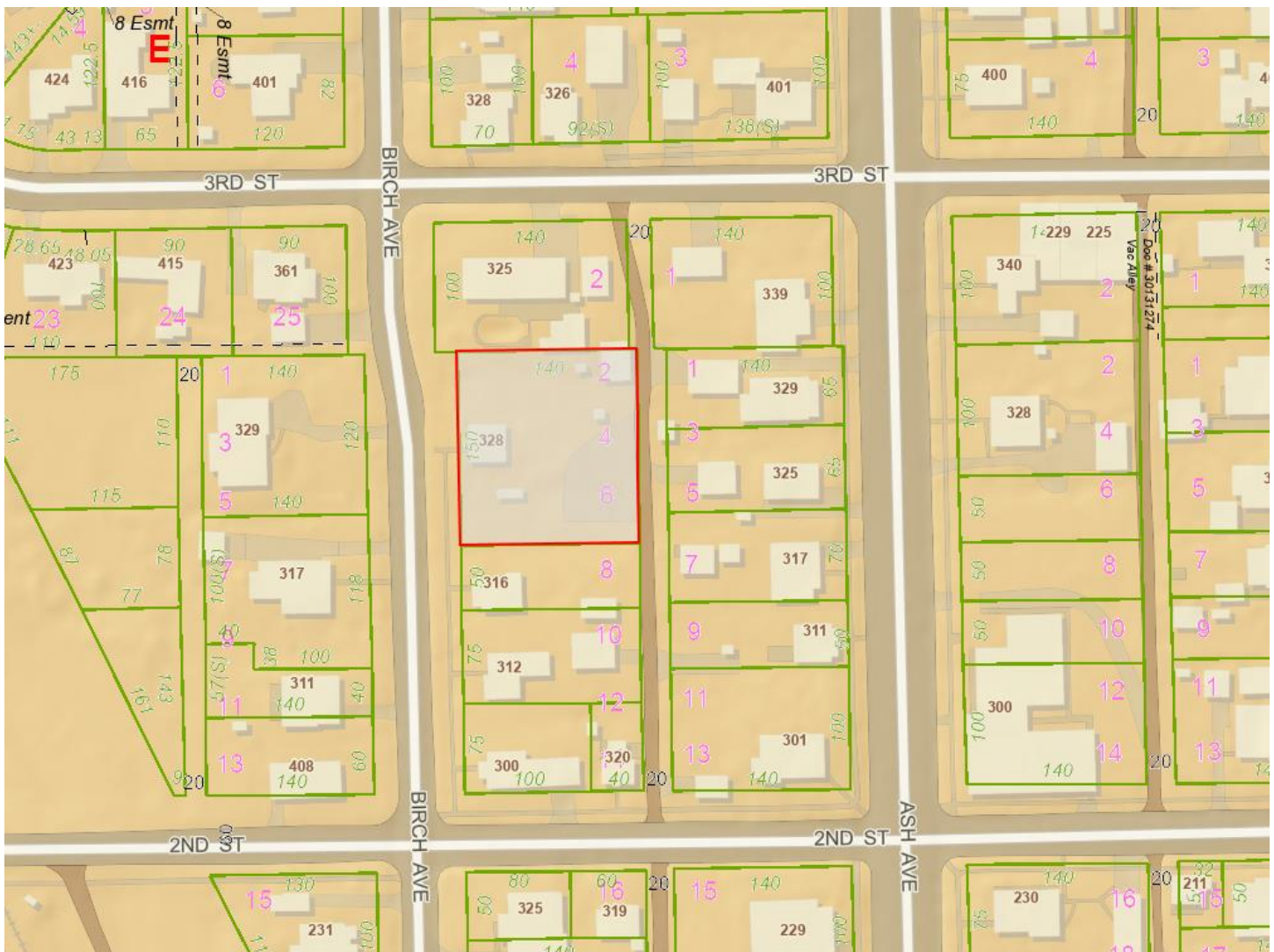
**Proposed Zoning:** R-2 (Two-Family Residential District)

**Rezoning Application Case Number:** RZ-2025-02

**Applicant:** I2 Investments LLC

**Property Address:** 328 N Birch Ave, Valley Center, KS 67147 (outlined in red below)

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**Applicant's Reasons for Rezoning:** The applicant is requesting a rezoning from R-1B (single-family) to R-2 (two-family) to demolish the dilapidated single-family structure and build a new two-family structure. The applicant's request letter is attached to the end of this staff report.

**Review Criteria for a Zoning Amendment per 17.11.01.H** (*criteria in italics*)

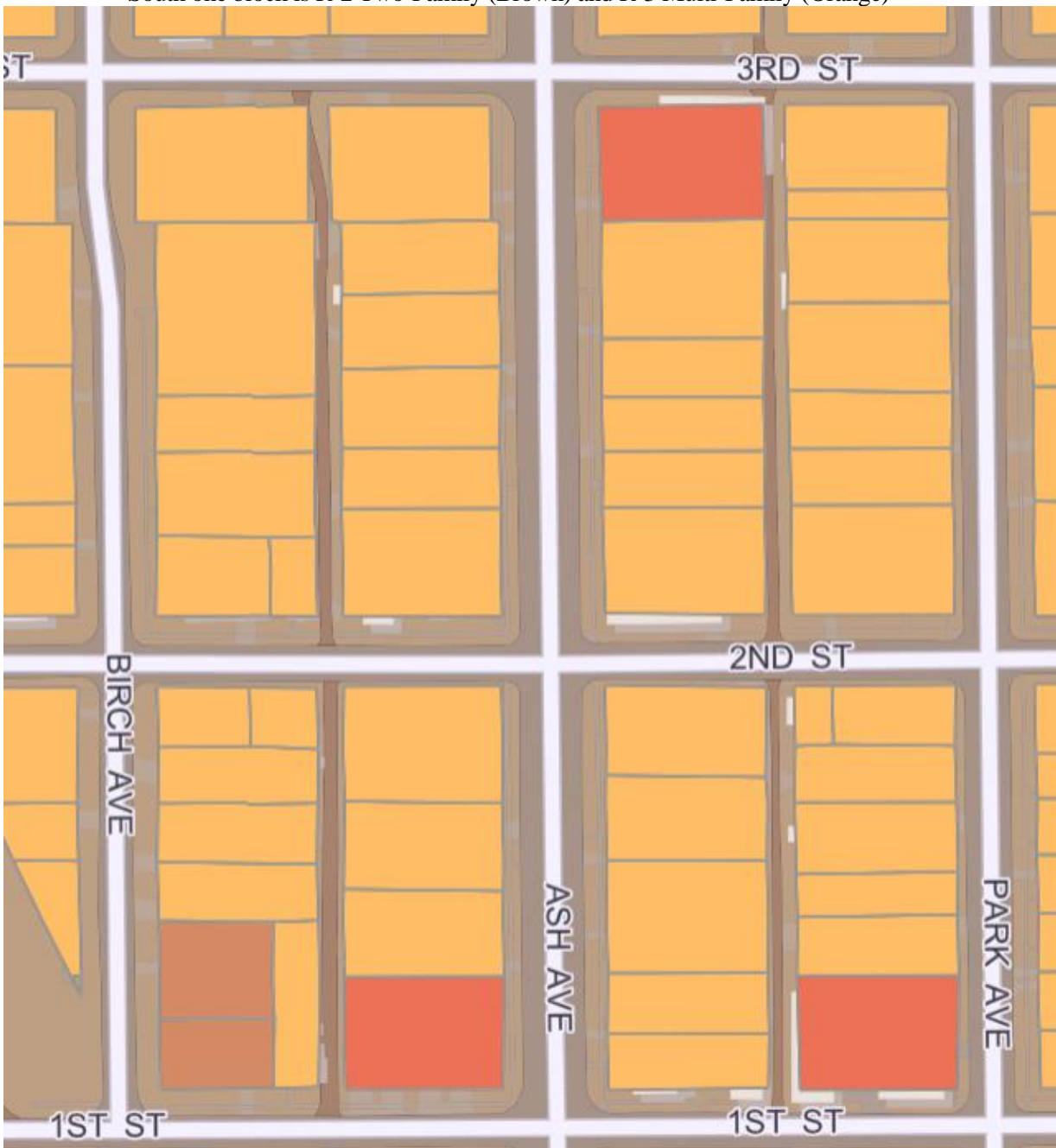
1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property currently consists of a single-family home with a detached 1-car garage. All adjacent lots are R-1B. Within one-block to the east, there is a R-3 zoned lot with two duplexes, within one block to the south, there is a R-2 zoned lot with a duplex currently being constructed and an R-3 lot with a quadplex on it.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is R-1B (Single-Family Residential District). The surrounding zoning and land uses are as follows (see map below):

- All adjacent properties are R-1B (Golden-yellow).
- East one block is R-3 Multi-Family (Orange)
- South one block is R-2 Two-Family (Brown) and R-3 Multi-Family (Orange)





3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

No, the property is in a residential neighborhood and the applicant wants to keep the property in residential use.

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Yes, public water, sanitary sewer, paved street, storm sewer and waste services are available to the subject property.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

N/A, the subject property has already been platted and does not need to be replatted.

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

No

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

No, the size of this property in an existing residential neighborhood is unique.

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

N/A

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Yes

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The rezoning request will not have a negative impact on the surrounding properties. This neighborhood has spot-zoning with multiple types of residential-use properties.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

Yes, the Plan calls for additional housing variety.

15. *What is the nature of the support or opposition of the request?*

- City staff supports this rezoning. The standard public notice was published in *The Ark Valley News* and notices were sent out to surrounding property owners. No responses have been received to date.
- Other public comments in support or opposition will not be known until the public hearing. Any comments received by staff between the day the packet is sent and the hearing will be shared with the Board.

16. *Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

17. *By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

No

**City staff recommends approval of this rezoning application.**

**REZONING/LAND USE AMENDMENT APPLICATION**

This application is for a Rezoning/Land Use Amendment before the City Planning Commission. The form must be completed and filed with the Zoning Administrator at Public Works, 545 W Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310, ext. 103.

Property owner(s) Name & Address 12 Investments LLC Jordan Moore

Phone 316-734-6273 fax# \_\_\_\_\_

Petitioner's Name & Address Jordan Moore 1468 E Fall Brook

Phone 316-734-6273 fax# \_\_\_\_\_

Contact email address 12Invest21@gmail.com Contact Cell Phone 316-734-6273

Relationship of applicant to property is that of Owner ☐ Tenant ☐ Lessee ☐ Other ☐

Property Zoning/Land Use Plan is now R1

Proposed Rezoning/Land Use Plan Amendment R2

Property shown on Valley Center Land Use Plan is now Residential single - fam

Address/Location of Request 328 N Birch Valley Center KS 67147  
lots 2-4-6 Ave C now

Justification for Rezoning/Land Use Plan Amendment (attach narrative to application)

The undersigned petitioner understands the following conditions of this application:

1. That he/she has been advised of the fee requirements established and that the fee accompanies this application for a Rezoning/Land Use Amendment.
2. That the Planning Commission can only recommend action and the City Council must ratify the Planning Commission's decision as the final decision of the City.

Jordan Moore 2/24/2025 \_\_\_\_\_  
Applicant Date Agent (If any) Date

**Office use only**

A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete. Nonrefundable fee varies, depending upon the zoning classification being requested.

Zoning Application fee for a rezoning is \$300 other than a PUD, which is \$500



**Date:** April 22<sup>nd</sup>, 2025

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

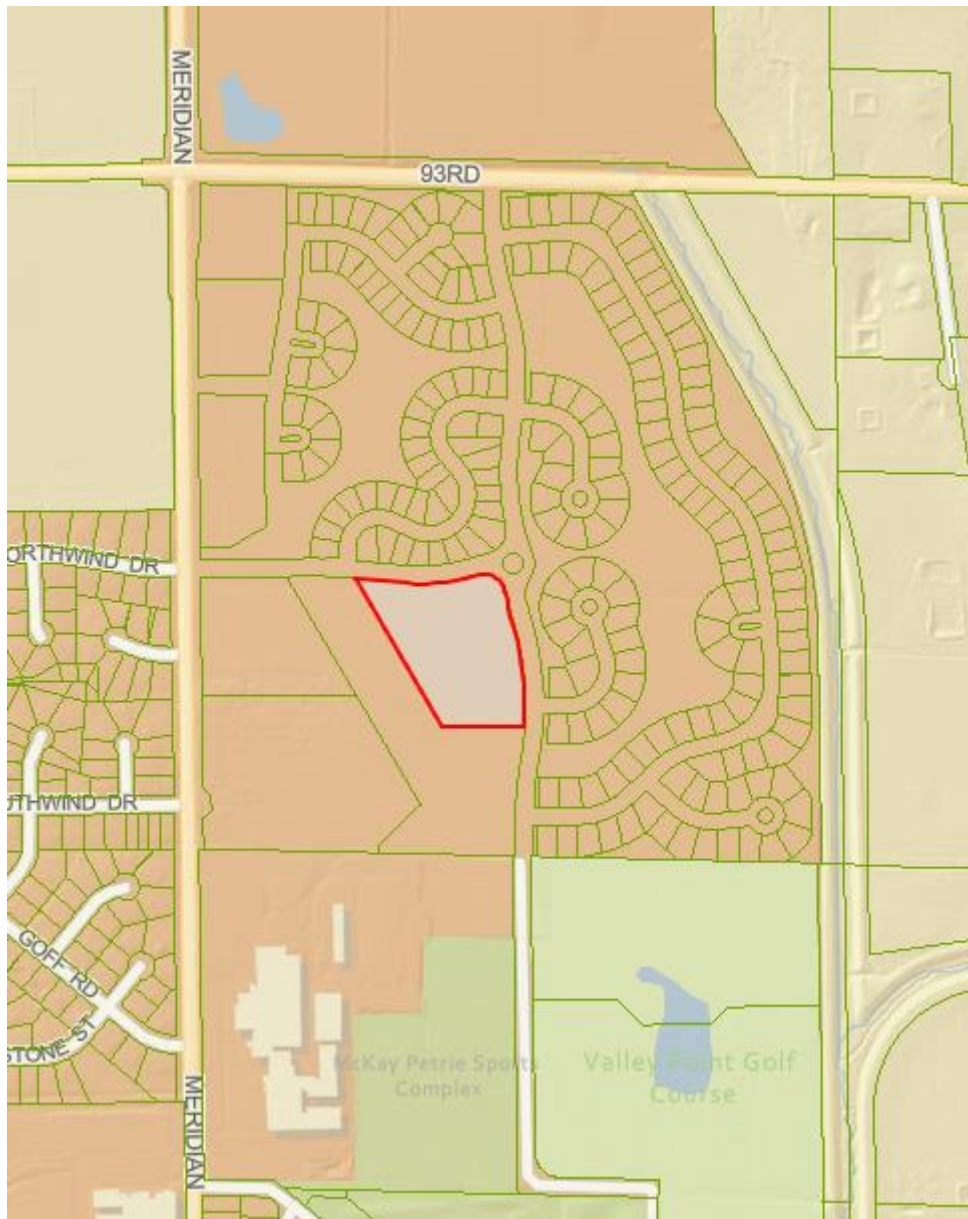
**Proposed Zoning:** R-3 (Multi-Family Residential District)

**Rezoning Application Case Number:** RZ-2025-04

**Applicant:** City of Valley Center

**Property Address:** Un-Addressed, Valley Center, KS 67147 (outlined in red below)

---



**Applicant's Reasons for Rezoning:** The applicant is requesting a rezoning from C-2 (general business) to R-3 (multi-family) as this expands the opportunities for residential development, within a development that is primarily residential.

**Review Criteria for a Zoning Amendment per 17.11.01.H** (*criteria in italics*)

1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property is currently vacant property. All adjacent lots are either R-2 (two-family) or C-2 (general business district). This entire area is currently under development with the closest structure being the new Recreation Center.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is C-2 (General Business District). The surrounding zoning and land uses are as follows (see map below):

- North and East properties are R-2.
- West properties are C-2.
- South is R-1B, and houses Valley Center Middle School and the McKay Petrie Sports Complex.

3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No, although this ground has been vacant, it has recently began development and this request would align with what the City is planning.

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

Yes, when the property was originally platted, it was zoned C-2. The City owns this land and feels that R-3 would be a better fit within the primarily residential neighborhood.

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Yes, public water, sanitary sewer, paved street, storm sewer and waste services are available to the subject property.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

N/A, the subject property has already been platted and does not need to be replatted.

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

Yes, because this property would be a multi-family property, it would be required to have a screening plan approved as part of the development.

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

No, the size and location of this property in proximity to the amenities in the City is unique.

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

N/A

*11. Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Yes

*12. To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The rezoning request will not have a negative impact on the surrounding properties, it is assumed that this will complement the neighborhood, with opportunities for collaboration and inter-generational activities.

*13. Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes

*14. Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

Yes, the Plan calls for additional housing variety.

*15. What is the nature of the support or opposition of the request?*

- City staff supports this rezoning. The standard public notice was published in *The Ark Valley News* and notices were sent out to surrounding property owners. No responses have been received to date.
- Other public comments in support or opposition will not be known until the public hearing. Any comments received by staff between the day the packet is sent and the hearing will be shared with the Board.

*16. Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

*17. By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

No

**City staff recommends approval of this rezoning application.**



**REZONING/LAND USE AMENDMENT APPLICATION**

This application is for a Rezoning/Land Use Amendment before the City Planning Commission. The form must be completed and filed with the Zoning Administrator at Public Works, 545 W Clay Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310, ext. 103.

Property owner(s) Name & Address City of Valley Center

Phone 316-755-7310 fax# \_\_\_\_\_

Petitioner's Name & Address City of Valley Center

Phone \_\_\_\_\_ fax# \_\_\_\_\_

Contact email address bclark@valleycenterks.gov Contact Cell Phone \_\_\_\_\_

Relationship of applicant to property is that of ☒ Owner \_\_\_ Tenant \_\_\_ Lessee \_\_\_ Other

Property Zoning/Land Use Plan is now C-2

Proposed Rezoning/Land Use Plan Amendment R-3

Property shown on Valley Center Land Use Plan is now Commercial

Address/Location of Request No Address Parcel ID 30029726

Justification for Rezoning/Land Use Plan Amendment (attach narrative to application)

The undersigned petitioner understands the following conditions of this application:

1. That he/she has been advised of the fee requirements established and that the fee accompanies this application for a Rezoning/Land Use Amendment.
2. That the Planning Commission can only recommend action and the City Council must ratify the Planning Commission's decision as the final decision of the City.

Applicant	Date	Agent (If any)	Date
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**Office use only**

A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete. Nonrefundable fee varies, depending upon the zoning classification being requested.

Zoning Application fee for a rezoning is \$300 other than a PUD, which is \$500



The City of Valley Center is requesting the rezoning of property northeast of the new REC Center be rezoned from C-2 (general business district) to R-3 (multi-family residential district) due to the nature of the Harvest development being primarily residential. R-3 would be a better fit for the neighborhood, keeping the land in residential development instead of commercial, and will allow for a broader range of residential development opportunities. The City is wanting to be proactive in requesting this zoning change, as the property is being marketed for development. If the zoning is approved, it can be marketed for those permitted uses.





**Date:** April 22<sup>nd</sup>, 2025

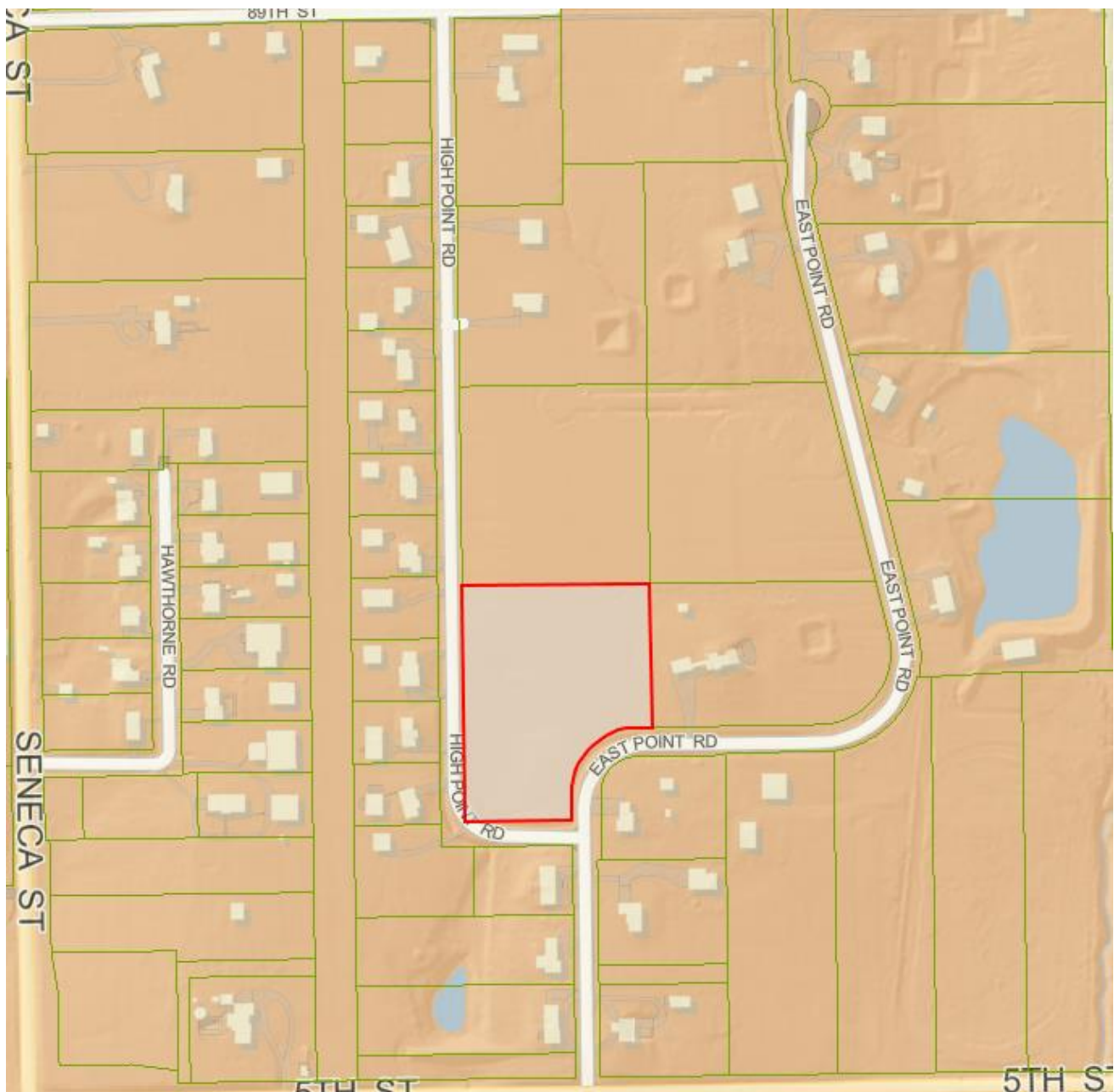
**To:** City of Valley Center Planning and Zoning Board

**From:** Kyle Fiedler, *Community Development Director*

**Preliminary Plat Approval for High Point Estates (SD-2025-02)**

---

KE Miller Engineering, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a preliminary plat for the land (outlined in red below) currently not addressed, but northwest of the intersection of High Point Rd and East Point Rd in Valley Center, KS 67147.



### **Applicant's Reasons for Platting:**

The applicant, on behalf of the property owner, is seeking to sub-divide this 5-acre tract into 5 1-acre tracts through the platting process.

### **Staff Comments:**

The preliminary plat has been reviewed by the City Staff Review Team, which has provided multiple comments/revisions that have been incorporated into the preliminary plat documents, which are included as a separate attachment with this staff report. The preliminary plat meets all the requirements listed in the required contents section (16.05.01) for preliminary plats submitted to the City of Valley Center for approval. Once the preliminary plat is approved by the Planning and Zoning Board, the final plat will be reviewed by City Staff and the Planning and Zoning Board for approval (which will be scheduled for a later date). Once the final plat is approved by this board, it will go to City Council for final approval.. It is zoned RR-1 (Suburban Residential). As currently shown, this plat will create a total of 5 new parcels.

A public notice was published in *The Ark Valley News*, along with letters sent to all property owners within 200 feet of the boundary of the proposed preliminary plat for properties inside the incorporated boundary of Valley Center. As of the date of this report, there have been four contacts made. Three were wanting information on the plans for the plat, two of them have also expressed concerns about the size of the lots and would like to see them larger.

To note, one of the neighbors provided staff a Declaration of Restrictive Covenants. The Register of Deeds could not find this document recorded on this parcel. These Covenants require the building site be at least 90' wide and 9,000 square feet in size. All of these proposed lots fit that size restriction. The lot sizes also comply with our subdivision regulations.

### **Staff Recommendation:**

City staff recommend approval of this preliminary plat application.

250112



# CITY OF VALLEY CENTER PLATTING APPLICATION

☒ **PRELIMINARY PLAT** \$350 (fee is nonrefundable)  
☐ **FINAL PLAT** \$150 (fee is nonrefundable)  
☐ **CORRECTING PLATTING ERROR** \$100 (fee is nonrefundable)

Property owner(s) Name & Address Karen R. Kurtz 10103 E. Churchill St., Wichita, KS 67206

Phone (316) 640-3606 fax# \_\_\_\_\_

Petitioners Name & Address Kirk Miller 117 E. Lewis St., Wichita, KS 67202

Phone (316) 264-0242 fax# \_\_\_\_\_

Email address/ Cell Phone of contact person: kirk@kemiller.com

Location of Subdivision Intersection of High Point Rd. & East Point Rd., Valley Center, KS 67147

Parcel(s) numbers 00522847

Property shown on Valley Center Land Use Plan as RR-1 Suburban Residential District

Total acreage of Plat 5.09 Acres

Total number of lots 5

The following materials must be submitted with the plat. The application is not considered complete and ready for review until all materials are submitted.

- ☒ This Application Form
- ☒ One (1) original copy, two (2) scaled copies (24" x 36") and 12 11" x 17" copies
- ☐ N/A Layout of public improvements
- ☐ N/A Street plans and profiles (if applicable)
- ☐ N/A Soil testing results (if necessary)
- ☐ N/A Any Restrictive covenants
- ☒ A list of all benchmarks
- ☐ N/A Property owners association (if applicable)
- ☒ Final storm water runoff and erosion control plans
- ☐ N/A Copy of Developers Agreement (if any)
- ☐ N/A Dedication of Right-of-Way

Filed by:

\_\_\_\_\_

=====

## Office use only

Has pre-application consultation been completed? \_\_\_\_\_

Date of filing \_\_\_\_\_

Person certifying date and time of submittal \_\_\_\_\_

Application Number \_\_\_\_\_



Preliminary Plat  
High Point Estates  
An Addition To The City of Valley Center,  
Sedgwick County, Kansas  
Part of the SW ¼, Section 29, Township 25 South, Range 1 East

State of Kansas )  
County of Sedgwick ) SS

State of Kansas )  
County of Sedgwick ) SS

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 21st day of March, 2025 and the accompanying preliminary plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

This plat of the High Point Estates, an Addition to Valley Center, Sedgwick County, Kansas, was approved by the Valley Center City Planning and Zoning Board. Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

Gary Janzen, Chair

Ryan W. Shrack, Secretary

State of Kansas )  
County of Sedgwick ) SS

This plat approved as an addition to the City of Valley Center, Kansas pursuant to provisions of K.S.A. 12-401.

Dated Signed: \_\_\_\_\_

Barry Arbuckle, City Attorney

State of Kansas )  
County of Sedgwick ) SS

This dedications shown on this plat, if any, are hereby accepted by the governing body of the City of Valley Center, Kansas on \_\_\_\_ day of \_\_\_\_\_, 2025.

At the Direction of the City Council.

Jet Truman, Mayor

Kristi Carrithers, City Clerk

State of Kansas )  
County of Sedgwick ) SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this \_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_ o'clock \_\_\_\_ M; and duly recorded in Book \_\_\_\_ Page \_\_\_\_

Tonya E. Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_ day of \_\_\_\_\_, 2025.

Tricia L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 29, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 1040 feet east and 1423.67 feet south of the Northwest corner of said Southwest Quarter; thence southerly parallel with the west line of said Southwest Quarter 601.36 feet; thence easterly parallel with the south line of said Southwest Quarter, 318.05 feet; thence northerly parallel with the west line of said Southwest Quarter, 93.19 feet to the P.C. of a curve to the right with a radius of 125 feet and a central angle of 89°55'; thence northeasterly along said curve 196.17 feet to the P.T. of said curve; thence easterly parallel with the south line of said Southwest Quarter 42.13 feet; thence northerly parallel with the west line of said Southwest Quarter, 384.27 feet; thence westerly parallel with the north line of said Southwest Quarter 485 feet to the point of beginning; EXCEPT the south 30 feet and the west 30 feet for road; and EXCEPT a 35.0 foot permanent road easement lying to the left of the following described line: Beginning at a point 1358.05 feet east and 622.29 feet north of the Southwest corner of said Southwest Quarter of Section 29, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence north parallel with the west line of said Southwest Quarter, a distance of 93.19 feet to the P.C. of a curve to the right having a radius of 125.0 feet; thence along said curve to the right and through an central angle of 89°55'00", a distance of 196.17 feet to the P.T. of said curve; thence east parallel with the south line of said Southwest Quarter a distance of 42.13 feet.

Keith A. Severns, PS #1355

State of Kansas )  
County of Sedgwick ) SS

This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of "High Point Estates", an addition to the City of Valley Center, Sedgwick County, Kansas, that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating maintaining, and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: Karen R. Kurtz, Owner Date

State of Kansas )  
County of Sedgwick ) SS

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2025, by Karen R. Kurtz.

Notary Public

My Commission Expires: \_\_\_\_\_

State of Kansas )  
County of Sedgwick ) SS

Entered on transfer record this \_\_\_\_ day of \_\_\_\_\_, 2025

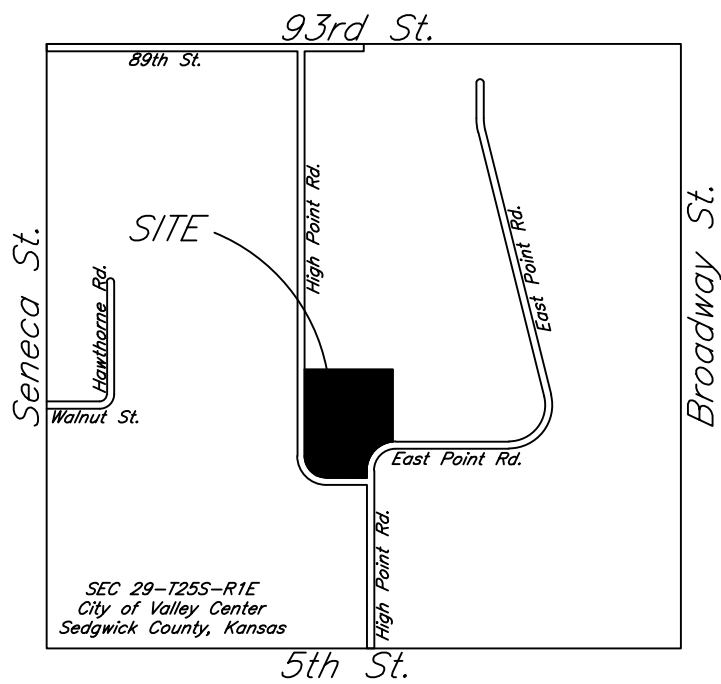
Kelly B. Arnold, County Clerk

Total Acreage = 5.09 Acres

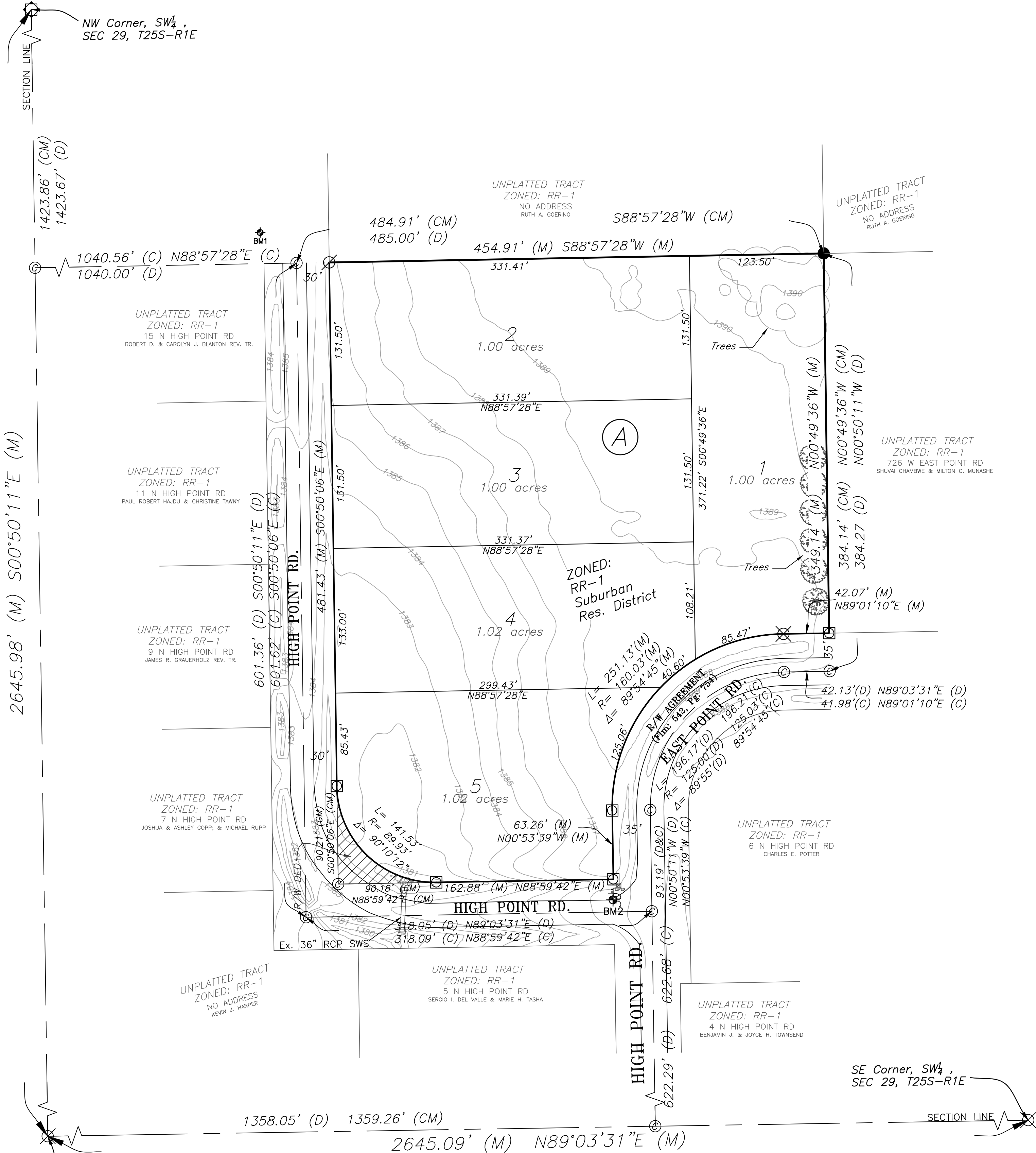
Proposed Use: Residential

Property

Owner/Developer: Karen R. Kurtz,  
10103 E Churchill St Wichita  
KS 67206  
Zoned: SEE PLAT  
Ex. Use: Agricultural



LOCATION MAP  
(For Visual Use Only)



Benchmarks:

BM#1: Square-cut in transformer pad approximately 62.90 feet West and 28.60 feet North of the Northwest Property Corner.

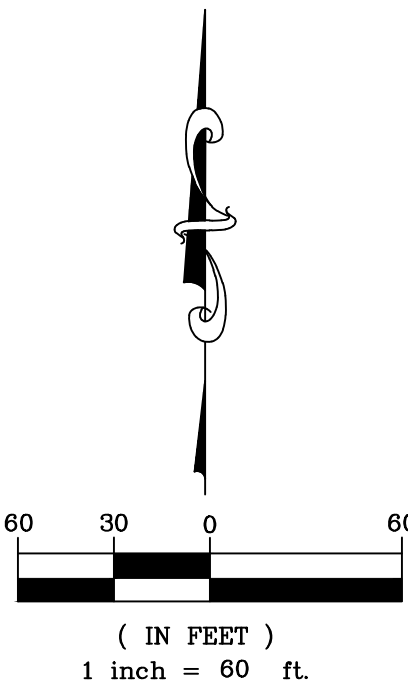
Elev. = 1386.38 (NAVD 88)

BM#2: Magspike approximately 18.90 feet North of the Southeast Property Corner.

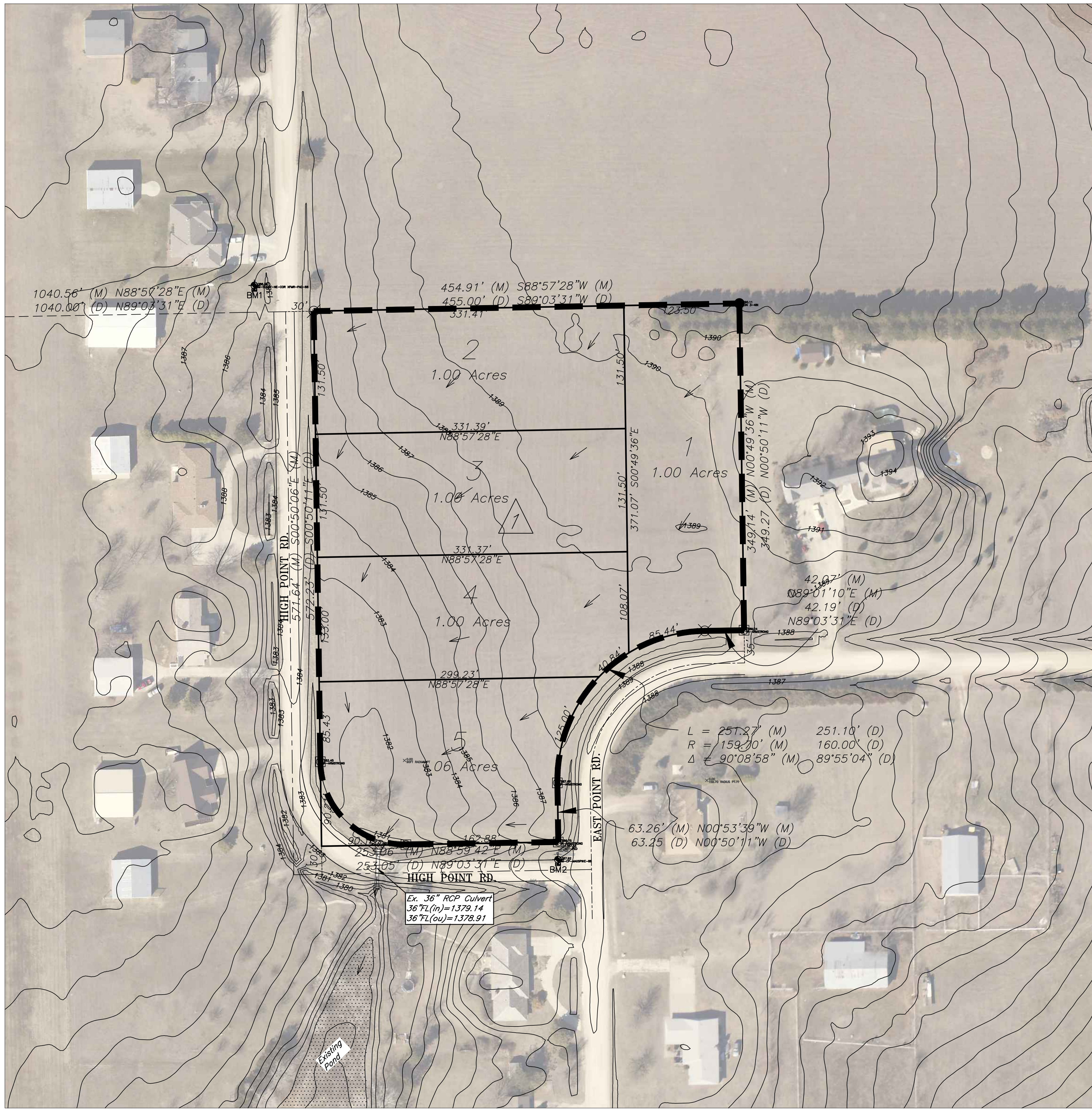
Elev. = 1387.92 (NAVD 88)

- Legend
- Telephone Pedestal
  - Sign
  - Transformer
  - Measured
  - Described
  - Calculated
  - Calculated Measured

- 1/2" IRON (FOUND)
- 3/4" IRON (FOUND)
- R4 ARMSTRONG (FOUND)
- R4 UNKNOWN (FOUND)
- 1" IRON PINCHED (FOUND)
- CALCULATED POINT







Project Narrative:

The Proposed Plat is located on the northwest of the intersection of East Point Rd and High Point Rd in Valley Center, Kansas. The site is currently used for pasture / agriculture. The existing drainage pattern indicates that the entire site drains south to existing roadside ditches and then south under High Point Rd into an existing pond. This is will remain the same in developed condition. The scope of the project is to split the existing lot into 5 single family residential lots roughly 1 acre in size.

Runoff Calculations (2-, 5-, 10-, 25-, and 100-yr)

EXISTING CONDITION:

Total Area A = 5.02 acres, Surface Type = Agriculture (Pasture/Grassland/Range)  
Soil Group =C

EXISTING SITE (cfs)									
DRAINAGE AREA	ACRES	Tc min	CN	Q2	Q5	Q10	Q25	Q100	REMARKS
On-site (1)	5.02	26.5	80	8.02	12.81	15.78	19.82	26.95	On-site Area Draining South to Ex. 36" RCP Culvert under High Point Rd. and into Ex. Detention Pond

DEVELOPED CONDITION:

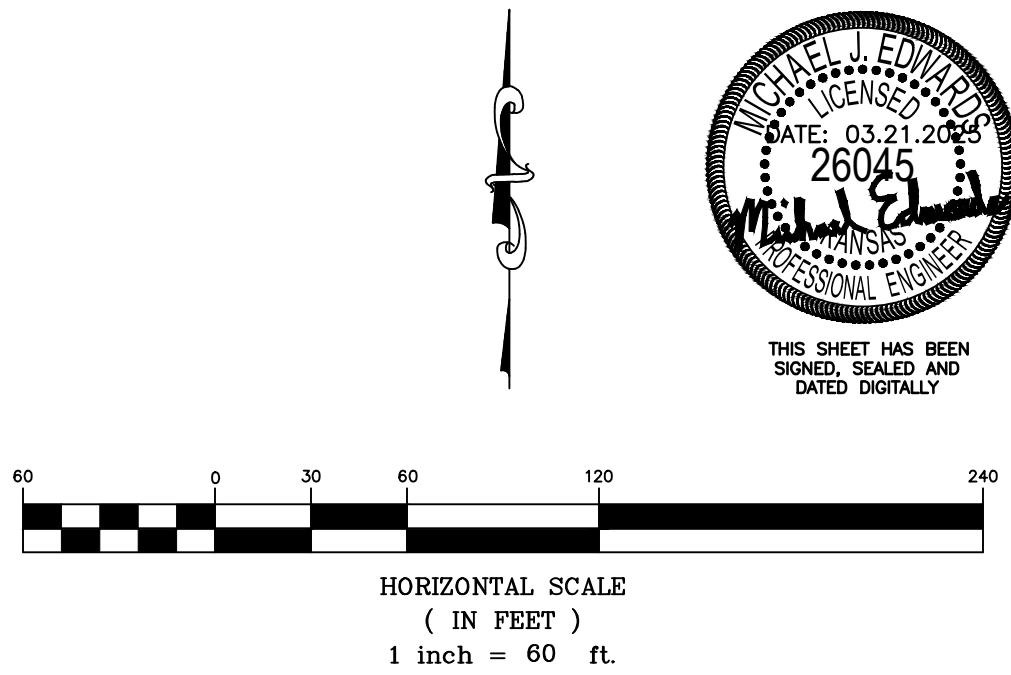
Total Area, A = 5.02 acres, Total Impervious Area = 1.00 acres (Single Family Residential (1 ac), 20% impervious)  
Hydrological Soil Group =C

DEVELOPED SITE (cfs)									
DRAINAGE AREA	ACRES	Tc min	CN	Q2	Q5	Q10	Q25	Q100	REMARKS
On-site (1)	5.02	26.5	80.8	8.39	13.23	16.24	20.29	27.43	On-site Area Draining South to Ex. 36" RCP Culvert under High Point Rd. and into Ex. Detention Pond

Notes:

- Existing and developed flows are calculated using the SCS Hydrograph method. "CN" & "I" values are established from "City of Wichita Stormwater Design Manual."
- Internal grading may be necessary to route developed peak flows to the existing roadside ditches which convey runoff to the culvert flowing south to neighboring property.
- No portion of the site is located in designated 100-yr floodplain (FIRM 2017C0203G, Revised, December 22, 2016)

- 1 Onsite drainage basin, Area = 5.02 acres      --- Drainage Basin Boundary



KEMILLER

ENGINEERING PA

117 E. Lewis, Wichita, KS 67202 (316)264-0242

Kurtz Addition

Drainage Plan

Valley Center, Kansas

PROJECT NUMBER

24142

FILE

ME

DATE

03/2025

REVIS

SHEET

1.0



## Report Cover Page

Date:	<b>03/13/2025</b>	Prepared For:	<b>K.E. Miller Engineering, P.A.</b>
Order No.:	<b>3119093</b>	Owner(s):	<b>Karen R. Kurtz</b>
Issuing Office:	<b>Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203</b>	Property Address:	<b>No Situs Address, To Be Platted, Valley Center, KS 67147</b>

**Note:** The documents linked in this report should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

### Vesting Documents:

[Sedgwick county recorded 09/03/2024 under reception no. 30331537](#)

### Tax Information:

[00522847](#)

## TITLE REPORT

**Prepared By:**

Security 1st Title  
727 N Waco Ave, Ste 300  
Wichita, KS 67203  
Phone: (316) 779-1942  
Contact: Joey Landes  
Email: jlandes@security1st.com

**Prepared Exclusively For:**

K.E. Miller Engineering, P.A.  
117 E. Lewis  
Wichita, KS 67202  
Work: (316) 264-0242  
Contact: Josh White  
Email: josh@kemiller.com

Report No: 3119093

Report Effective Date: March 04, 2025, at 7:00 A.M.

Property Address: No Situs Address, To Be Platted, Valley Center, KS 67147

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of K.E. Miller Engineering, P.A., and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, whichever is less.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

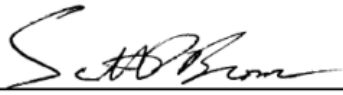
Karen R. Kurtz

2. The Land referred to in this Report is described as follows:

Part of the Southwest Quarter of Section 29, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as follows: Beginning at a point 1040 feet east and 1423.67 feet south of the Northwest corner of said Southwest Quarter; thence southerly parallel with the west line of said Southwest Quarter 601.36 feet; thence easterly parallel with the south line of said Southwest Quarter, 318.05 feet; thence northerly parallel with the west line of said Southwest Quarter, 93.19 feet to the P.C. of a curve to the right with a radius of 125 feet and a central angle of 89°55'; thence northeasterly along said curve 196.17 feet to the P.T. of said curve; thence easterly parallel with the south line of said Southwest Quarter 42.13 feet; thence northerly parallel with the west line of said Southwest Quarter, 384.27 feet; thence westerly parallel with the north line of said Southwest Quarter 485 feet to the point of beginning; EXCEPT the south 30 feet and the west 30 feet for road; and EXCEPT a 35.0 foot permanent road easement lying to the left of the following described line: Beginning at a point 1358.05 feet east and 622.29 feet north of the Southwest corner of said Southwest Quarter of Section 29, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence north parallel with the west line of said Southwest Quarter, a distance of 93.19 feet to the P.C. of a curve to the right having a radius of 125.0 feet; thence along said curve to the right and through an central angle of 89°55'00", a distance of 196.17 feet to the P.T. of said curve; thence east parallel with the south line of said Southwest Quarter a distance of 42.13 feet.

3. The following Real Estate Taxes, Easements, Restrictions, Judgments, Pending Suits, Mechanic Liens, State Tax Liens, Federal Tax Liens, Mortgage, and other liens and encumbrances are recorded in the local public records. No search of the oil, gas, or other mineral title has been made, and any matters incident to or growing out of the mineral estate are not included in this Report, including but not limited to conveyances, reservations, or oil and gas leases.
  1. General taxes and special assessments for the year 2024 in the amount of \$16.04, plus applicable fees and interest, delinquent.  
Property ID # GT-VC-01357  
PIN # 00522847
  2. Roadway easement, if any, over the South 30 feet and West 30 feet of subject property.
  3. Right of Way Agreement for Road Easement recorded in/on Film 542, Page [754](#).
  4. Covenants and restrictions contained in/on Misc. Book 547, Page [575](#) and Misc. Book 616, Page [81](#).
  5. Findings and Order Expanding the Boundaries of the Equus Beds Groundwater Management District No. 2, filed as Doc#/Flm-Pg: [29716403](#).
  6. The terms and provisions contained in the document entitled "Resolution No. 748-24, a Resolution Establishing and Defining the Boundaries of the City of Valley Center, Kansas" filed as Doc.#/Flm-Pg: [30299065](#).
  7. Notice of annexation to Valley Center recorded as Film 2120, Page [118](#) of Official Records.
  8. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of Resolutions filed as Film 2058, Page [363](#); Film 2134, Page [185](#); Film 2348, Page [926](#); and on Film 2617, Page [687](#).
  9. Rights or claims of parties in possession not shown by the public records.

Security 1st Title

By:   
Licensed Abstracter





**Date:** April 22<sup>nd</sup>, 2025

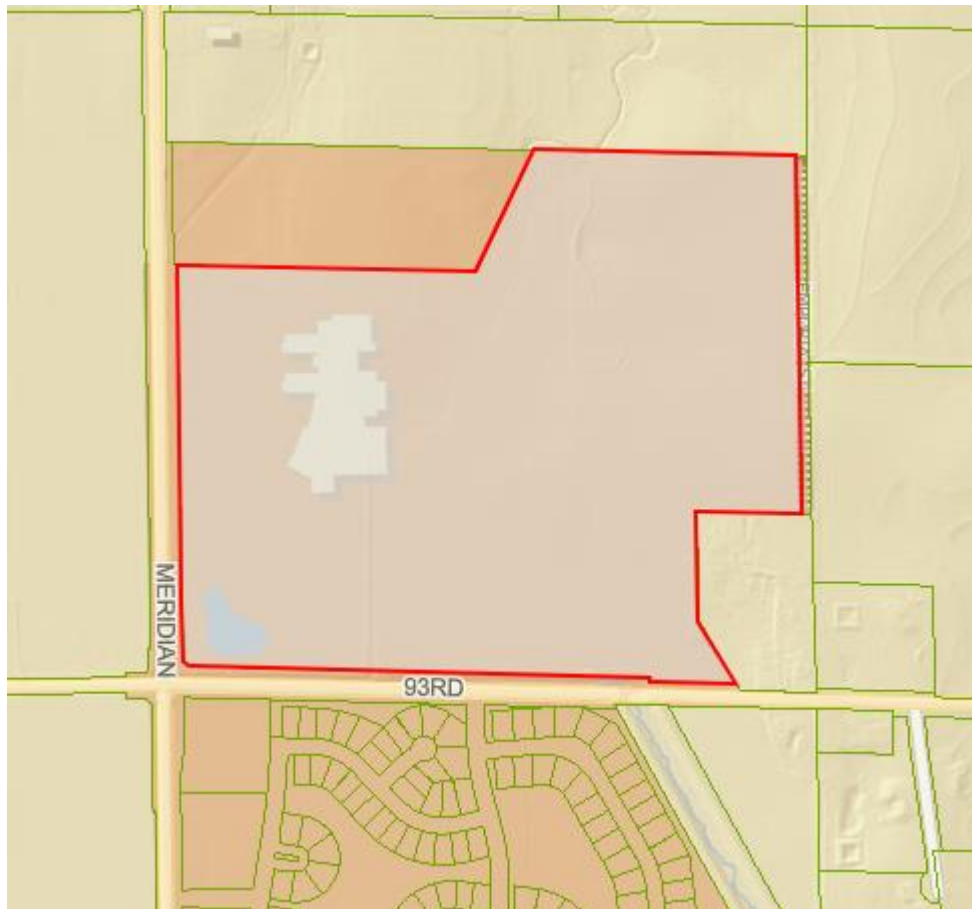
**To:** City of Valley Center Planning and Zoning Board

**From:** Kyle Fiedler, *Community Development Director*

**Applicant:** Alloy Architecture (SP-2025-05)

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**Location of Site Plan:** The Valley Center High School site is planning to add 45,600 sq ft of building space to the site through additions to the existing building and construction of a new building. The site is addressed as 9600 N Meridian, Valley Center, KS. 67147.



**Existing Zoning:** R-1B (Single-Family Residential District)

**Size of Parcel:** The property on which the building will occur is just under 95 acres. 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 additions will not interfere with existing right-of-way, easements, or setbacks.
- 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 are shown on the site drainage plan.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
- The existing building is 225,492 sq ft according to County tax records, this is not depicted on the site plans. The additions will add just over 34,000 sq ft to the existing building, and the Supplemental Learning Center will be a new structure with 11,500 sq ft.
- 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 use the existing drives on the property. The Code Site Plan attachment lists the number of stalls required by code, after construction, the site will have 814 parking spaces, of which 24 will be ADA spaces. Overall, there will be 200 more spaces than required. Pedestrian movement throughout the site should remain safe and appropriate.
- 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)*
- Parking lot lighting will primarily remain the same on the property. Any exterior lighting should not reach future residential properties.
- 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.*
- All existing signs will remain on the property and will not be affected by construction.
- 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.*

- No new disposal containers are proposed.
- 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.
- 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 and along the front of the site.

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

**SITE PLAN REVIEW APPLICATION**

This application is for a Site Plan Review before the City Planning and Zoning Board. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W Clay, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address USD 262 Valley Center

Phone (316) 755-7000 fax# \_\_\_\_\_

Petitioners Name & Address Jeff Sherrard, Alloy Architecture

Phone (316) 634-1111 fax# \_\_\_\_\_

Contact email address jsherrard@alloyarchitecture.com Contact Cell Phone (316) 518-0672

Relationship of applicant to property is that of \_\_\_\_\_ Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Lessee X Other (architect)

Property now used for High School

Property Zoning/Land Use Plan is now SF-20 Single Family

Proposed Rezoning/Land Use Plan Amendment None

Property shown on Valley Center Land Use Plan is now School

Address /Location of Request NE of the intersection of Meridian and 93rd

Parcel number(s) N/A

Legal Description U.S.D 262 ADDITION, SEDGWICK COUNY, KANSAS  
LOCATED IN SW1/4, SECTION 19, TWP. 25-S, R-1-E

Dimensions of the Property are 2553.8' feet deep by 2129.4' wide with frontage proposed on Meridian (west) and 93rd (south) and having a total of 97.79 acres (4.26 Million) square feet.

I realize that this application cannot be processed unless it is complete per Zoning Regulations section 17.12.05 and any other site plan criteria as agreed to in the pre-application meeting, and this application is accompanied by sufficient copies per Zoning Regulations section 17.12.04.

Applicant	Date	Agent (If any)	Date
-----------	------	----------------	------

**Office use only**

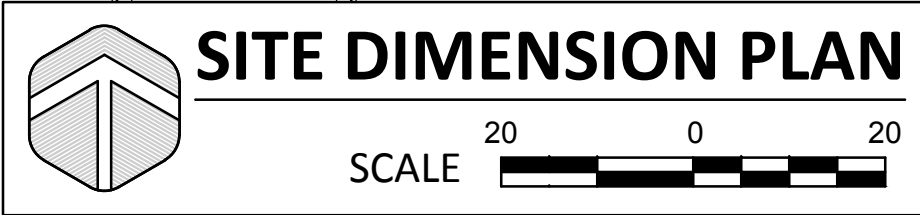
A pre-application meeting occurred with the applicant on \_\_\_\_\_. This application was received at \_\_\_\_\_ (am) (pm) on \_\_\_\_\_, 20\_\_ by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of \$200.00.



0 4" 8" 12" 16" 20" 24" 28" 32" 36" 40" 44" 48" 52" 56" 60" 64" 68" 72" 76" 80" 84" 88" 92" 96" 100" 104" 108" 112" 116" 120" 124" 128" 132" 136" 140" 144" 148" 152" 156" 160" 164" 168" 172" 176" 180" 184" 188" 192" 196" 200" 204" 208" 212" 216" 220" 224" 228" 232" 236" 240" 244" 248" 252" 256" 260" 264" 268" 272" 276" 280" 284" 288" 292" 296" 300" 304" 308" 312" 316" 320" 324" 328" 332" 336" 340" 344" 348" 352" 356" 360" 364" 368" 372" 376" 380" 384" 388" 392" 396" 400" 404" 408" 412" 416" 420" 424" 428" 432" 436" 440" 444" 448" 452" 456" 460" 464" 468" 472" 476" 480" 484" 488" 492" 496" 500" 504" 508" 512" 516" 520" 524" 528" 532" 536" 540" 544" 548" 552" 556" 560" 564" 568" 572" 576" 580" 584" 588" 592" 596" 600" 604" 608" 612" 616" 620" 624" 628" 632" 636" 640" 644" 648" 652" 656" 660" 664" 668" 672" 676" 680" 684" 688" 692" 696" 700" 704" 708" 712" 716" 720" 724" 728" 732" 736" 740" 744" 748" 752" 756" 760" 764" 768" 772" 776" 780" 784" 788" 792" 796" 800" 804" 808" 812" 816" 820" 824" 828" 832" 836" 840" 844" 848" 852" 856" 860" 864" 868" 872" 876" 880" 884" 888" 892" 896" 900" 904" 908" 912" 916" 920" 924" 928" 932" 936" 940" 944" 948" 952" 956" 960" 964" 968" 972" 976" 980" 984" 988" 992" 996" 1000"

## SITE NOTES

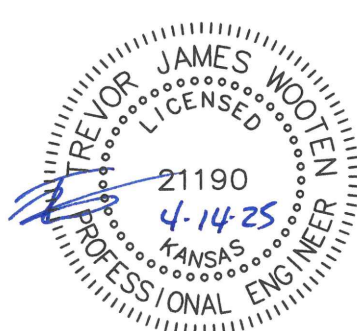
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required 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.
- Signing 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.



DATE:  
BID SET  
02.28.2025  
AS/OI  
04.15.2025



alloyarchitecture.com  
165 S. ROCK ISLAND, SUITE 200  
WICHITA, KS 67202  
p: 316.634.1111



PROJECT NUMBER  
24140

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USD #262 VALLEY CENTER  
VALLEY CENTER HIGH SCHOOL ADDITIONS AND RENOVATION  
9400 N. Meridian Ave.,  
Valley Center, Kansas

SHEET

C1.0

OF







0 4" 8" 12" 16" 20" 24" 28" 32" 36" 40" 44" 48" 52" 56" 60" 64" 68" 72" 76" 80" 84" 88" 92" 96" 100" 104" 108" 112" 116" 120" 124" 128" 132" 136" 140" 144" 148" 152" 156" 160" 164" 168" 172" 176" 180" 184" 188" 192" 196" 200" 204" 208" 212" 216" 220" 224" 228" 232" 236" 240" 244" 248" 252" 256" 260" 264" 268" 272" 276" 280" 284" 288" 292" 296" 300" 304" 308" 312" 316" 320" 324" 328" 332" 336" 340" 344" 348" 352" 356" 360" 364" 368" 372" 376" 380" 384" 388" 392" 396" 400" 404" 408" 412" 416" 420" 424" 428" 432" 436" 440" 444" 448" 452" 456" 460" 464" 468" 472" 476" 480" 484" 488" 492" 496" 500" 504" 508" 512" 516" 520" 524" 528" 532" 536" 540" 544" 548" 552" 556" 560" 564" 568" 572" 576" 580" 584" 588" 592" 596" 600" 604" 608" 612" 616" 620" 624" 628" 632" 636" 640" 644" 648" 652" 656" 660" 664" 668" 672" 676" 680" 684" 688" 692" 696" 700" 704" 708" 712" 716" 720" 724" 728" 732" 736" 740" 744" 748" 752" 756" 760" 764" 768" 772" 776" 780" 784" 788" 792" 796" 800" 804" 808" 812" 816" 820" 824" 828" 832" 836" 840" 844" 848" 852" 856" 860" 864" 868" 872" 876" 880" 884" 888" 892" 896" 900" 904" 908" 912" 916" 920" 924" 928" 932" 936" 940" 944" 948" 952" 956" 960" 964" 968" 972" 976" 980" 984" 988" 992" 996" 1000"

SCALE: 6" = 1'-0"

SCALE: 3" = 1'-0"

SCALE: 1 1/2" = 1'-0"

SCALE: 1" = 1'-0"

SCALE: 3/4" = 1'-0"

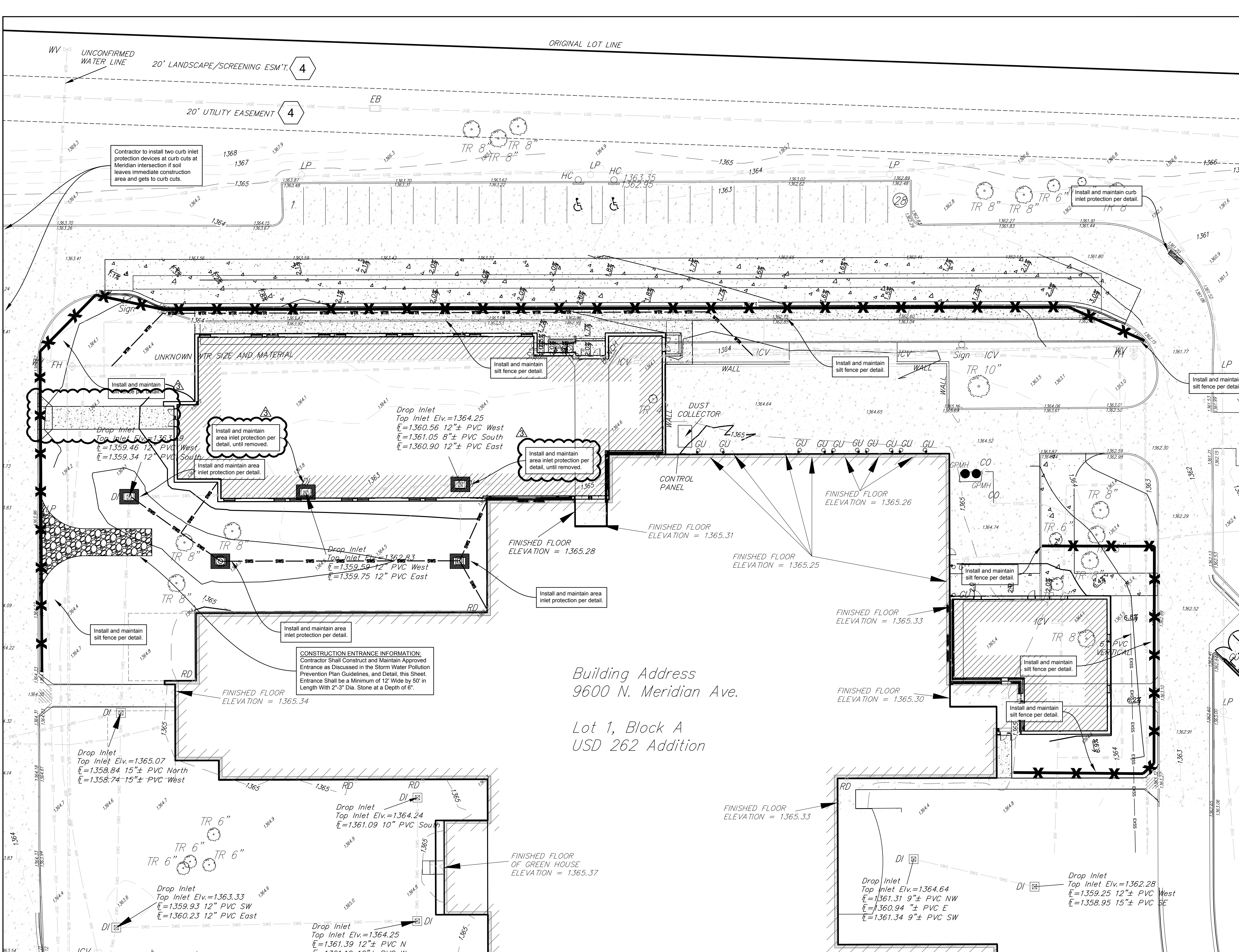
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SCALE: 3/8" = 1'-0"

SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"

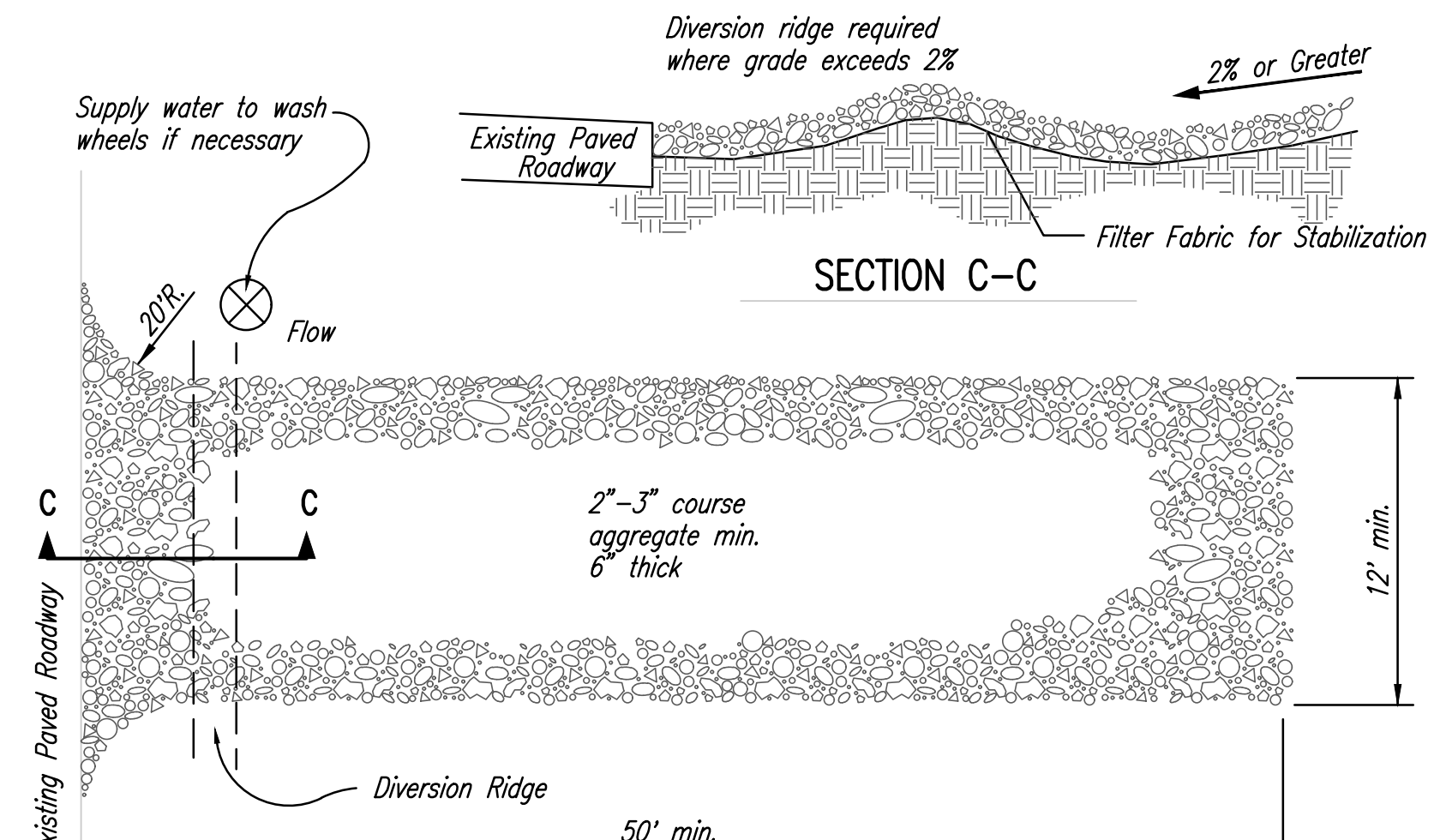
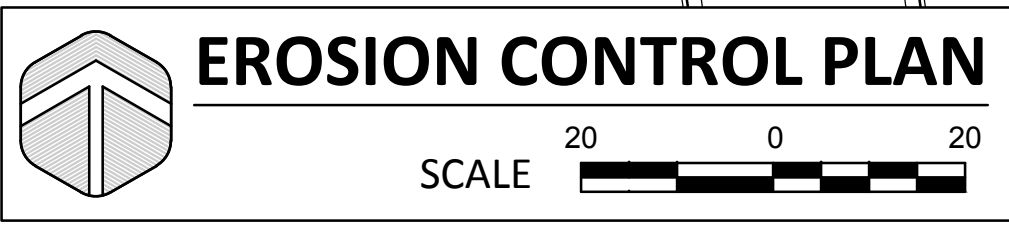
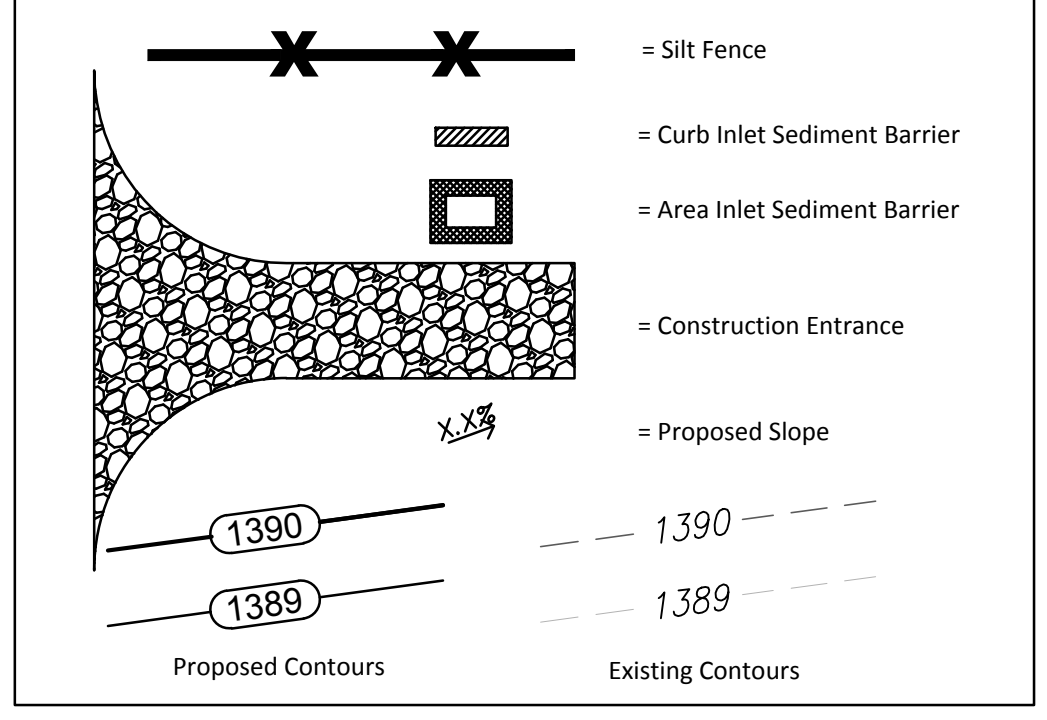
SCALE: 1/16" = 1'-0"



## EROSION CONTROL NOTES

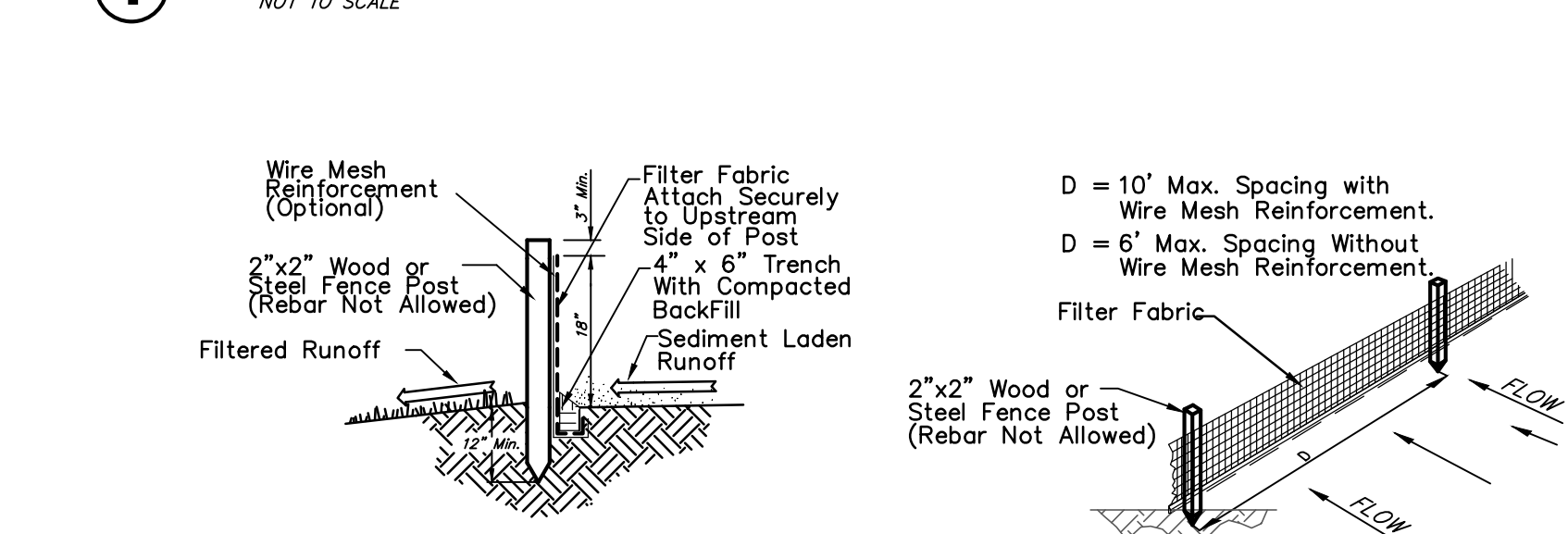
- No land clearing or grading shall begin until all applicable erosion control measures have been installed. This project is subject to this SWPP Plan, if applicable. The Contractor shall comply with any unusual requirements as necessary for the site to be in compliance during construction, per this 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.

## EROSION CONTROL LEGEND

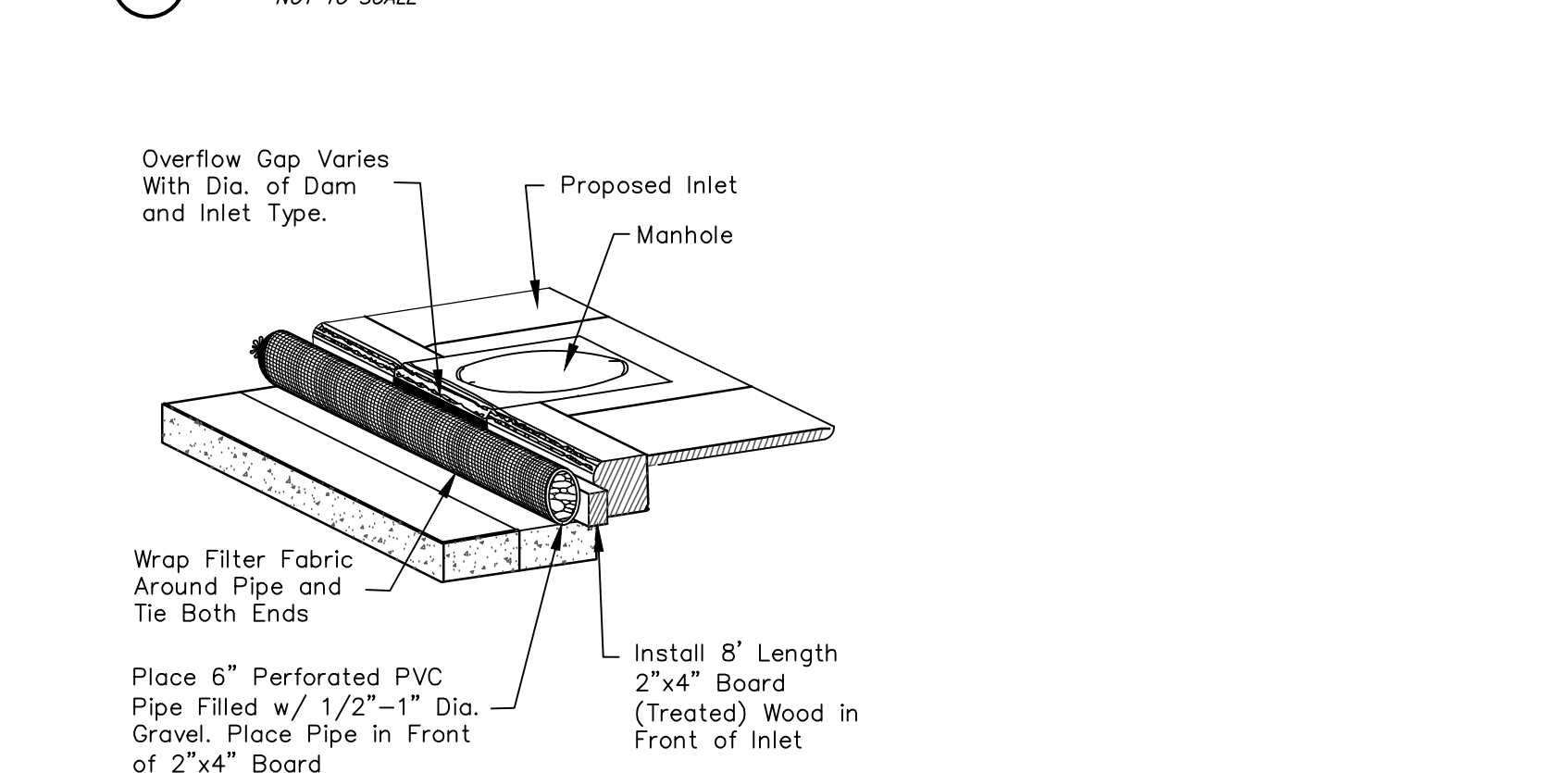


- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN, AS SHOWN ABOVE.
  - DRIVE ENTRANCES ONTO RESIDENTIAL LOTS WILL NOT BE REQUIRED TO HAVE THE SEDIMENT BARRIER SHOWN, BUT WHEEL WASHING MAY BE REQUIRED IF STABILIZED ENTRANCE IS NOT SUFFICIENT TO KEEP MUD FROM BEING TRACKED ONTO ADJACENT STREET. ENTRANCE SHALL EXTEND FROM BACK OF CURB TO DWELLING.

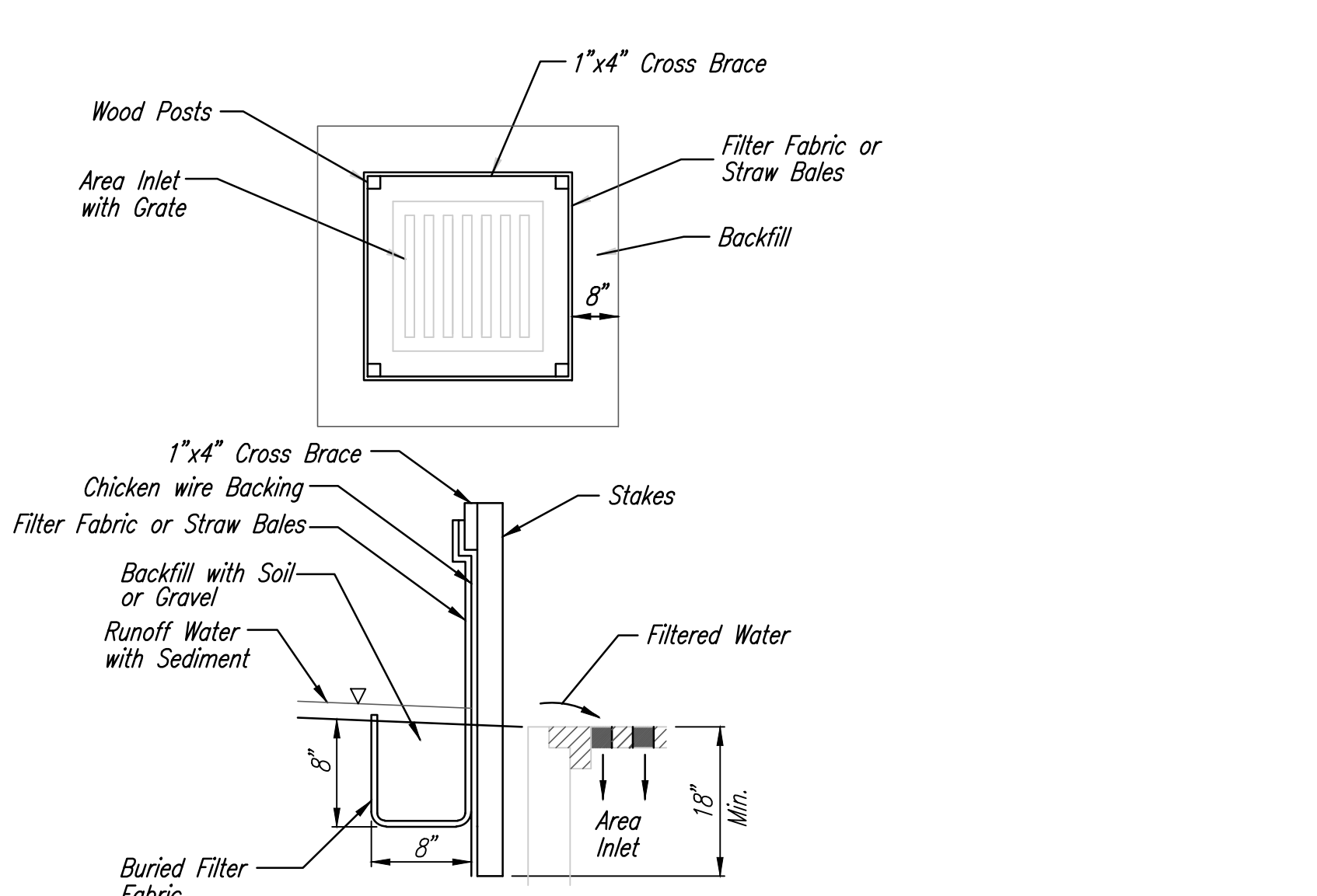
## 1 STABILIZED CONSTRUCTION ENTRANCE



## 2 SILT FENCE DETAIL



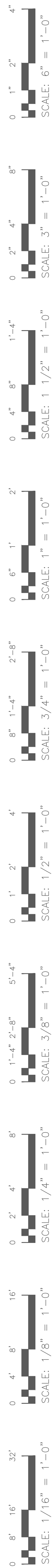
## 3 TYPE 1 INLET PROTECTION



## 4 INLET PROTECTION FOR AREA INLETS

(INLET PROTECTION: SILT FENCE OR STRAW BALES)





Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been derived from the various utility companies and is either from company records 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 the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.

The Contractor shall verify all utility locations prior to construction of this project.

Refer to Landscape Plan for final treatment of disturbed areas.

Proposed underground storm sewer mains, water mains/fire hydrants, or sanitary sewer mains, if any, shall be the contractor's responsibility. This portion of the project shall be designed and constructed under a separate plan set or private project, and undergo Local City review and approval. The Contractor shall obtain any permits required to be done by a bonded contractor, inspected and certified. The Contractor shall construct the mains only from Local City approved plans which will be provided to the Contractor by the City and as provided by Vaughan County, Ohio.

The Contractor shall receive written approval from adjacent landowners prior to proceeding with any construction work on landowner's property.

Gas service ties to new meters shall be per service provider standards. Tie-ins are to be above ground at the meter.

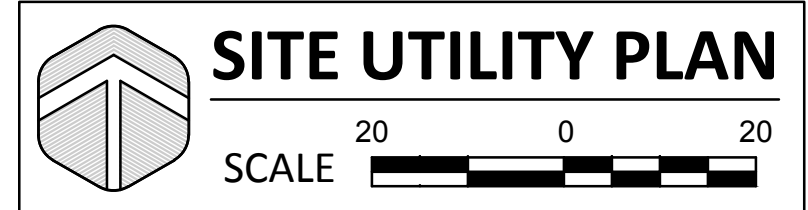
Utility service connections are to be installed per applicable Local City Codes.

Contractor shall be responsible for coordination and cost of all utility service connections, permits, relocations, abandonments, and removals.

Water taps to be made by Local City Water Department. Contractor to reimburse City for tapping costs.

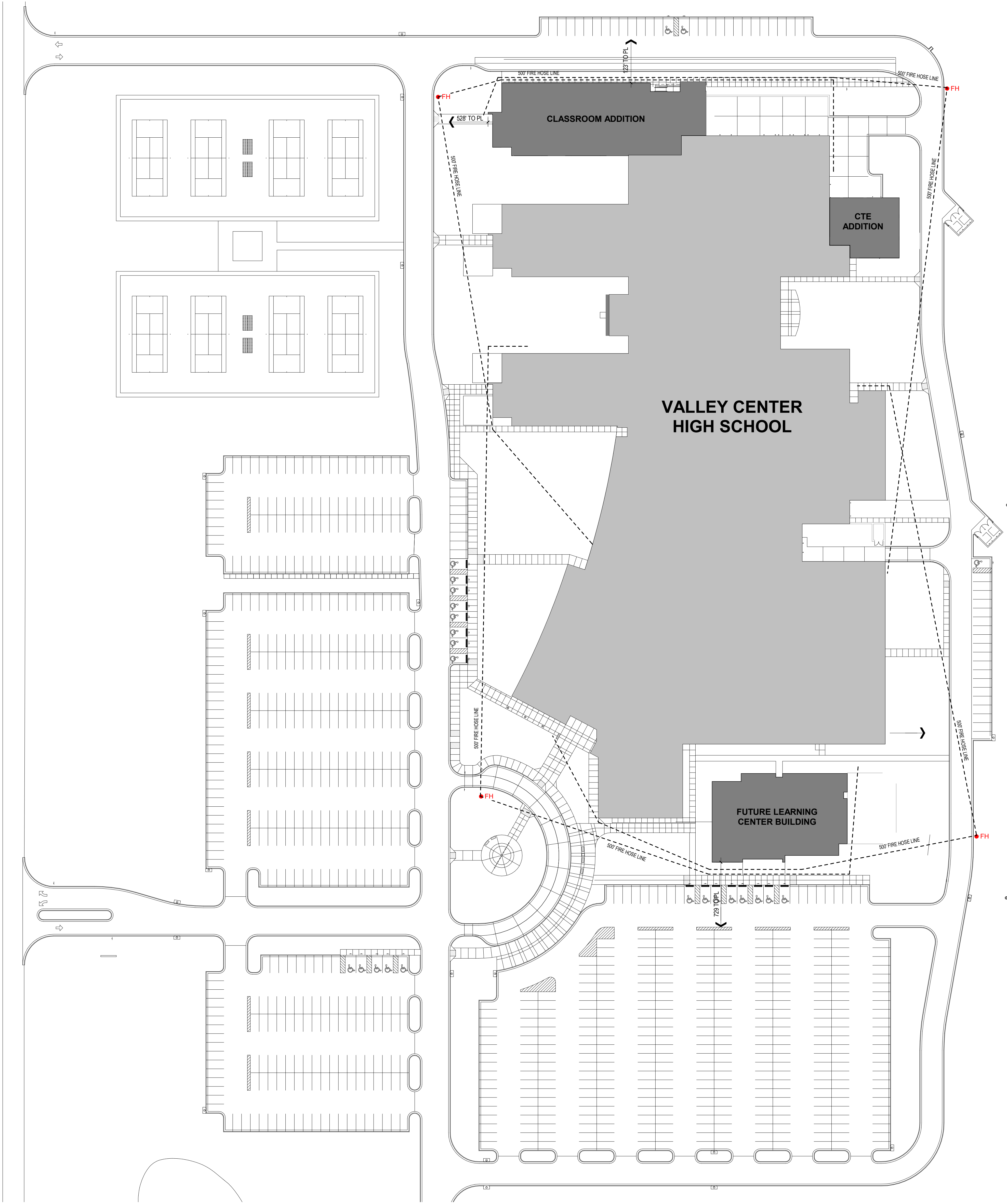
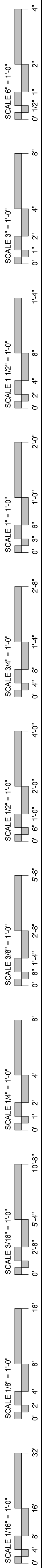
Lot 1, Block A  
USD 262 Addition

Existing Utilities				Proposed Utilities			
UG1	UG2	UG3	UG4	UG1	UG2	UG3	UG4
EH1	EH2	EH3	EH4	EH1	EH2	EH3	EH4
WL1	WL2	WL3	WL4	WL1	WL2	WL3	WL4
GL1	GL2	GL3	GL4	GL1	GL2	GL3	GL4
PP1	PP2	PP3	PP4	PP1	PP2	PP3	PP4
SS1	SS2	SS3	SS4	SS1	SS2	SS3	SS4
EX1	EX2	EX3	EX4	EX1	EX2	EX3	EX4
AT1	AT2	AT3	AT4	AT1	AT2	AT3	AT4
Co1	Co2	Co3	Co4	Co1	Co2	Co3	Co4





3/4/2025 6:36:04 AM



**CODE SITE PLAN**  
1" = 50'-0"



SCALE: 1" = 50'-0"

### CODE LEGEND

	OFFICE 245 SF .100-3	ROOM NAME AREA OF ROOM/LOAD FACTOR =OCCUPANT LOAD
	DESIGNATED EXIT	
	140x0.2=28" (32')	OCCUPANTS EXITING x 0.2=REQUIRED EXIT WIDTH (EXIT WIDTH PROVIDED)
	SMOKE PASSAGE WALL (IBC 508.2.1)	
	1-HOUR FIRE BARRIER WITH 60 MIN. OPENINGS	
	2-HOUR FIRE BARRIER WITH 90 MIN. OPENINGS	
	FIRE EXTINGUISHER (CABINET)	
	TRAVEL DISTANCE	
	30x48 ACCESSIBLE SEATING SPACE DESIGNATION	
	FIRE ALARM ANNUNCIATOR PANEL	
	FIRE ALARM CONTROL PANEL	

### PROJECT INFORMATION

PROJECT OWNER: Valley Center Unified School District 262  
OWNER ADDRESS: 143 S. Meridian, Valley Center, Kansas 67147  
PHONE: 316-755-7000  
FAX: 316-755-7001

PROJECT NAME: USD 262 High School Additions

FACILITY ADDRESS: 9600 N. Meridian, Valley Center, Kansas 67147  
CITY: Valley Center  
COUNTY: Sedgewick  
FIRE DEPARTMENT: Valley Center Fire Department  
WATER SUPPLY: City of Wichita  
BUILDING CODE/INSPECT: City of Valley Center / MABCD  
ZONING: R-1B - Single Family  
ZONING CODE: Valley Center Zoning Regulations, August 2022  
Wichita-Sedgewick County Unified Zoning Code  
PARKING ZONING CODE: Assembly = 1 parking space for each four seats or  
High School = 1 space for each 3 pupils plus 1 for each staff

MINIMUM STALLS REQ'D: 628 parking stalls for assembly or  
627 parking stalls for High School

STALLS PROVIDED (SHOWN) 814 parking stalls

TOTAL BUILDING OCCUPANCY: Max assembly occupants = 2,520 (gymnasium)  
Student Capacity = 1,029 (existing) + 354 (new)  
Staff Capacity = 146 (existing) + 23 (new)  
Educational Capacity = 1,549 occupants

ARCHITECT: Alloy Architecture p.a.  
ARCHITECT ADDRESS: 165 S. Rock Island, Suite 200  
PROJECT ARCHITECT: Jeffery H Sherrard  
PHONE: 316-634-1111

APPROVED CODES UTILIZED FOR THE DESIGN OF BUILDING  
2024 INTERNATIONAL BUILDING CODE with local amendments  
2024 INTERNATIONAL MECHANICAL CODE with local amendments  
2024 UNIFORM PLUMBING CODE with local amendments  
2023 NATIONAL ELECTRIC CODE (NFPA 70) with local amendments  
2024 INTERNATIONAL FIRE CODE with adopted Sedgewick County amendments  
2023 ICC 500 Standard for Design and Construction of Storm Shelters  
2010 STANDARDS FOR ACCESSIBLE DESIGN  
KANSAS FIRE PREVENTION CODE

NOTE: Pursuant to Kansas Administrative Regulation (K.A.R.) 22-1-17, the building owner shall maintain this Code Footprint on site and be made available to Fire Authorities.

### PLUMBING FIXTURE COUNTS

IBC, CHAPTER 29  
TOTAL OCCUPANTS = 166 (E) NEW

FIXTURES: Women = 1 per 50. Men = 1 per 50.  
LAVATORIES: Women = 1 per 50. Men = 1 per 50

PLUMBING FIXTURES	REQUIRED	NEW
MALE Water Closets	2	2
Urinals	2	2
Lavatories	2	2
FEMALE Water Closets	2	4
Lavatories	2	2
UNISEX Water Closets	0	4
Lavatories	0	4
DRINKING FOUNTAINS	2	4
SERVICE SINKS	1	1

DATE:  
BID SET  
02.28.2025



alloyarchitecture.com  
165 S. ROCK ISLAND, SUITE 200  
WICHITA, KS 67202  
P: 316.634.1111



PROJECT NUMBER  
24140

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Alloy Architecture

USD #262 VALLEY CENTER  
VALLEY CENTER HIGH SCHOOL ADDITIONS & RENOVATION  
9600 N. Meridian Ave.  
Valley Center, Kansas

SHEET

G0.2

OF

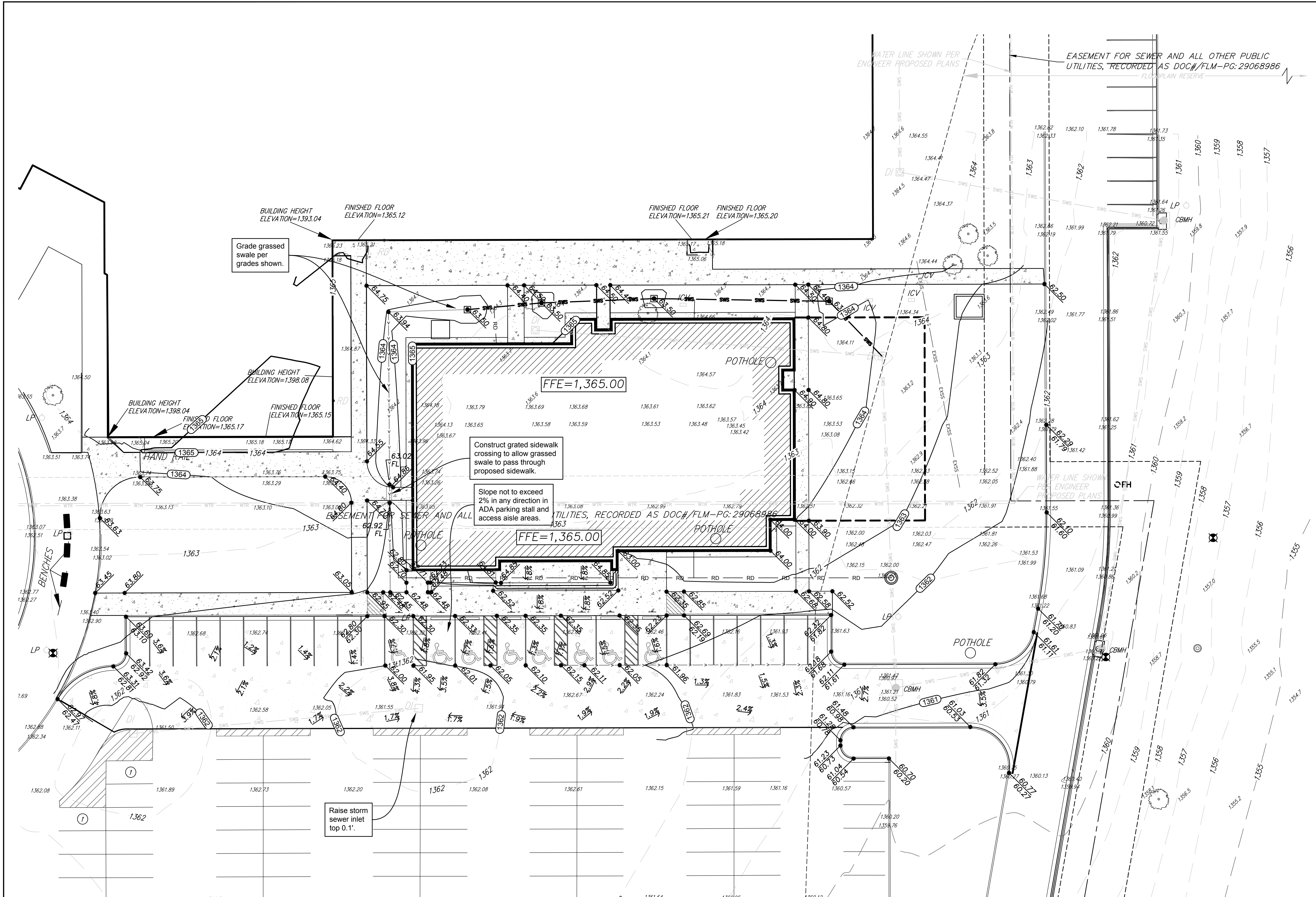








SCALE: 6" = 1'-0" SCALE: 3" = 1'-0" SCALE: 1 1/2" = 1'-0" SCALE: 1" = 1'-0" SCALE: 3/4" = 1'-0" SCALE: 1/2" = 1'-0" SCALE: 3/8" = 1'-0" SCALE: 1/4" = 1'-0" SCALE: 1/8" = 1'-0"



## LEGAL DESCRIPTION

Lot 1, Block A, USD 262 Addition, Sedgwick County, Kansas.

## SITE INFORMATION

Total Area: ±4,126,912.7 sq. ft. (96.8 acres)  
Disturbed Area: ±61,591.8 sq. ft. (1.41 acres)

## BENCHMARKS

- Site Benchmark - 298  
"□" chiseled on concrete Light Pole Base. Elevation = 1363.25 (NAVD 88)
- Site Benchmark - 299  
"□" on SE Corner of Curb Inlet. Elevation = 1361.01 (NAVD 88)

## KANSAS ONE CALL

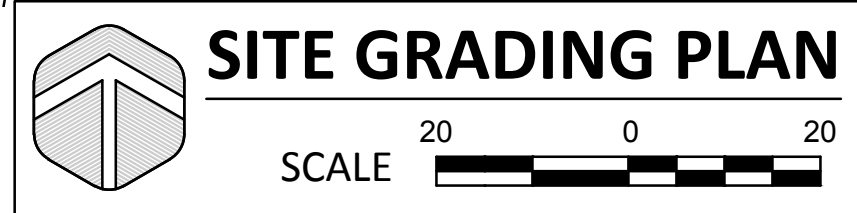
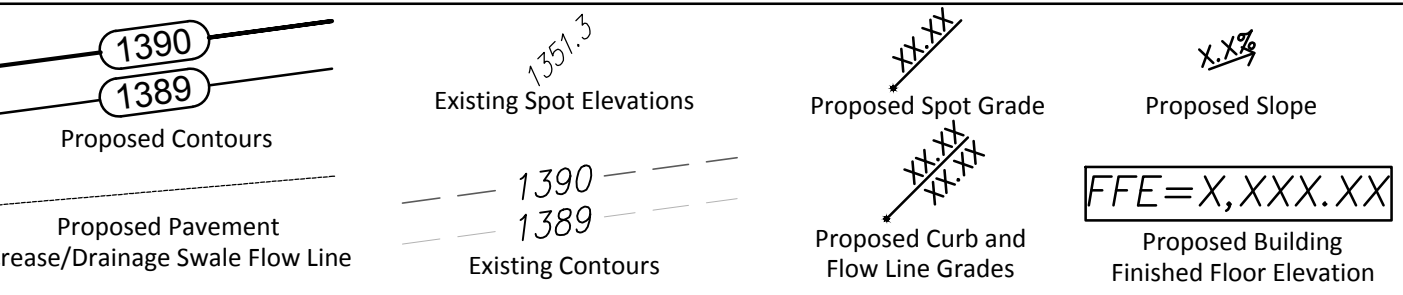
Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.  
Kansas One Call 1-800-DIG-SAFE

## 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
Evergy (Electric).....	383-8650
Cox Communications (Telecommunication).....	262-4270
AT&T (Telecommunication).....	268-2759
City of Valley Center Water Dept (Water).....	755-7320
City of Valley Center Sewer Maint. (San.Sewer).....	755-7330
City of Valley Center Storm Sewer Maint. (Storm Sewer).....	755-7320
City of Valley Center Traffic Maint.(Traf. Control).....	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

## LEGEND



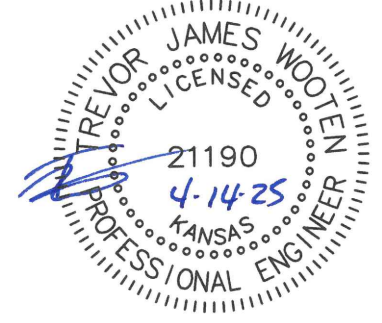
## GRADING NOTES

- 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 the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for final treatment of all disturbed areas.
- Signing 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.
- Paved Lot to be constructed with Paving as shown. See Architectural Site Plan and Geotechnical Report for Pavement and subgrade details.
- Proposed underground storm sewer mains, water mains/fire hydrants, or sanitary sewer mains, if any, shall be the contractor's responsibility. This portion of the project shall be designed and constructed under a separate plan set or private project, and undergo local City review and approval. The installation of any mains is required to be done by a bonded contractor, inspected and certified. The Contractor shall construct the mains only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
- Cross-Slopes on sidewalks shall not exceed 1/4" per foot (or 2%). Notify Engineer of any discrepancies prior to forming of walks. Longitudinal slopes that exceed 5% will be considered ramps and will require handrails and edge protection per ADA.
- The final grade of all non-paved areas adjacent to the building shall be set at least 0.4' Below FFE, unless otherwise noted.
- Contours and slope arrows are computer generated and are schematic in nature. Spot grades and notes from the stamped plans in addition to ADA guidelines shall govern construction.
- Proposed site grading shall not cause significant additional adverse impacts on adjacent property.

DATE:  
BID SET  
04.14.2025



alloy architecture.com  
165 S. ROCK ISLAND, SUITE 200  
WICHITA, KS 67202  
p: 316.634.1111



PROJECT NUMBER  
24141

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USD 262 VALLEY CENTER  
SUPPLEMENTAL LEARNING CENTER

9600 N. Meridian Ave.  
Valley Center, Kansas

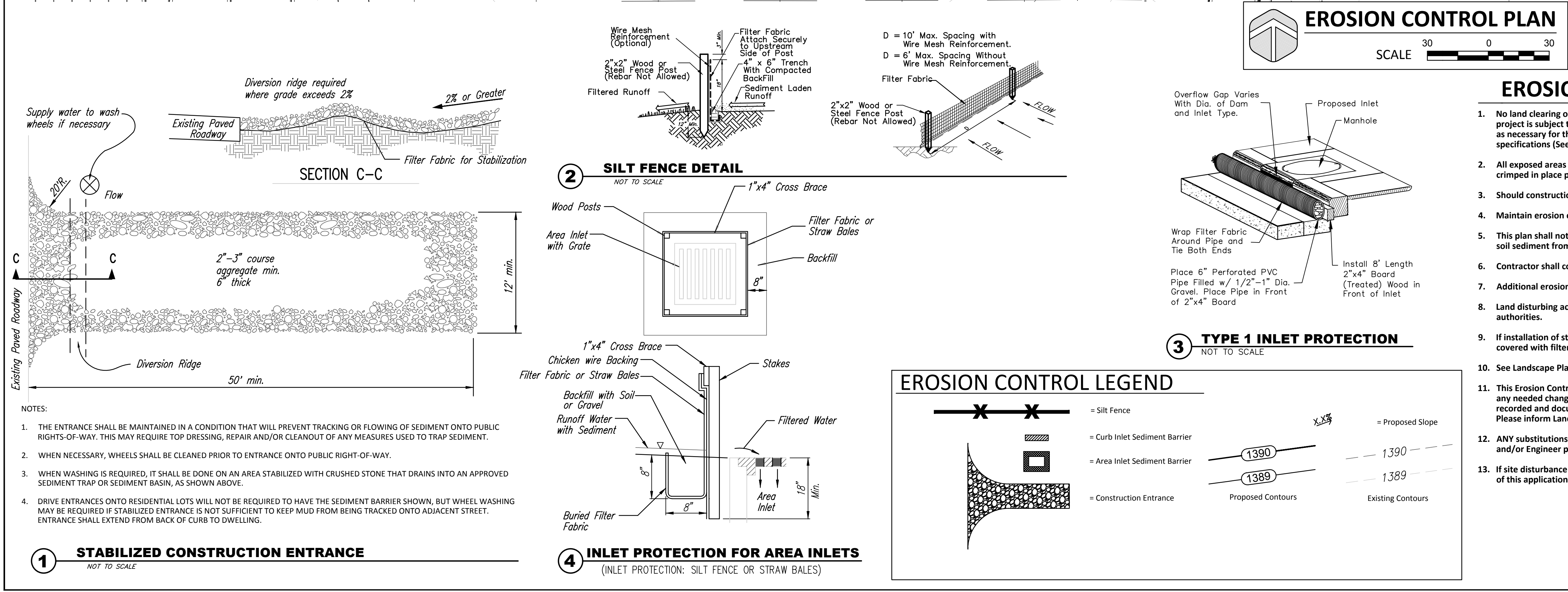
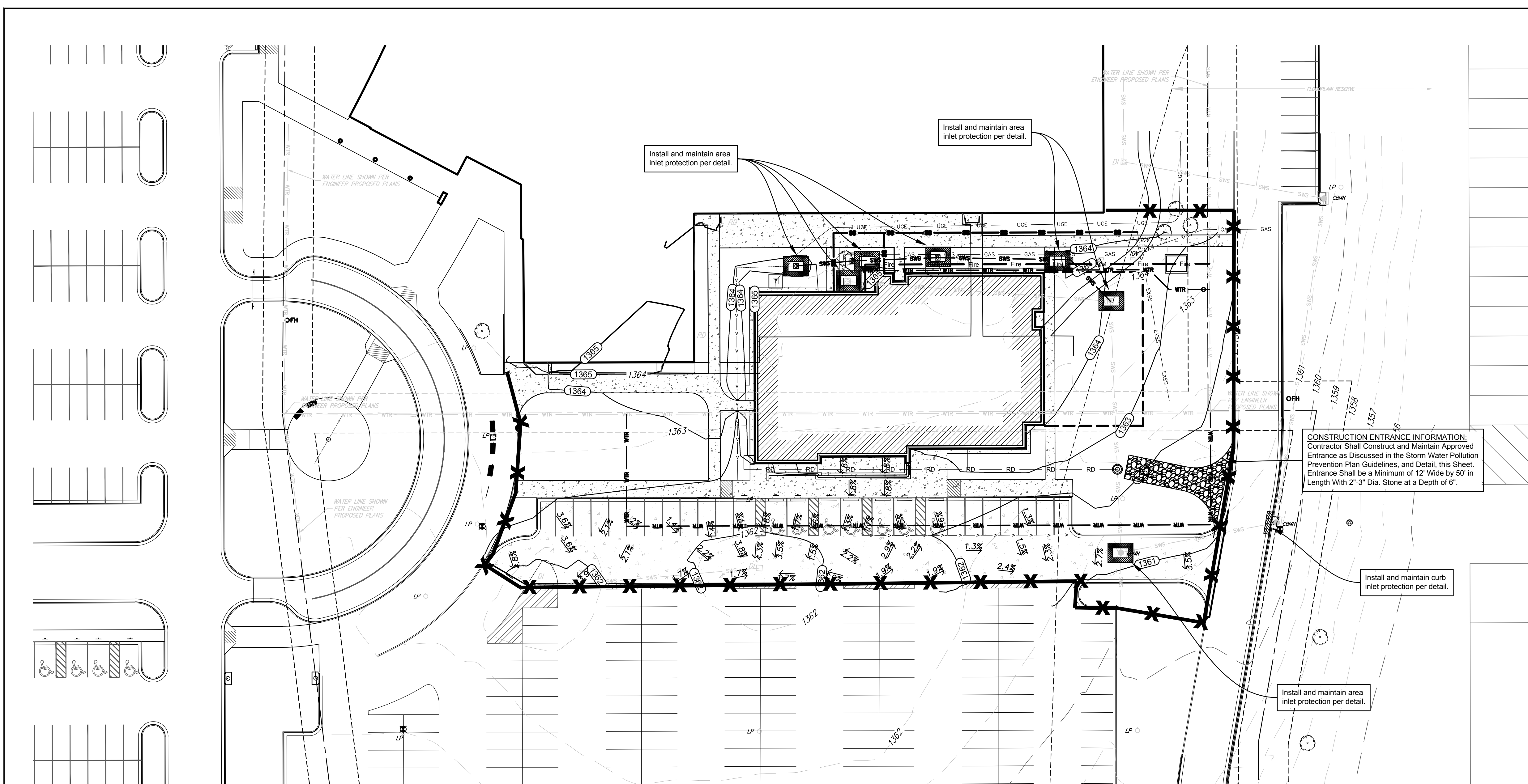
SHEET

OF



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## UTILITY CONTACTS

**Kansas One Call 1-800-DIG-SAFE**

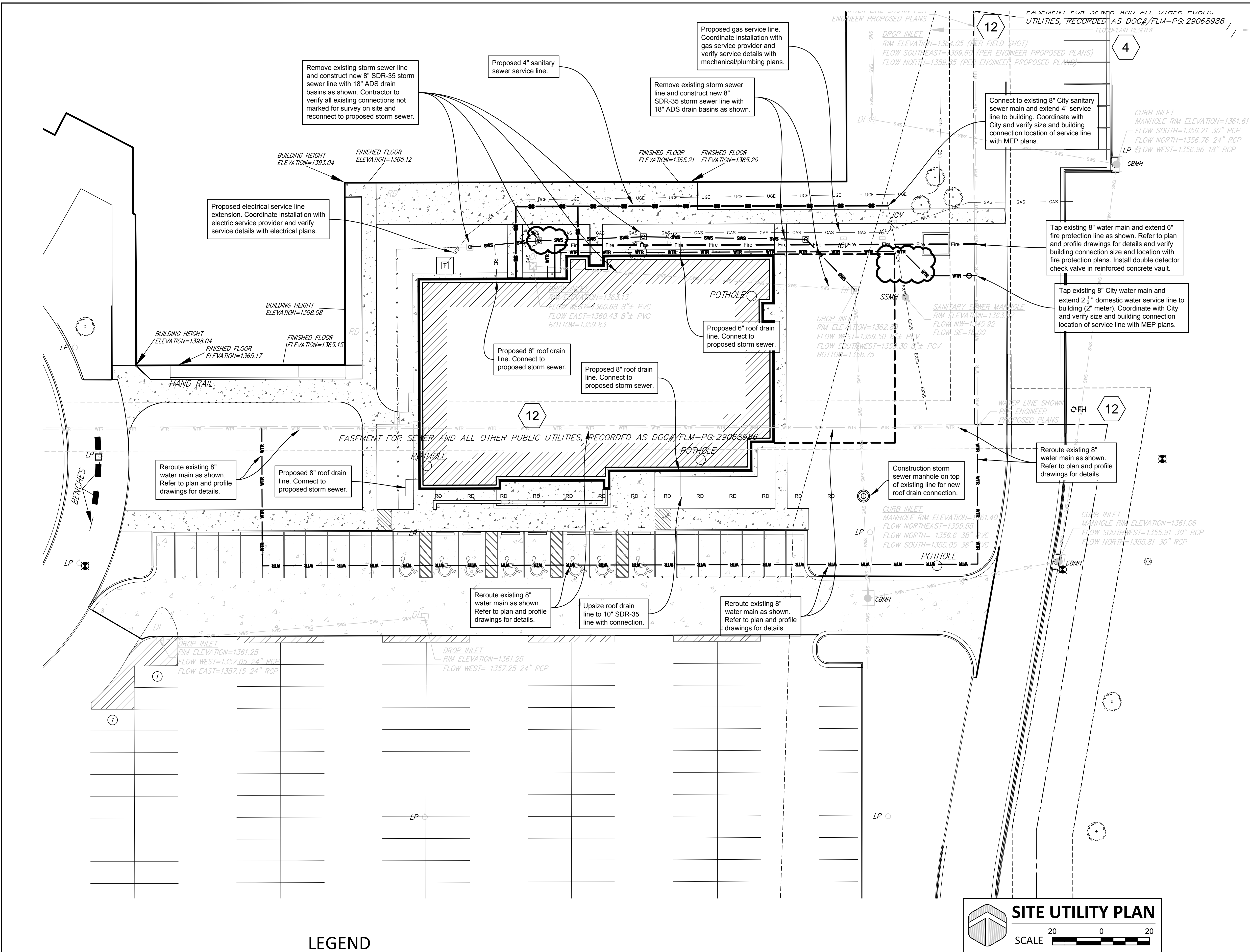
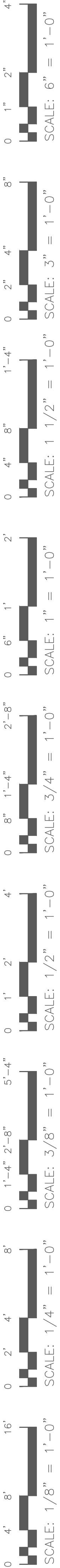
Kansas Gas Service (Gas).....	1-888-482-4950
Black Hills Energy (Gas).....	1-800-303-0357
Energy (Electric).....	383-8650
Cox Communications (Telecommunication).....	262-4270
AT&T (Telecommunication).....	268-2759
City of Valley Center Water Dept (Water).....	755-7320
City of Valley Center Sewer Maint. (San.Sewer).....	755-7330
City of Valley Center Storm Sewer Maint. (Storm Sewer).....	755-7320
City of Valley Center Traffic Maint.(Traf. Control).....	755-7320
Conoco Pipeline Co. (Petroleum).....	1-800-231-2551
Williams Pipeline Co. (Petroleum).....	529-6060
	or 1-800-324-9696
Phillips Pipeline Co. (Petroleum).....	1-800-766-8230

SCALE 

2. 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].
2. 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.
3. Should construction stop for longer than 14 days, the site shall be seeded as specified.
4. Maintain erosion control measures after each rain and at least once a week.
5. This plan shall not be considered all inclusive as the contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
6. Contractor shall comply with all state and local ordinances that apply.
7. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
8. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
9. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
10. See Landscape Plan for ground treatments in all disturbed areas beyond impervious surfaces.
11. 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.
12. Any substitutions for the sediment control devices shown, must be approved by the Landscape Architect and/or Engineer prior to any uses on site.
13. 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.

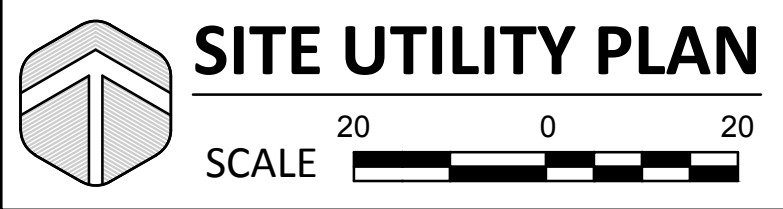
The diagram illustrates various erosion control measures and contour lines. On the left, a cross-section shows a road with two 'X' marks indicating silt fence locations. Below this, three symbols represent different sediment barriers: a hatched rectangle for a Curb Inlet Sediment Barrier, a square with a grid pattern for an Area Inlet Sediment Barrier, and a rectangle with a pebble pattern for a Construction Entrance. To the right, two sets of contour lines are shown. The 'Proposed Contours' are labeled 1390 and 1389, with a handwritten note 'x.X' above them. The 'Existing Contours' are also labeled 1390 and 1389.





LEGEND

Existing Utilities	Proposed Utilities
UGE	UGE
OHE	OHE
WTR	WTR
GAS	GAS
PIPELINE	PIPELINE
SWS	SWS
EXSS	EXSS
AT&T	AT&T
CoTV	CoTV
Electric Underground	Electric Underground
Electric Overhead	Electric Overhead
Water Line	Water Line
Sanitary Sewer Line	Sanitary Sewer Line
Petroleum Pipeline	Petroleum Pipeline
Storm Water Sewer Pipe	Storm Water Sewer Pipe
Telecommunication (AT&T)	Telecommunication (AT&T)
Telecommunication (Cox)	Telecommunication (Cox)



LEGAL DESCRIPTION

Lot 1, Block A, USD 262 Addition, Sedgwick County, Kansas.

SITE INFORMATION

Total Area: 44,126,912.7 sq. ft. (96.8 acres)  
Disturbed Area: 161,591.8 sq. ft. (1.41 acres)

BENCHMARKS

Site Benchmark - 298

" " chiseled on concrete Light Pole Base. Elevation = 1363.25 (NAVD 88)

Site Benchmark - 299

" " on SE Corner of Curb Inlet. Elevation = 1361.01 (NAVD 88)

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
Evergy (Electric)	383-8650
Cox Communications (Telecommunication)	262-4270
AT&T (Telecommunication)	268-2759
City of Valley Center Water Dept (Water)	755-7320
City of Valley Center Sewer Maint. (San.Sewer)	755-7330
City of Valley Center Storm Sewer Maint. (Storm Sewer)	755-7320
City of Valley Center Traffic Maint.(Traf. Control)	755-7320
Conoco Pipeline Co. (Petroleum)	1-800-231-2551
Williams Pipeline Co. (Petroleum)	529-6600
Phillips Pipeline Co. (Petroleum)	1-800-324-9696
	1-800-766-8230

UTILITY NOTES

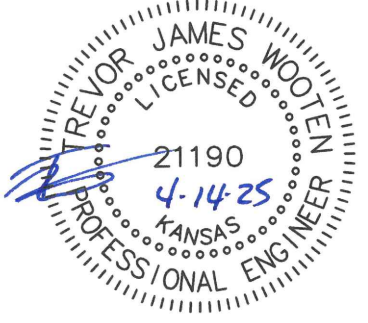
- Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
- Traffic affected by the construction on this project shall be handled in accordance with the latest edition of the Local Manual on Uniform Traffic Control Devices.
- The Contractor shall verify all utility locations prior to construction of this project.
- Refer to Landscape Plan for final treatment of disturbed areas.
- Proposed underground storm sewer mains, water mains/fire hydrants, or sanitary sewer mains, if any, shall be the contractor's responsibility. This portion of the project shall be designed and constructed under a separate plan set or private project, and undergo Local City review and approval. The installation of any mains is required to be done by a bonded contractor, inspected and certified. The Contractor shall construct the mains only from Local City approved plans which will be provided to the General Contractor or can be provided by Baughman Company, P.A.
- The Contractor shall receive written approval from adjacent landowners prior to proceeding with any construction work on landowner's property.
- Gas service tie-ins to new meters shall be per service provider standards. Tie-ins are to be above ground at the meter.
- Utility service connections are to be installed per applicable Local City Codes.
- Contractor shall be responsible for coordination and cost of all utility service connections, permits, relocations, abandonments, and removals.
- Water taps to be made by Local City Water Department. Contractor to reimburse City for tapping costs.



DATE:  
BID SET  
04.14.2025



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USD 262 VALLEY CENTER  
SUPPLEMENTAL LEARNING CENTER

9600 N. Meridian Ave.  
Valley Center, Kansas

SHEET

OF

C4.0



4/15/2025 10:07:16 AM

SCALE 1/8" = 1'-0"  
0' 2' 4' 8' 16'

SCALE 1/4" = 1'-0"  
0' 1' 2' 4'

SCALE 3/8" = 1'-0"  
0' 8" 1'-4" 2'-8"

SCALE 1/2" = 1'-0"  
0' 6" 1'-0" 2'-0" 3'-0"

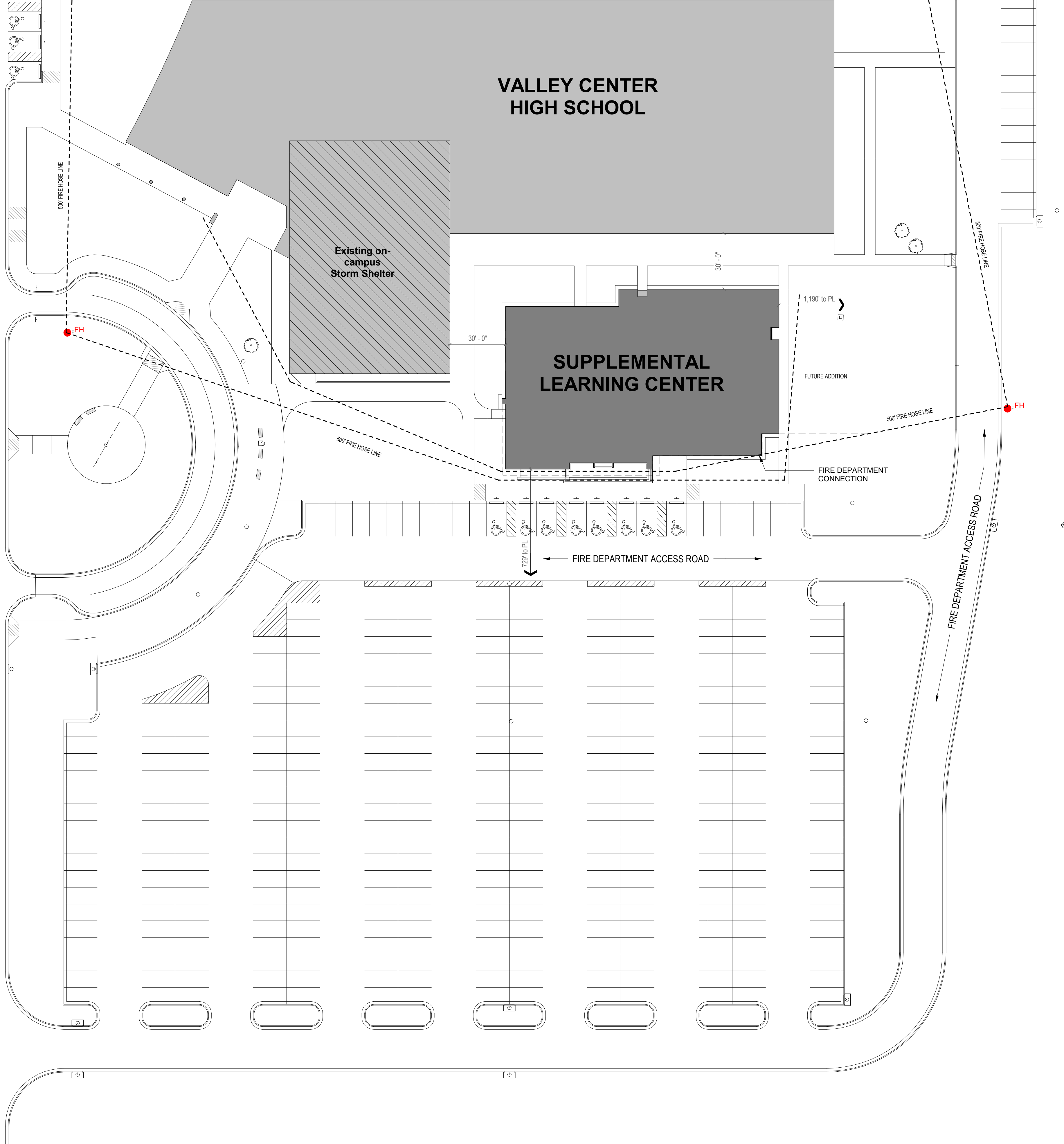
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0' 4" 8" 1'-4" 2'-8"

SCALE 1" = 1'-0"  
0' 3" 6" 1'-0" 2'-0"

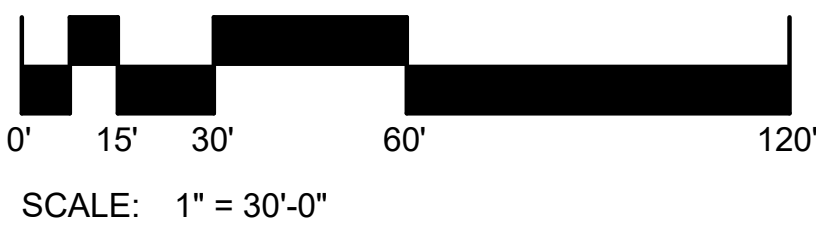
SCALE 1 1/2" = 1'-0"  
0' 2' 4' 6' 8' 10' 12'

SCALE 3" = 1'-0"  
0' 1' 2' 4' 6' 8' 10' 12'

SCALE 6" = 1'-0"  
0' 1/2' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12'



**SITE CODE PLAN**  
1" = 30'-0"



## PROJECT INFORMATION

PROJECT OWNER: Valley Center Unified School District 262  
OWNER ADDRESS: 143 S. Meridian, Valley Center, Kansas 67147  
PHONE: 316-755-7000

PROJECT NAME: USD 262 Supplemental Learning Center

FACILITY ADDRESS: 9600 N. Meridian, Valley Center, Kansas 67147  
CITY: Valley Center  
COUNTY: Sedgwick  
FIRE DEPARTMENT: Valley Center Fire Department  
WATER SUPPLY: City of Wichita  
BUILDING CODE/INSPECT: City of Valley Center / MABCD  
ZONING: R-1B - Single Family  
ZONING CODE: Valley Center Zoning Regulations, August 2022  
Wichita-Sedgwick County Unified Zoning Code

TOTAL BUILDING OCCUPANCY: 72 students (Design Maximum)  
27 staff  
99 Design Occupants

PARKING ZONING CODE: 1 space for each 3 pupils plus 1 for each staff

MINIMUM STALLS REQ'D: 51

STALLS PROVIDED (SHOWN): 813 (shared with VC High School)

ARCHITECT: Alloy Architecture p.a.  
ARCHITECT ADDRESS: 165 S. Rock Island Suite 200  
Wichita, KS 67202  
PROJECT ARCHITECT: Jeffery H Sherrard  
PHONE: 316-634-1111

**APPROVED CODES UTILIZED FOR THE DESIGN OF BUILDING**  
2024 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS  
2024 INTERNATIONAL MECHANICAL CODE  
2024 UNIFORM PLUMBING CODE  
2023 NATIONAL ELECTRIC CODE  
2024 INTERNATIONAL FIRE CODE AND ADOPTED SEDGWICK COUNTY AMENDMENTS  
2010 STANDARDS FOR ACCESSIBLE DESIGN  
KANSAS FIRE PREVENTION CODE

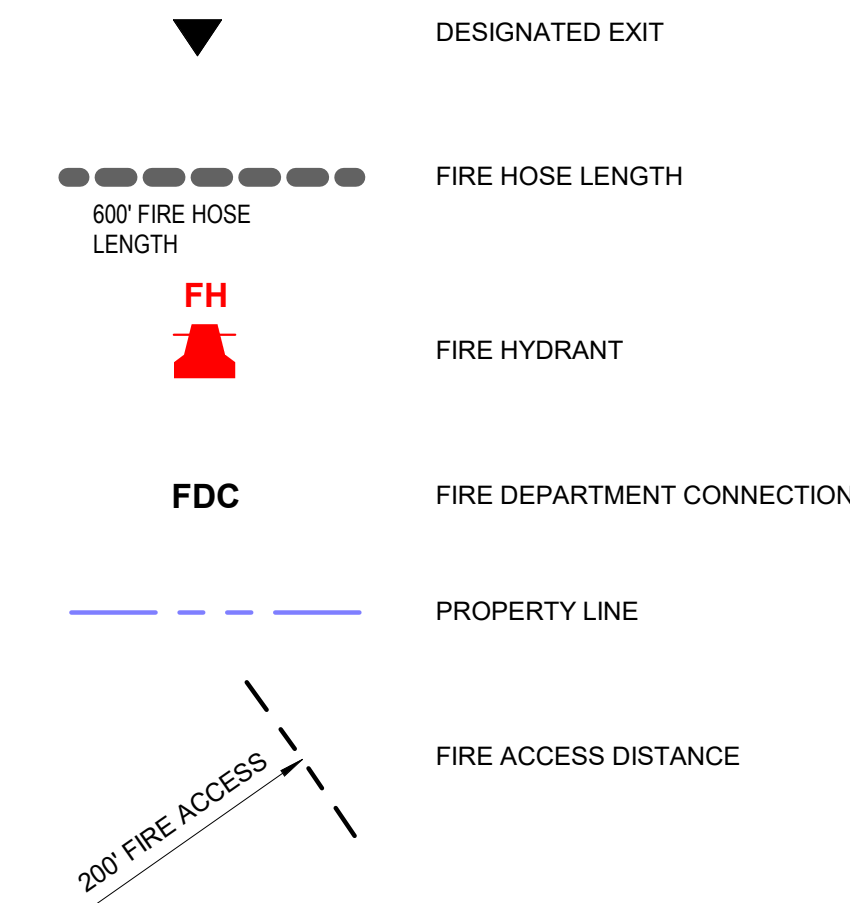
NOTE: Pursuant to Kansas Administrative Regulation (K.A.R.) 22-1-7, the building owner shall maintain this Code Footprint on site and be made available to Fire Authorities.

**ICC 500 STORM SHELTER INFORMATION**  
per IBC section 423 Storm Shelter required for E occupancies.

Building Design Capacity = 99 Occupants  
High School Design Capacity = 1,549 Occupants  
TOTAL DESIGN CAPACITY = 1,648 Occupants

EXISTING STORM SHELTER SAFE ROOMS  
South Gym Capacity = 1,200 Occupants  
North CTE Capacity = 450 Occupants  
TOTAL STORM CAPACITY = 1,650 Occupants

## SITE CODE LEGEND



DATE:  
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USD 262 VALLEY CENTER  
SUPPLEMENTAL LEARNING CENTER

9600 N. Meridian Ave.  
Valley Center, Kansas

SHEET

G0.2

OF



4" 2" 0 1" 2" 8" 4" 0 2" 1'-0" SCALE: 6" = 1'-0"

1'-4" 0 2" 1'-0" SCALE: 3" = 1'-0"

8" 4" 0 1" 1'-0" SCALE: 1 1/2" = 1'-0"

2" 0 6" 1" 1'-0" SCALE: 1" = 1'-0"

2'-8" 0 6" 1'-4" 2" 1'-0" SCALE: 3/4" = 1'-0"

8" 4" 0 1" 2" 1'-0" SCALE: 1/2" = 1'-0"

5'-4" 0 1'-4" 2" 8" 1'-0" SCALE: 3/8" = 1'-0"

8" 4" 0 1" 1'-0" SCALE: 1/4" = 1'-0"

16" 0 2" 4" 1'-0" SCALE: 1/8" = 1'-0"

KIM LIGHTING®

ARA2  
ARCHITECTURAL AREA/SITE

FEATURES

- TIR Strike Optics
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Type 1, 2, 3, 4, 4W, 5W, 50M, L, and R distributions
- 0-10V dimming drivers standard
- IP65 optical assembly



CONTROL TECHNOLOGY

NX LIGHTING CONTROLS LIGHT GRID®

SPECIFICATIONS

CONSTRUCTION

- One piece die-cast housing, low copper (<0.6% Cu) Aluminum Alloy with integral cooling fins over the optical chamber and electrical compartment
- Solid barrier wall separates optical and electrical compartments
- Double-thick wall with gussets on the support-arm mounting end
- Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-atch detail
- All hardware is stainless steel or electro-zinc plated steel
- Finish: face and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat
- One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange
- Optional clear 1/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimete
- Optional, fixture supplied with a one-piece flat, clear, UV stabilized polycarbonate, fully gasketed, replacing the standard tempered glass lens. CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance
- One-piece extruded aluminum arm with internal bolt guides end fully redussed top and bottom
- Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief

CONSTRUCTION (CONTINUED)

- Arm is circular cut for specified round pole
- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 2" IPS pipe size arms
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate
- OPTICS
  - Optical cartridge system consisting of a die cast heat sink, LED Total Internal Reflection (TIR) optics, gasket and bezel plate
  - Molded silicone gasket ensures a weather-proof seal around each individual LED
  - Features revolutionary individual LED optical control based on high performance TIR optical designs
  - Optional Backlight Control for complete control of unwanted backlight
- IP65 Optical assembly
- Type 1, 2, 3, 4, 4W, 5W, 50M, R, and L standard distributions
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum heat sink modules

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

TheArchetype®



NOTE: THIS IS THE LED EQUIVALENT OF THE ORIGINAL METAL HALIDE FIXTURE INSTALLED IN 2010

ELECTRICAL

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
  - Modular wiring harness in the service area provides user access to the dimming circuitry
  - Optional factory programmed dimming profile
  - Surge protection: 10kV surge suppression
  - SF for 120, 277, 347 Line volts
  - DF for 208, 240, 480 Line volts
- CERTIFICATIONS AND LISTINGS
- Listed to UL1598 and CSA C22.2#250.0-24 for wet location and 40°C ambient temperatures
  - IBA approved, 3000K and warmer CCTs only
  - RoHS compliant
  - This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions
- WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	4,363-20,338
Wattage Range	88.7-178.2
Efficacy Range (LPW)	46.2-128.3
Reported Life (Hours)	L70/60,000
Weight	50 lbs 22.68 kg
EPS Side View	120

Current®

currentlighting.com/kimlighting  
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Page 1 of 13  
Rev 05/17/24  
N\_ARA2\_spec\_R07

KIM LIGHTING®

WDM  
WALL MOUNTED

FEATURES

- -5° to +10° tilt adjustment
- High performance optics deliver up to 16,000 lumens
- up or down mountable without modification
- Programmable occupancy sensor (dimming)
- NX Lighting Controls
- 130+ lumens per watt
- UL/cUL listed for wet locations, IP65 Listed.



CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

SPECIFICATIONS

CONSTRUCTION

- Optical housing is a one-piece, die-cast low copper (<0.6%) aluminum alloy with integral heat sink. The housing rotates against mounting arm housing to provide -5° to 10° of adjustment with degree markers label. At 0° adjustment, lens is totally concealed from view above horizontal with fixture mounted in the downward position.
- Mounting arm housing is one-piece die-cast, low copper (<0.6%) aluminum alloy with provisions for tilt mechanism. Mounting arm fasteners to the mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on the tilt mechanism frees the optical housing to rotate for aiming. Tightening the screws locks the housing and lens frame together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.
- Lens Frame is a one-piece, die-cast low copper (<0.6%) aluminum alloy with integral cooling fins to dissipate driver thermal.
- Finish: face and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat
- Bracketry and hardware shall be stainless steel

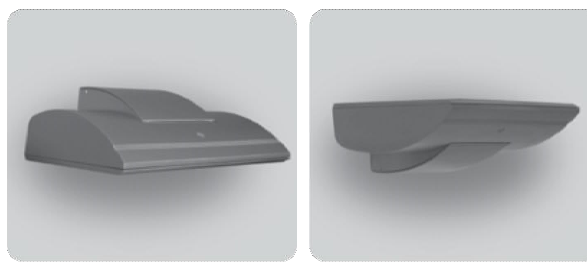
OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Secondary lens is impact resistant 1/8" tempered glass with anti-reflective coating.

INSTALLATION

- Junction box (by Others): Standard with steel, quick-mount junction box plate that mounts directly to 4" J-Box.
- Mounting plate is stainless steel and features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates.
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury
- SERVICING
  - Housing should hang freely in an open service position for inspection of primary wire connections. Once in service position, the housing can be removed for service by sliding the assembly to the left (for down mounting) or to the right (for up mounting) and disconnecting the wiring plugs.
  - Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

Wall Director



Wall Director Medium

Wall Director Small

RELATED PRODUCTS

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components.
- Drivers have a greater than a 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Modular wiring harness in the service area provides user access to the dimming circuitry.

KEY DATA	
Lumen Range	5,950-16,000
Wattage Range	54-131
Efficacy Range (LPW)	97-145
Reported Life (Hours)	L70/60,000
Weight	35 lbs/15.87 kg

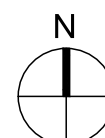
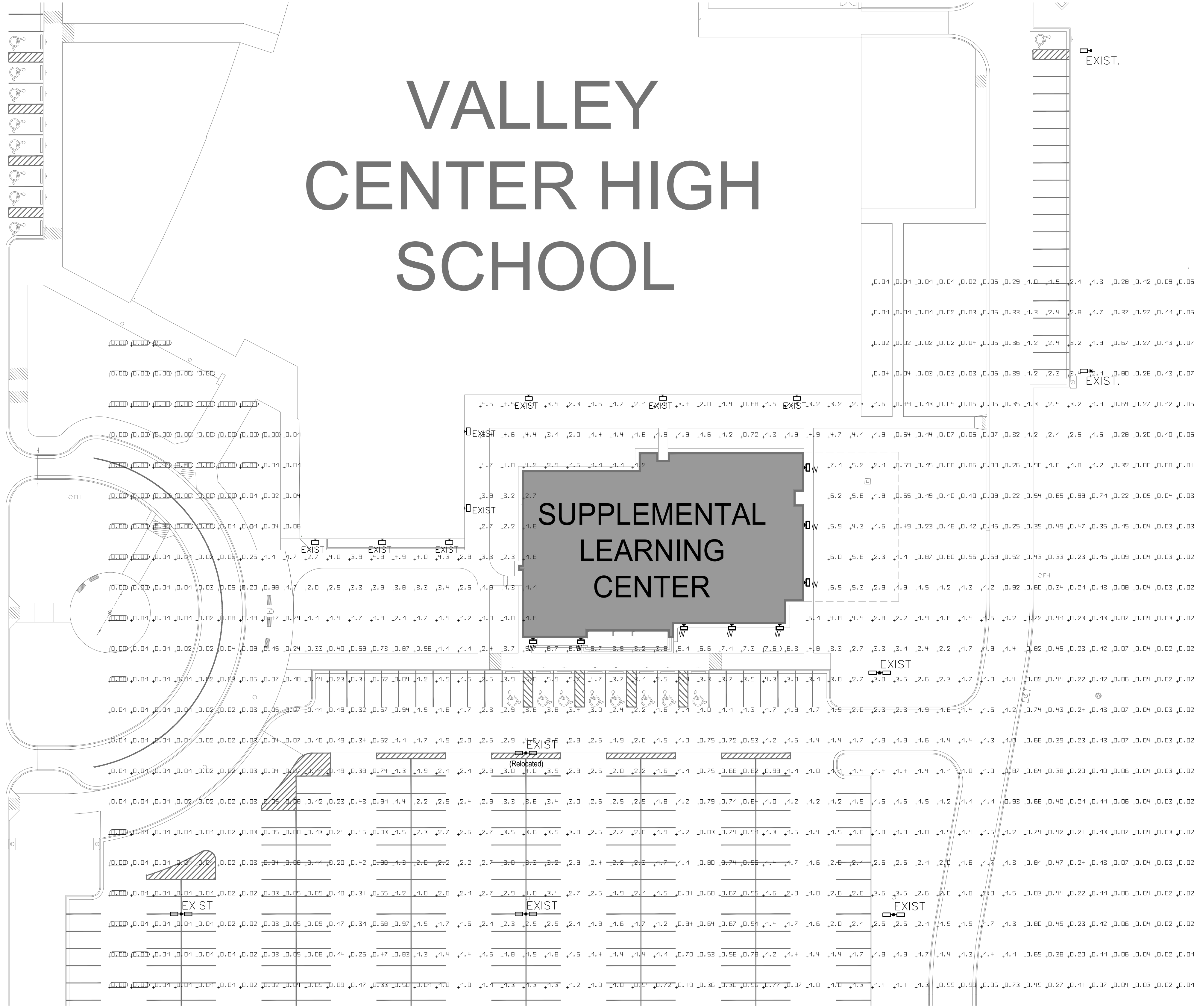
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Page 1 of 9  
Rev 03/16/23  
N\_wdm\_spec\_R04

# VALLEY CENTER HIGH SCHOOL

## SUPPLEMENTAL LEARNING CENTER



ELECTRICAL PHOTOMETRIC LIGHTING PLAN  
SOUTH PORTION  
1" = 30'-0"

DATE:  
03.25.2025



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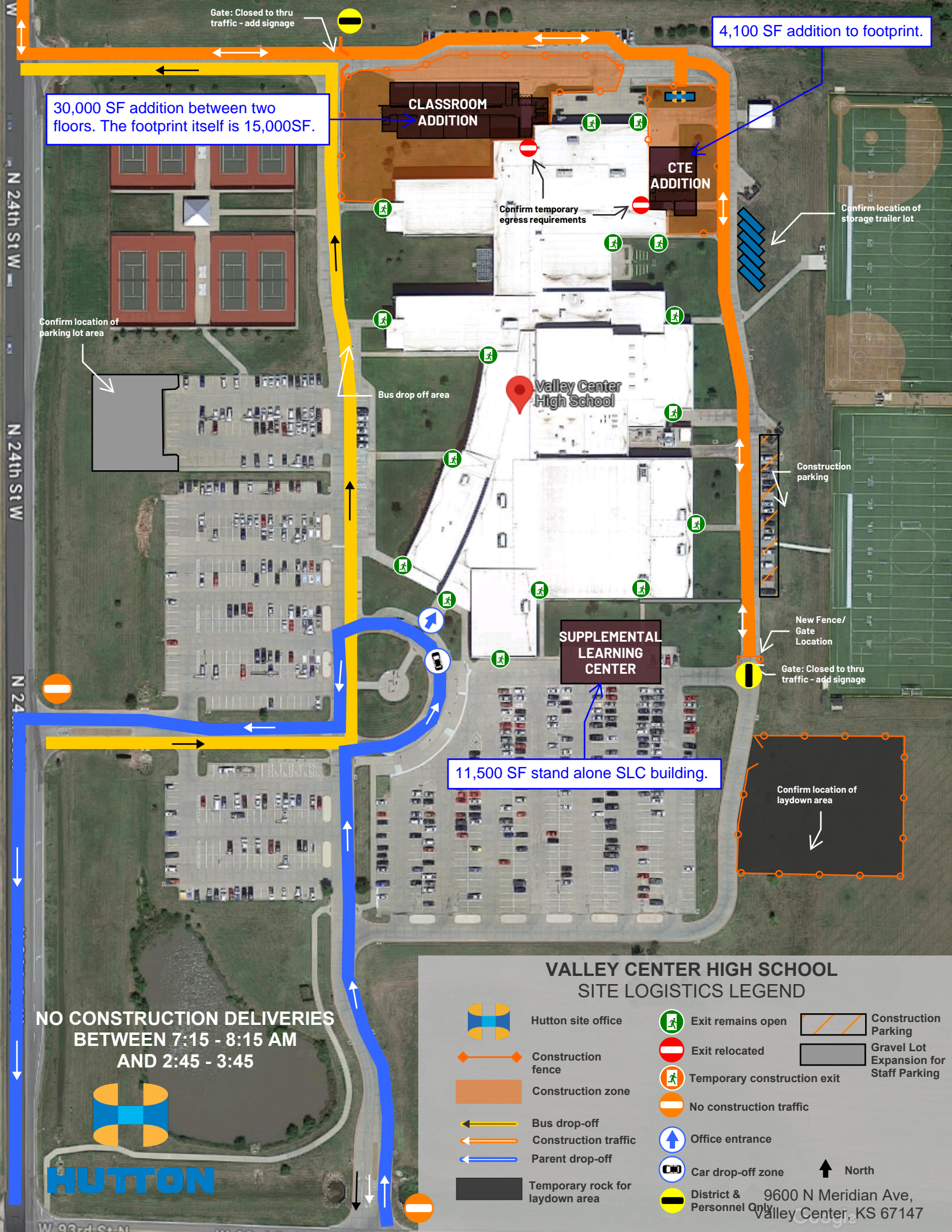
Valley Center, Kansas

SHEET

PHOTOMETRIC

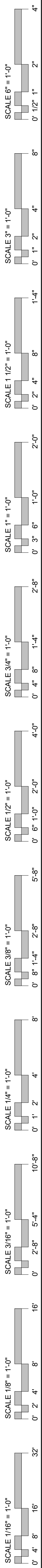
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**CODE SITE PLAN**  
1" = 50'-0"



SCALE: 1" = 50'-0"

**CODE LEGEND**

	OFFICE 245 SF /100=3	ROOM NAME AREA OF ROOM/LOAD FACTOR =OCCUPANT LOAD
	DESIGNATED EXIT	
	140x0.2=28" (32')	OCCUPANTS EXITING x 0.2=REQUIRED EXIT WIDTH (EXIT WIDTH PROVIDED)
	SMOKE PASSAGE WALL (IBC 508.2.1)	
	1-HOUR FIRE BARRIER WITH 60 MIN. OPENINGS	
	2-HOUR FIRE BARRIER WITH 90 MIN. OPENINGS	
	FIRE EXTINGUISHER (CABINET)	
	TRAVEL DISTANCE	
	30x48 ACCESSIBLE SEATING SPACE DESIGNATION	
	FIRE ALARM ANNUNCIATOR PANEL	
	FIRE ALARM CONTROL PANEL	

**PROJECT INFORMATION**

PROJECT OWNER: Valley Center Unified School District 262  
OWNER ADDRESS: 143 S. Meridian, Valley Center, Kansas 67147  
PHONE: 316-755-7000  
FAX: 316-755-7001

PROJECT NAME: USD 262 High School Additions

FACILITY ADDRESS: 9600 N. Meridian, Valley Center, Kansas 67147  
CITY: Valley Center  
COUNTY: Sedgewick  
FIRE DEPARTMENT: Valley Center Fire Department  
WATER SUPPLY: City of Wichita  
BUILDING CODE/INSPECT: City of Valley Center / MABCD  
ZONING: R-1B - Single Family  
ZONING CODE: Valley Center Zoning Regulations, August 2022  
Wichita-Sedgewick County Unified Zoning Code  
PARKING ZONING CODE: Assembly = 1 parking space for each four seats or  
High School = 1 space for each 3 pupils plus 1 for each staff

MINIMUM STALLS REQ'D: 628 parking stalls for assembly or  
627 parking stalls for High School

STALLS PROVIDED (SHOWN) 814 parking stalls

TOTAL BUILDING OCCUPANCY: Max assembly occupants = 2,520 (gymnasium)  
Student Capacity = 1,029 (existing) + 354 (new)  
Staff Capacity = 146 (existing) + 23 (new)  
Educational Capacity = 1,549 occupants

ARCHITECT: Alloy Architecture p.a.  
ARCHITECT ADDRESS: 165 S. Rock Island, Suite 200  
PROJECT ARCHITECT: Jeffery H Sherrard  
PHONE: 316-634-1111

APPROVED CODES UTILIZED FOR THE DESIGN OF BUILDING  
2024 INTERNATIONAL BUILDING CODE with local amendments  
2024 INTERNATIONAL MECHANICAL CODE with local amendments  
2024 UNIFORM PLUMBING CODE with local amendments  
2023 NATIONAL ELECTRIC CODE (NFPA 70) with local amendments  
2024 INTERNATIONAL FIRE CODE with adopted Sedgewick County amendments  
2023 ICC 500 Standard for Design and Construction of Storm Shelters  
2010 STANDARDS FOR ACCESSIBLE DESIGN  
KANSAS FIRE PREVENTION CODE

NOTE: Pursuant to Kansas Administrative Regulation (K.A.R.) 22-1-17, the building owner shall maintain this Code Footprint on site and be made available to Fire Authorities.

**PLUMBING FIXTURE COUNTS**

IBC, CHAPTER 29  
TOTAL OCCUPANTS = 166 (E) NEW

FIXTURES: Women = 1 per 50. Men = 1 per 50.  
LAVATORIES: Women = 1 per 50. Men = 1 per 50

PLUMBING FIXTURES	REQUIRED	NEW
MALE Water Closets	2	2
Urinals	2	2
Lavatories	2	2
FEMALE Water Closets	2	4
Lavatories	2	2
UNISEX Water Closets	0	4
Lavatories	0	4
DRINKING FOUNTAINS	2	4
SERVICE SINKS	1	1

DATE:  
BID SET  
02.28.2025



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PROJECT NUMBER  
24140

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**USD #262 VALLEY CENTER  
VALLEY CENTER HIGH SCHOOL ADDITIONS & RENOVATION**  
9600 N. Meridian Ave.  
Valley Center, Kansas

SHEET

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