



## **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**

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Steve Conway	<input type="checkbox"/> Dalton Wilson
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Rick Shellenbarger	
<input type="checkbox"/> Amy Bradley	<input type="checkbox"/> 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 unaddressed, 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 unaddressed, 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:**

<input type="checkbox"/> Gary Janzen	<input type="checkbox"/> Steve Conway	<input type="checkbox"/> Dalton Wilson
<input type="checkbox"/> Paul Spranger	<input type="checkbox"/> Rick Shellenbarger	
<input type="checkbox"/> Amy Bradley	<input type="checkbox"/> 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

**CASE NUMBER:** CON2025-00057 (County)

**APPLICANT/OWNER:** Michael and Donna Rosbach (Applicants)

**REQUEST:** Conditional Use to permit an Accessory Apartment

**CURRENT ZONING:** RR Rural Residential District

**SITE SIZE:** 1.12 acres

**LOCATION:** 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).

**PROPOSED USE:** Accessory Apartment.

**RECOMMENDATION:** Approval with conditions.



CON2025-00057

Metropolitan Area Planning Commission

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**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 CON2025-00057

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.

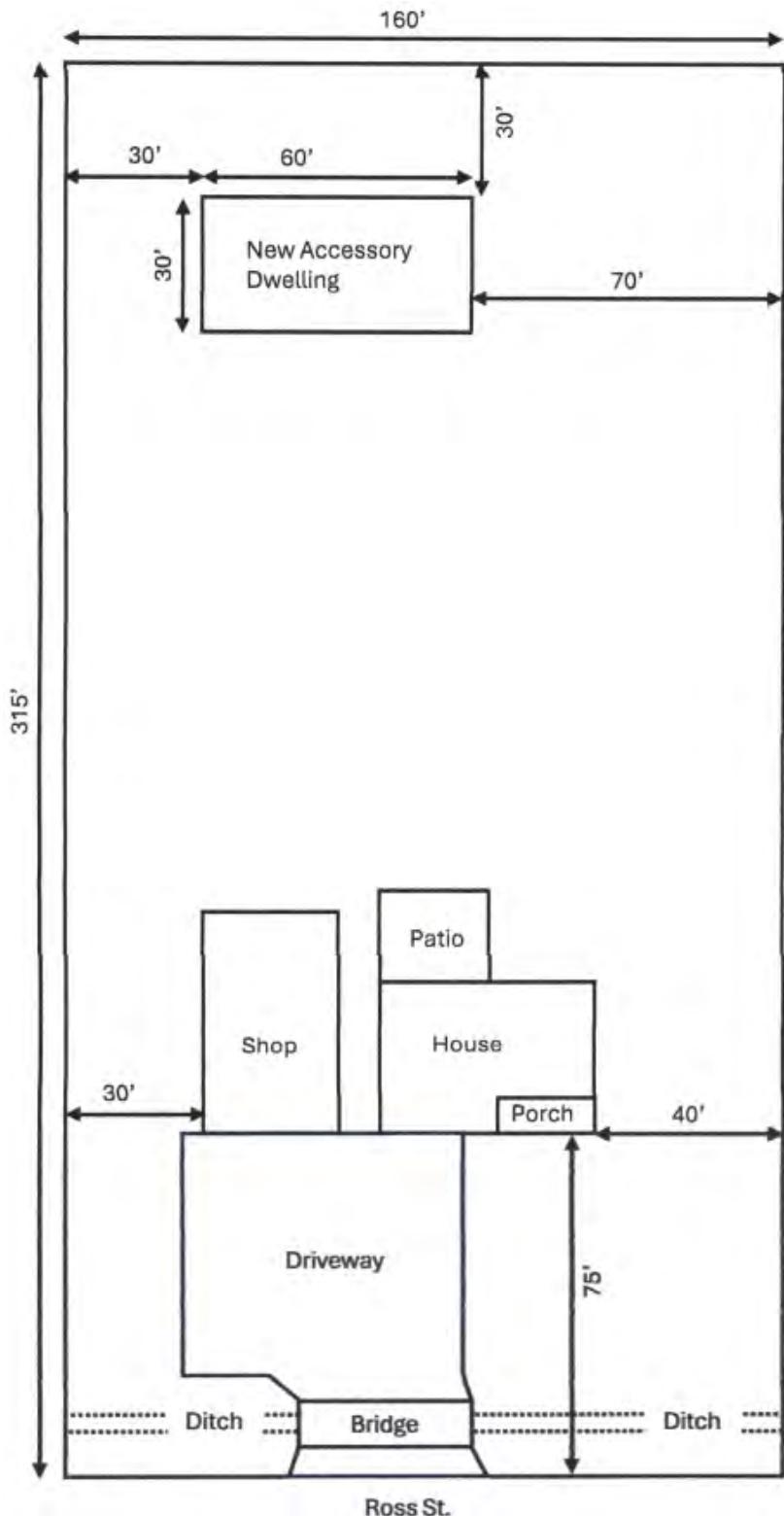
This recommendation is based on the following findings:

- (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.

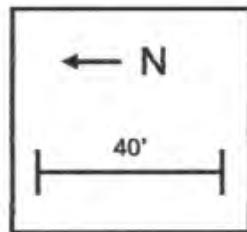
Attachments:

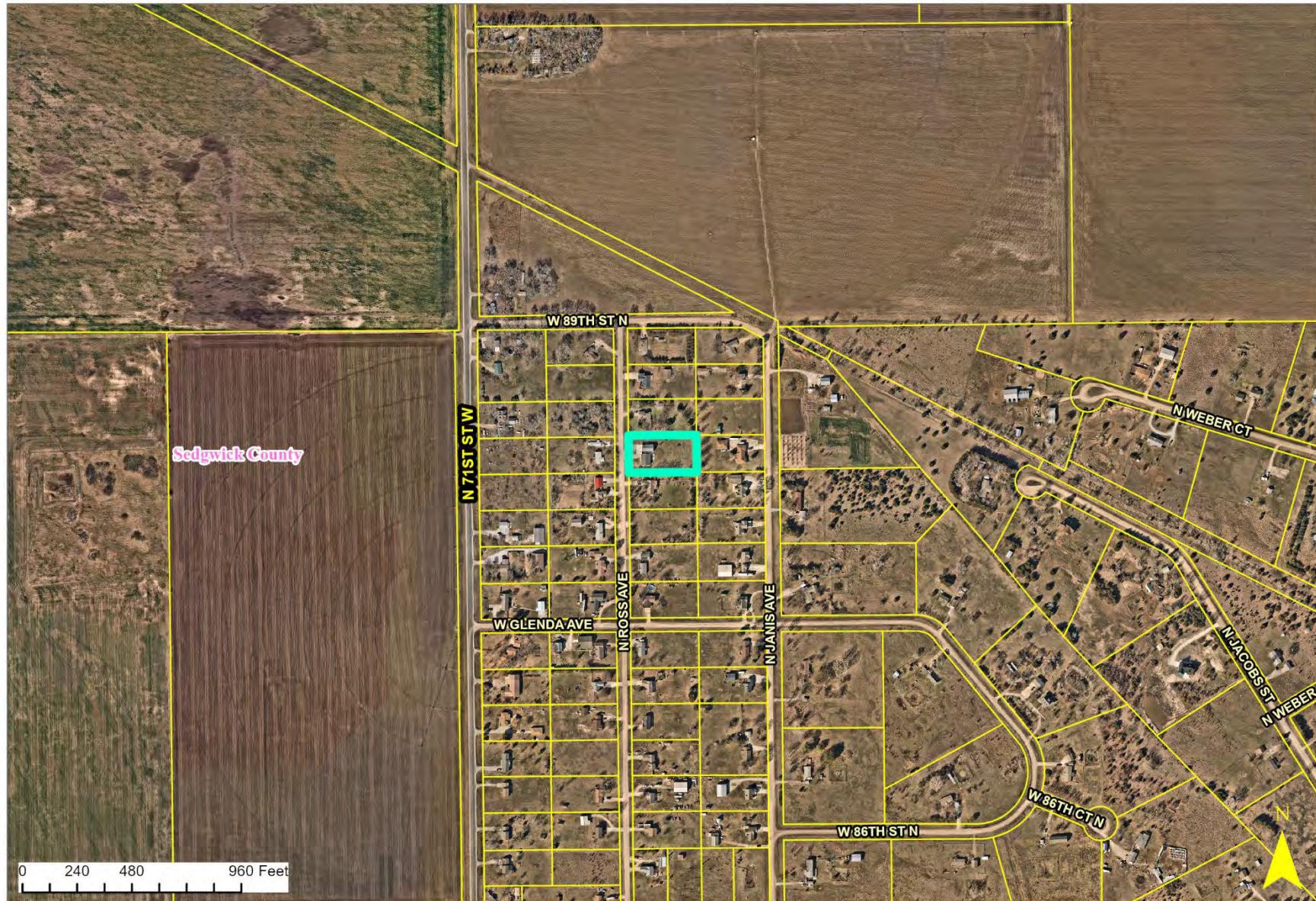
1. Site Plan
2. Aerial Map
3. Zoning Map
4. Land Use Map
5. Site Photos



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

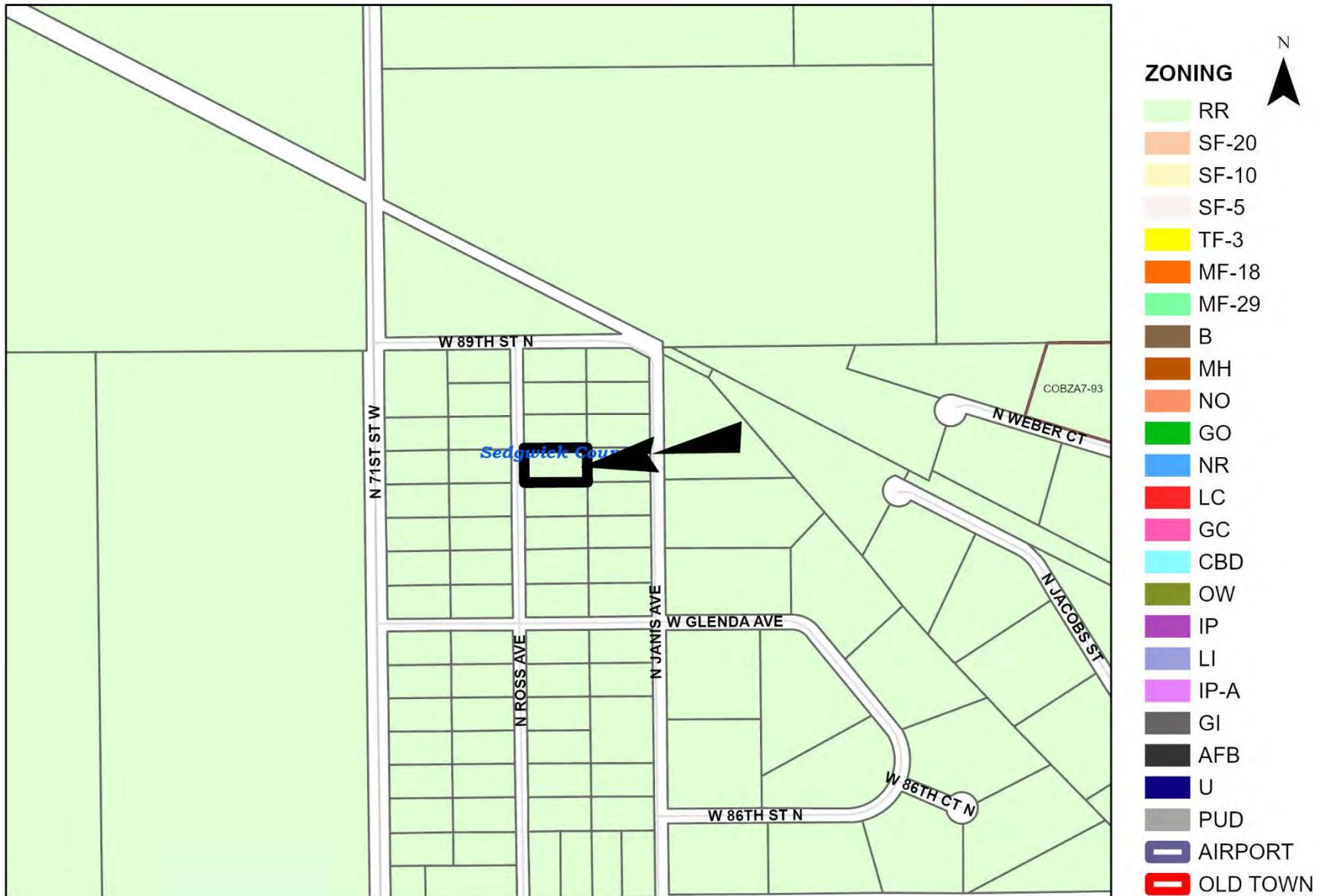
Lot 4, Block D  
 Leo L Ross Addition  
 (Wichita) Sedgewick County, KS





CON2025-00057

Metropolitan Area Planning Commission



## 2035 Wichita Future Growth Concept Map

## Legend

- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way
- Other Urban Growth Areas 2014
- Other Urban Growth Areas 2014
- Rural Growth Areas 2014

## LAND USE

- Residential
- Commercial
- Industrial
- Major Air Transportation & Military
- Parks and Open Space
- Agricultural or Vacant
- Major Institutional
- Neighborhood & Area Plans
- Application Area



Please be advised that while the City of Milwaukee does not discriminate on the basis of race, color, gender, national origin, age, disability, or any other protected class, the City of Milwaukee does not discriminate on the basis of gender, age, or disability. The City of Milwaukee personnel manager is responsible for interpretation, administration, and enforcement of this policy. All revised or new information will be made available.

For further information, please contact the personnel manager at (414) 286-5400 or (414) 286-5412, Department of Police, Law, and Government, City of Milwaukee, 1000 N. 12th Street, Milwaukee, WI 53203.



CON2025-00057

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Metropolitan Area Planning Commission

**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**



DISCOVER  
*Valley Center*

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

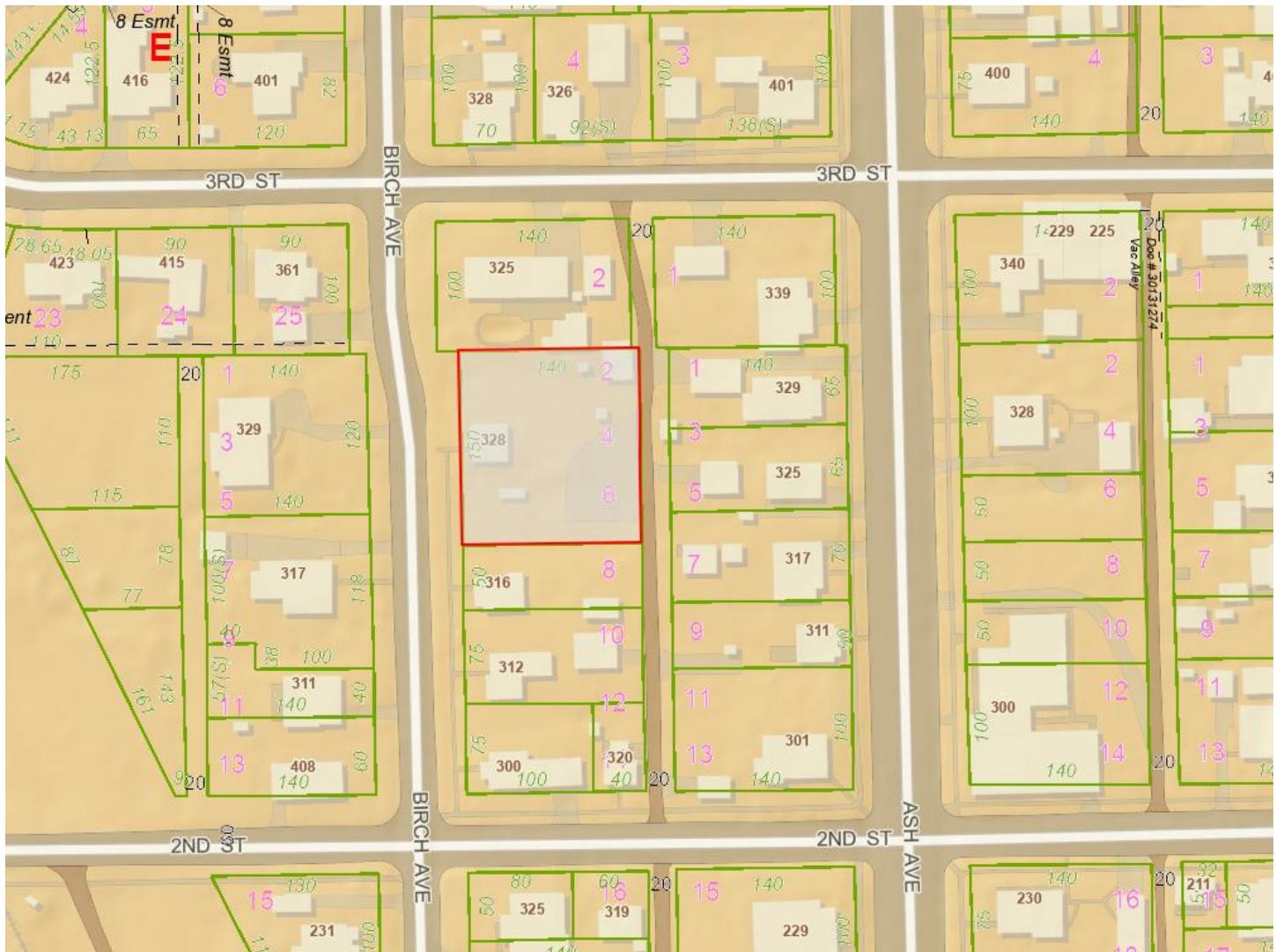
**Present Zoning:** R-1B (Single-Family Residential District)

**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)



**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*)

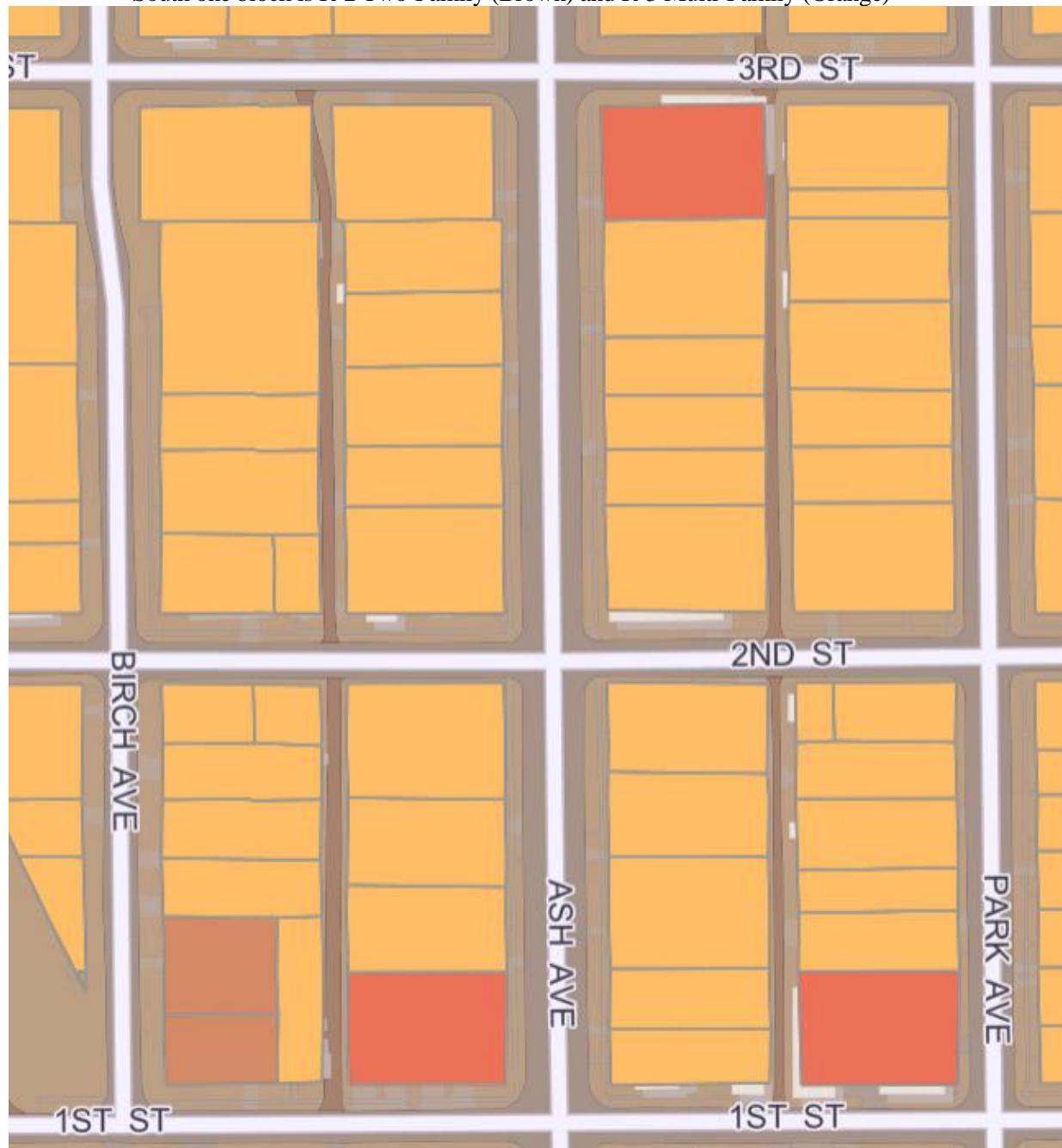
1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

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 Nees

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

Petitioner's Name & Address Jordan Nees 1468 E Fall Back

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 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 Nees 2/21/2025 \_\_\_\_\_  
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)

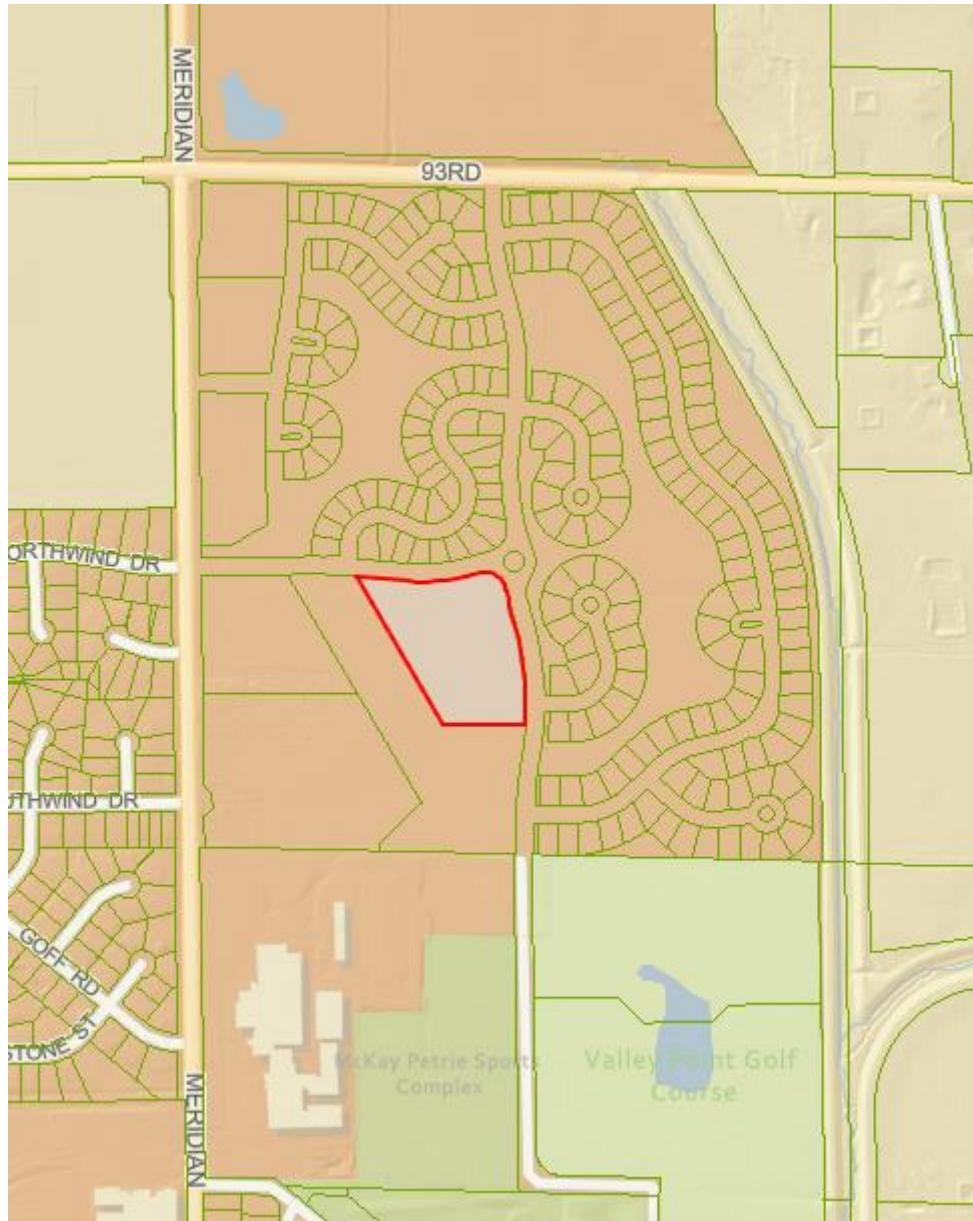
**Proposed Zoning:** R-3 (Multi-Family Residential District)

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

**Applicant:** City of Valley Center

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

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**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*)**

- 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.

- 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.

- 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.

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

No

- 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.

- 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.

- 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.

- 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.

- 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.

- 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 X 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.



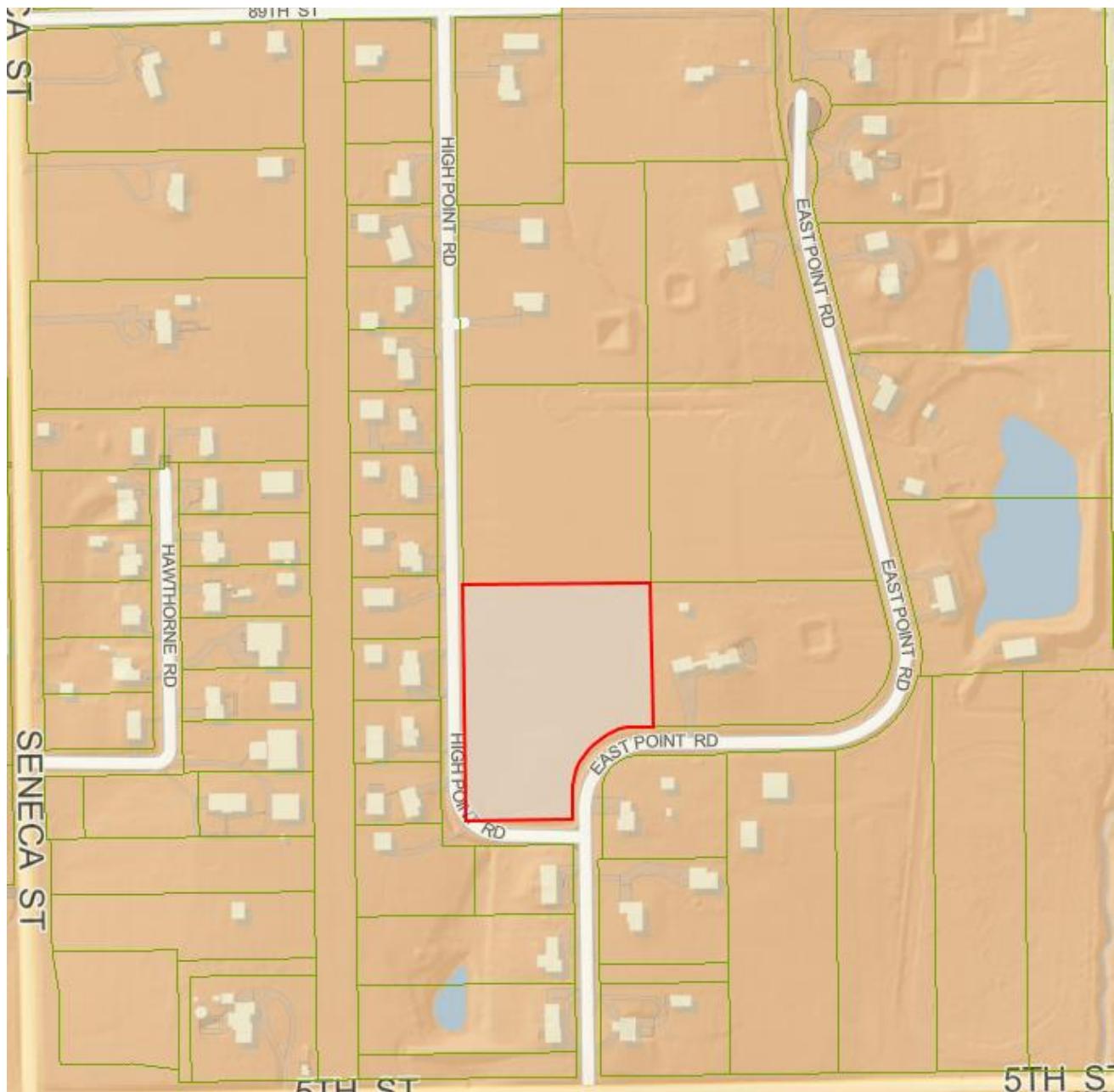
**Date:** April 22<sup>nd</sup>, 2025

**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

RECEIVED  
324.29

CITY OF VALLEY CENTER PLATTING APPLICATION

<input checked="" type="checkbox"/> PRELIMINARY PLAT	\$350 (fee is nonrefundable)
<input type="checkbox"/> FINAL PLAT	\$150 (fee is nonrefundable)
<input type="checkbox"/> 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](mailto: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

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

Layout of public improvements

Street plans and profiles (if applicable)

Soil testing results (if necessary)

Any Restrictive covenants

A list of all benchmarks

Property owners association (if applicable)

Final storm water runoff and erosion control plans

Copy of Developers Agreement (if any)

Dedication of Right-of-Way

Filed by:

***Office use only***

Has pre-application consultation been completed?

**Date of filing**

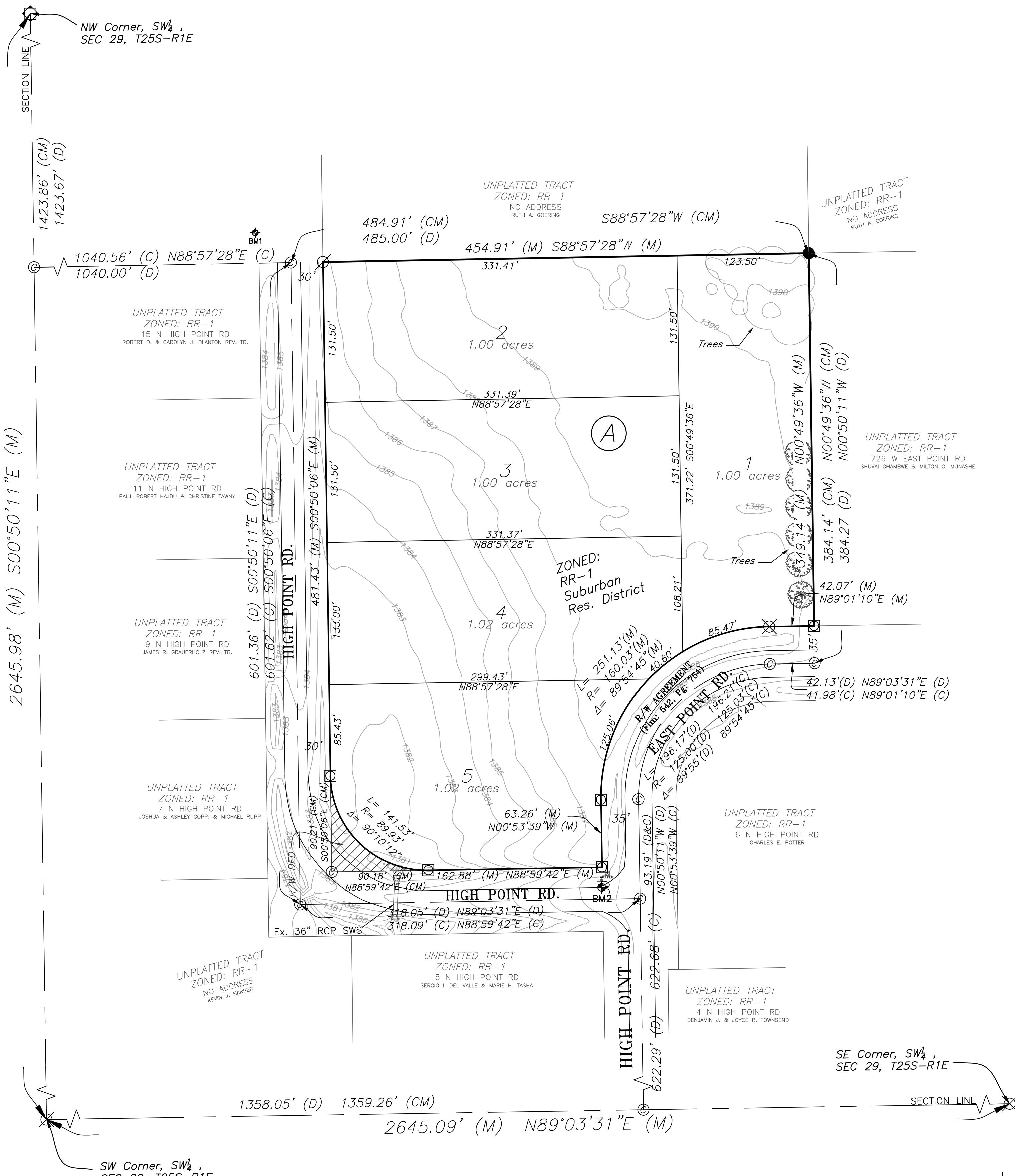
Person certifying date and time of submittal

## Application Number

# Preliminary Plat High Point Estates

An Addition To The City of Valley Center,  
Sedgwick County, Kansas

Part of the SW  $\frac{1}{4}$ , Section 29, Township 25 South, Range 1 East



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:

#### 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 south line of said Southwest Quarter 601.36 feet; thence easterly parallel with the west 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 50 feet and the west 30 feet for road, and EXCEPT 354 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

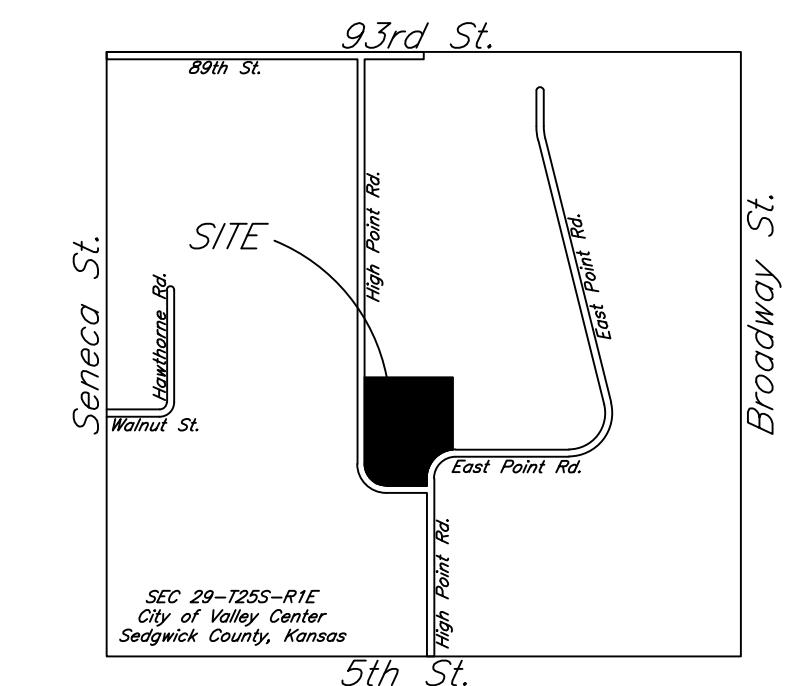
Kelly B. Arnold, County Clerk

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)

State of Kansas  
County of Sedgwick } SS

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

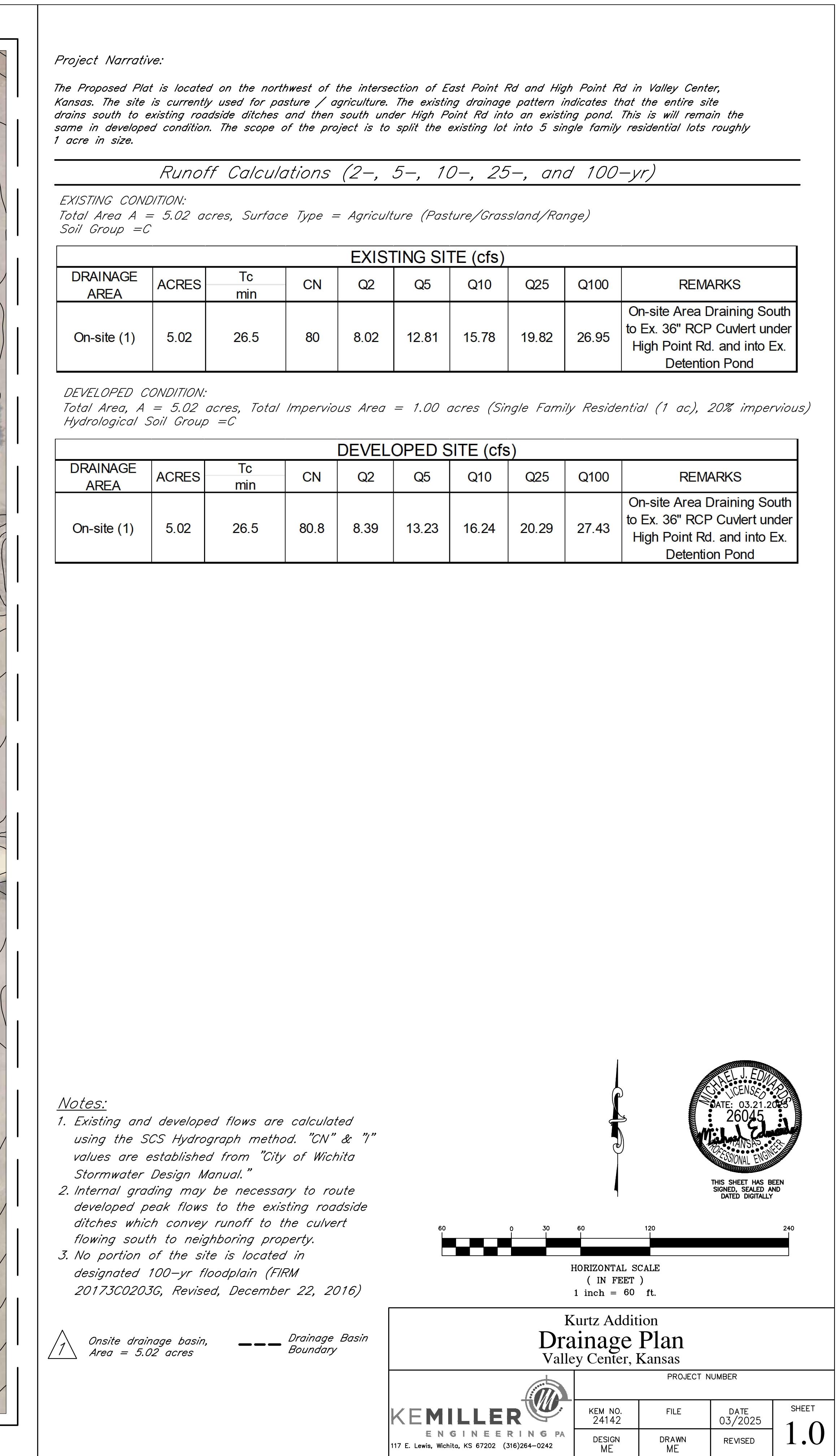
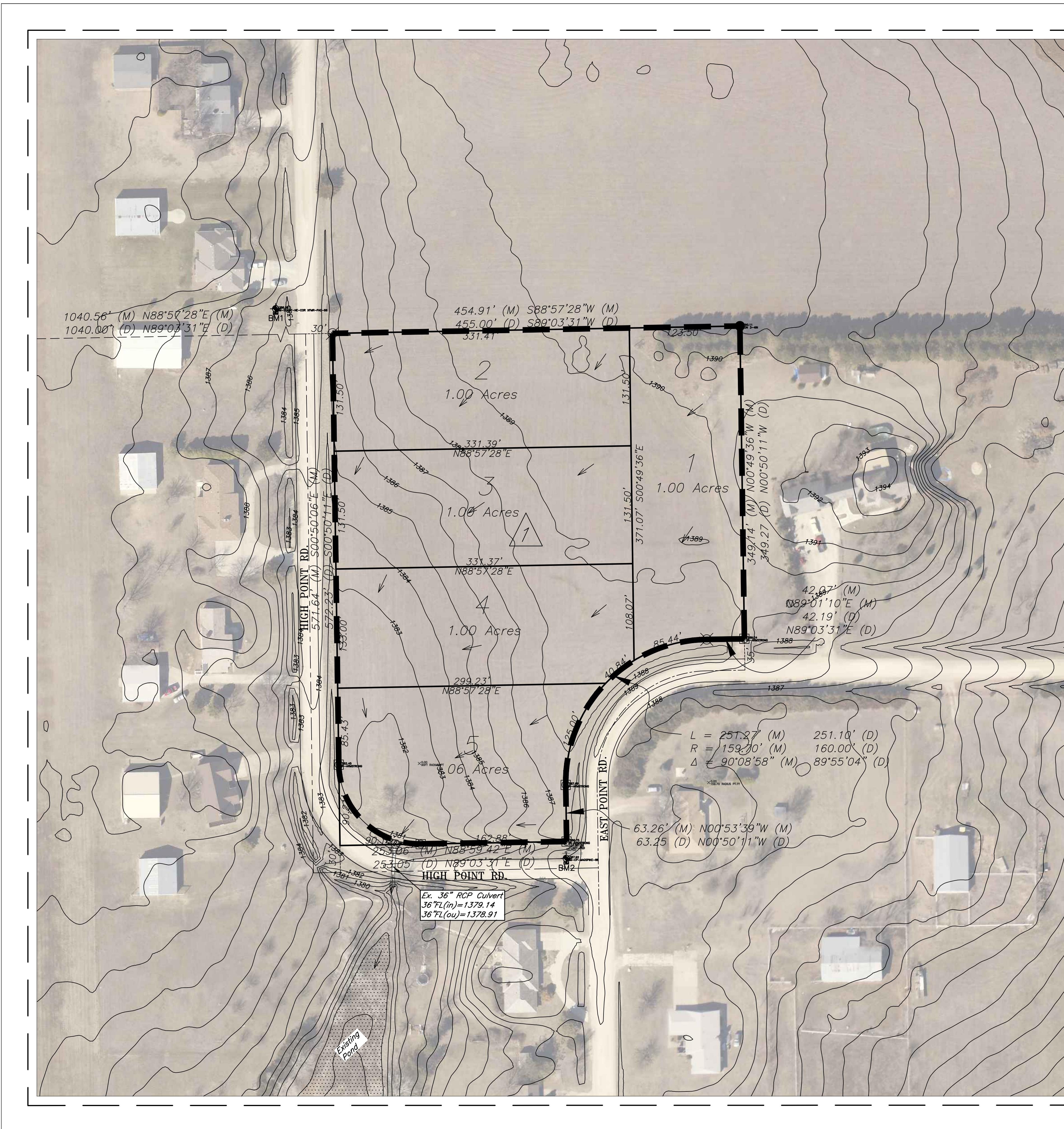
Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

24142 / Kurtz Addition

Prepared: 04/18/2025

**KEMILLER**  
ENGINEERING PA





## Report Cover Page

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

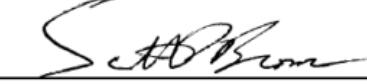
1. General taxes and special assessments for the year 2024 in the amount of \$16.04, plus applicable fees and interest, delinquent.

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:   
\_\_\_\_\_  
Seth Brown

Licensed Abstracter



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

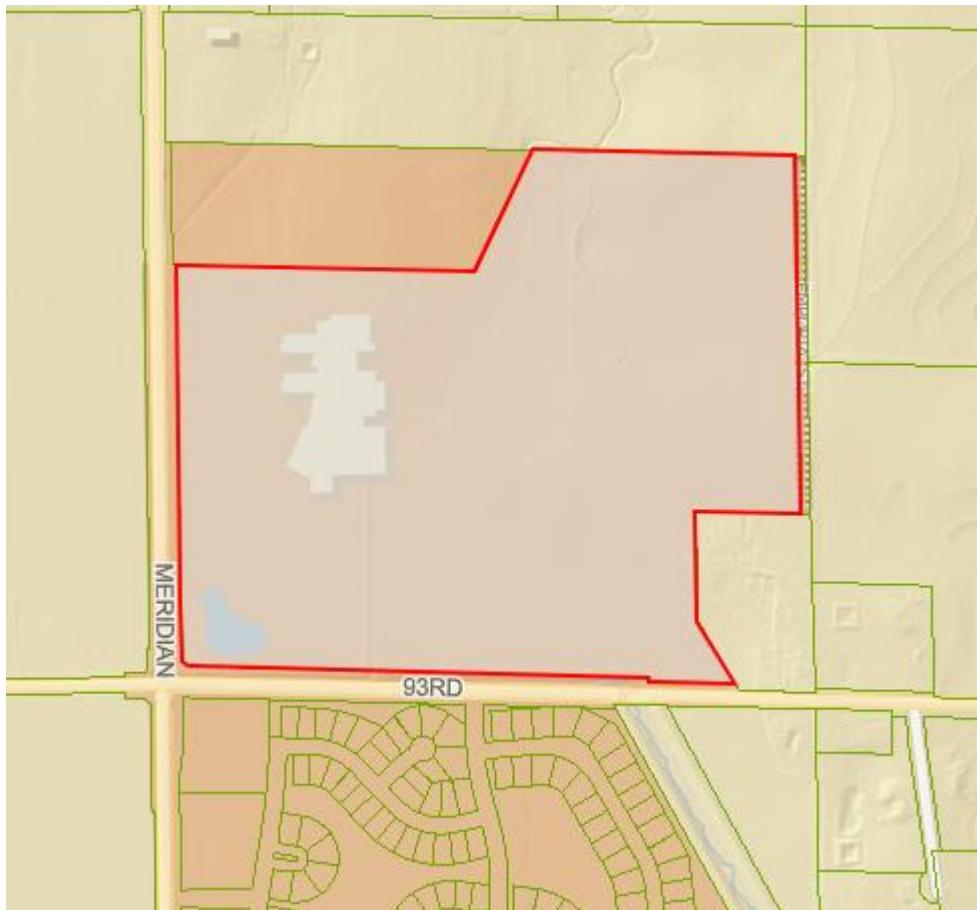
**To:** City of Valley Center Planning and Zoning Board

**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

Petitioners Name & Address Jeff Sherrard, Alloy Architecture

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

Relationship of applicant to property is that of  Owner  Tenant  Lessee  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 COUNTY, 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.

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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 and accompanied by the required documents and a nonrefundable fee of \$200.00.

# USD #262 VALLEY CENTER

# VALLEY CENTER HIGH SCHOOL ADDITIONS AND RENOVATION

Page 10

C1.0

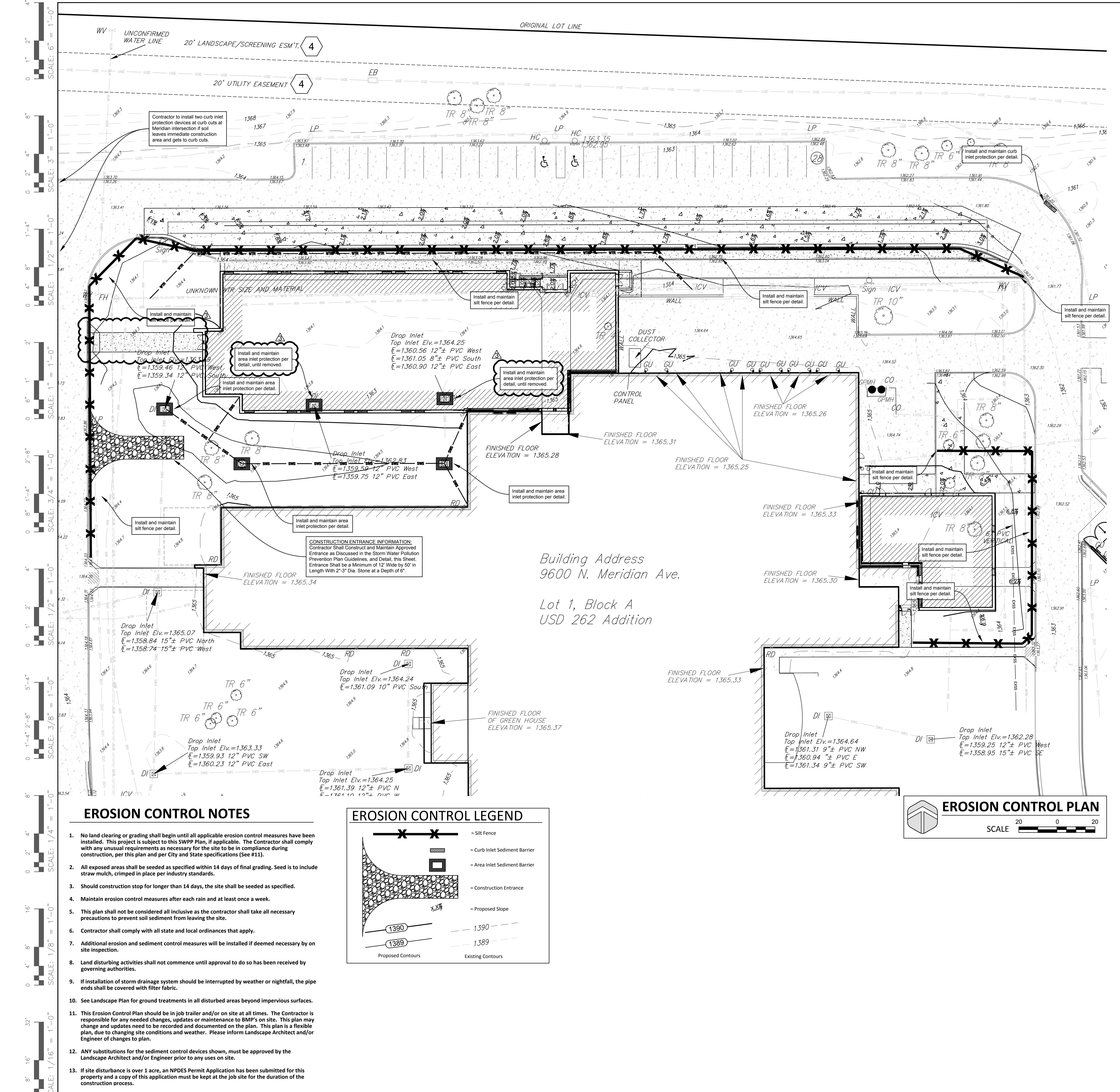
# SITE DIMENSION PLAN

20 0 20  
SCALE

## SITE NOTE

1. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
2. Traffic affected by construction on this project shall be handled in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
3. The Contractor shall provide appropriate signage throughout the sequence of construction clearly stating where construction entrances are.
4. 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.
5. The Contractor shall notify adjacent landowners prior to proceeding with any construction work on landowner's property.
6. 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.
7. Dimensions shown are to face of curb or edge of pavement unless otherwise noted.





## UTILITY NOTES

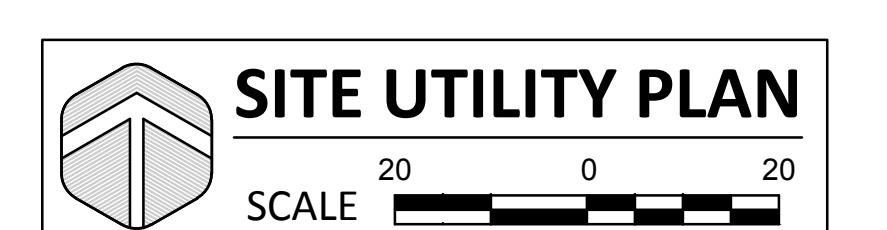
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3. The Contractor shall verify all utility locations prior to construction of the project.
4. Refer to Landscape Plan for final treatment of disturbed areas.
5. Proposed underground storm sewer mains, water mains/fire hydrants, sanitary sewer mains, if any, shall be the contractor's responsibility. The 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.
6. The Contractor shall receive written approval from adjacent landowner prior to proceeding with any construction work on landowner's property.
7. Gas service tie-ins to new meters shall be per service provider standards. Tie-ins are to be above ground at the meter.
8. Utility service connections are to be installed per applicable Local City Codes.
9. Contractor shall be responsible for coordination and cost of all utility service connections, permits, relocations, abandonments, and removals.
10. Water taps to be made by Local City Water Department. Contractor to reimburse City for tapping costs.

*Building Address  
9600 N. Meridian Ave*

Lot 1, Block A  
USD 262 Addition

## LEGEND

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



# SITE UTILITY PLAN

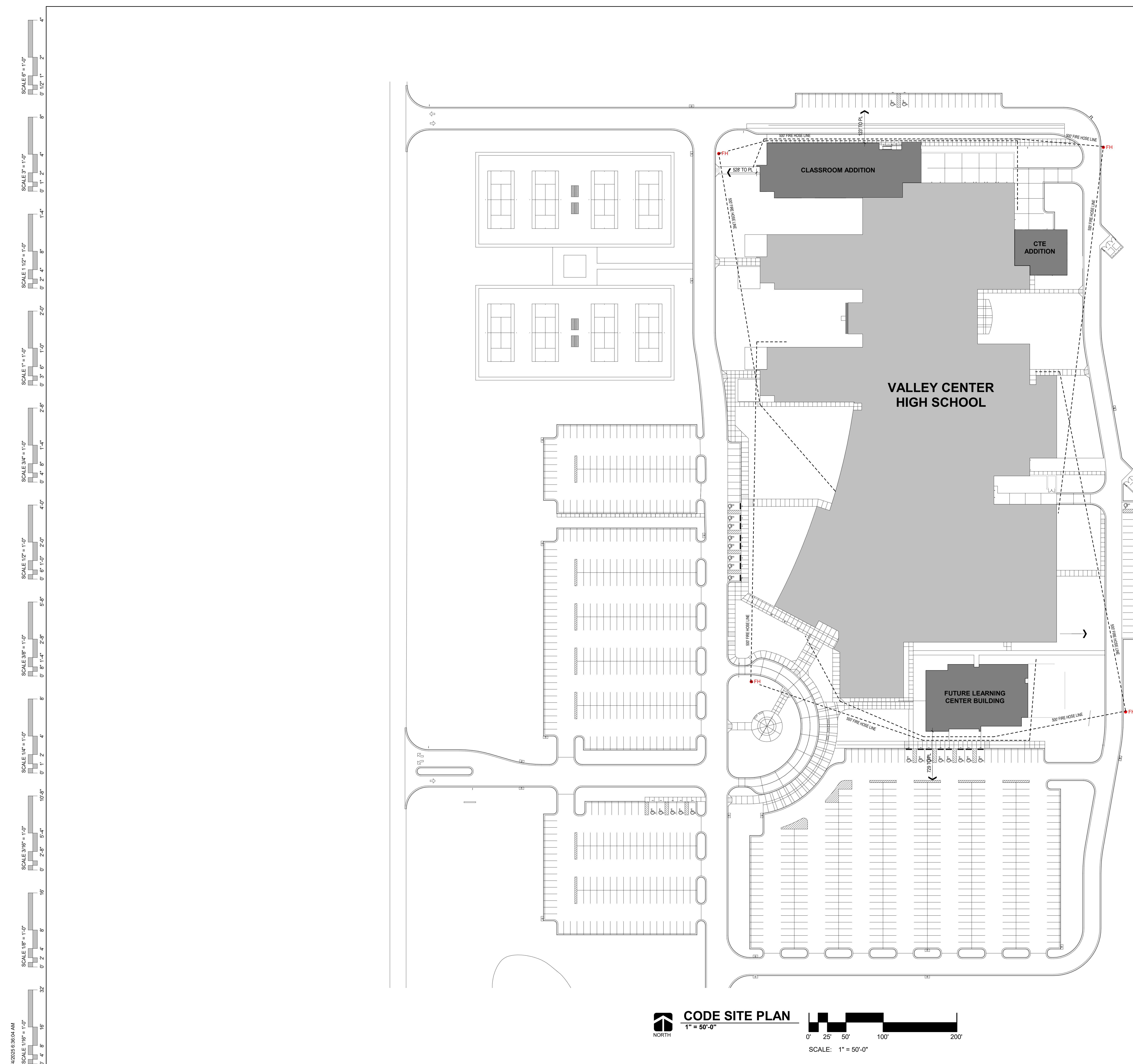
SCREE

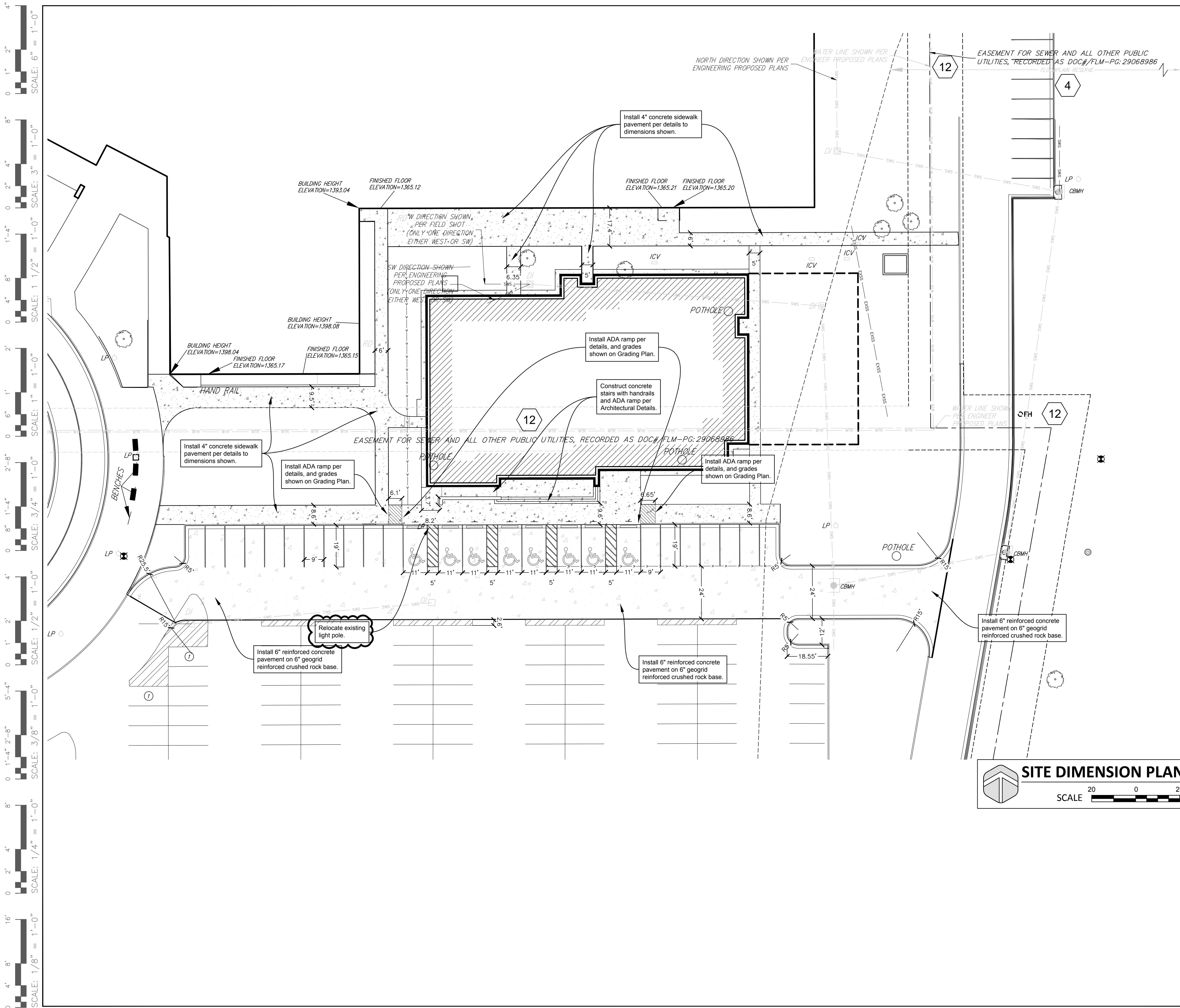
# VALLEY CENTER HIGH SCHOOL ADDITIONS AND RENOVATION

## USD #262 VALLEY CENTER

# USD #262 VALLEY CENTER

100





## LEGAL DESCRIPTION

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

## SITE INFORMATION

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

# 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

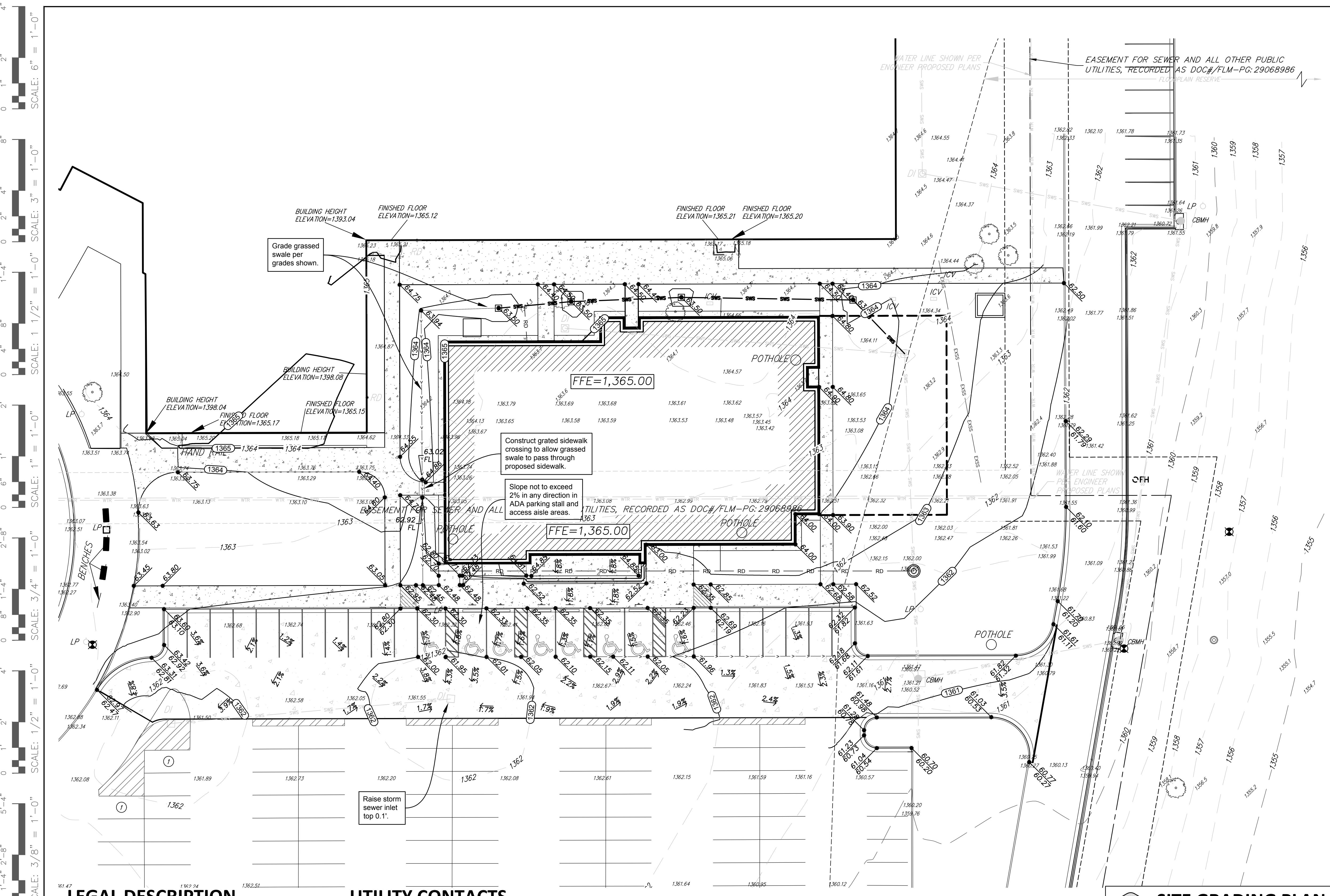
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**The Contractor must notify the following in case of an emergency:**

<b>The Contractor must notify the following in case of an emergency:</b>	
<b>Kansas Gas Service (Gas).....</b>	<b>1-888-482-4950</b>
<b>Black Hills Energy (Gas).....</b>	<b>1-800-303-0357</b>
<b>Evergy (Electric).....</b>	<b>383-8650</b>
<b>Cox Communications (Telecommunication).....</b>	<b>262-4270</b>
<b>AT&amp;T (Telecommunication).....</b>	<b>268-2759</b>
<b>City of Valley Center Water Dept (Water).....</b>	<b>755-7320</b>
<b>City of Valley Center Sewer Maint. (San.Sewer).....</b>	<b>755-7330</b>
<b>City of Valley Center Storm Sewer Maint. (Storm Sewer).....</b>	<b>755-7320</b>
<b>City of Valley Center Traffic Maint.(Traf. Control).....</b>	<b>755-7320</b>
<b>Conoco Pipeline Co. (Petroleum).....</b>	<b>1-800-231-2551</b>
<b>Williams Pipeline Co. (Petroleum).....</b>	<b>529-6600</b>
	<b>or 1-800-324-9696</b>
<b>Phillips Pipeline Co. (Petroleum)</b>	<b>1-800-766-8230</b>

## SITE NOTES

- 1. Existing utilities and their locations, as shown on the plans, represent the best information obtainable for design. Location information has been obtained from the various utility companies and is either from company record drawings or company provided field locations. The Contractor will be required to work around existing utilities which do not conflict with proposed construction.
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## 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

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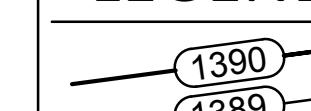
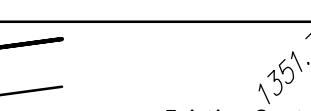
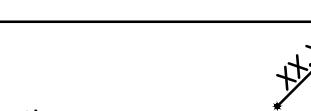
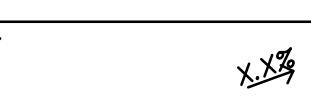
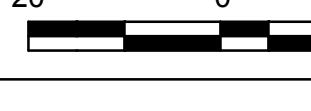
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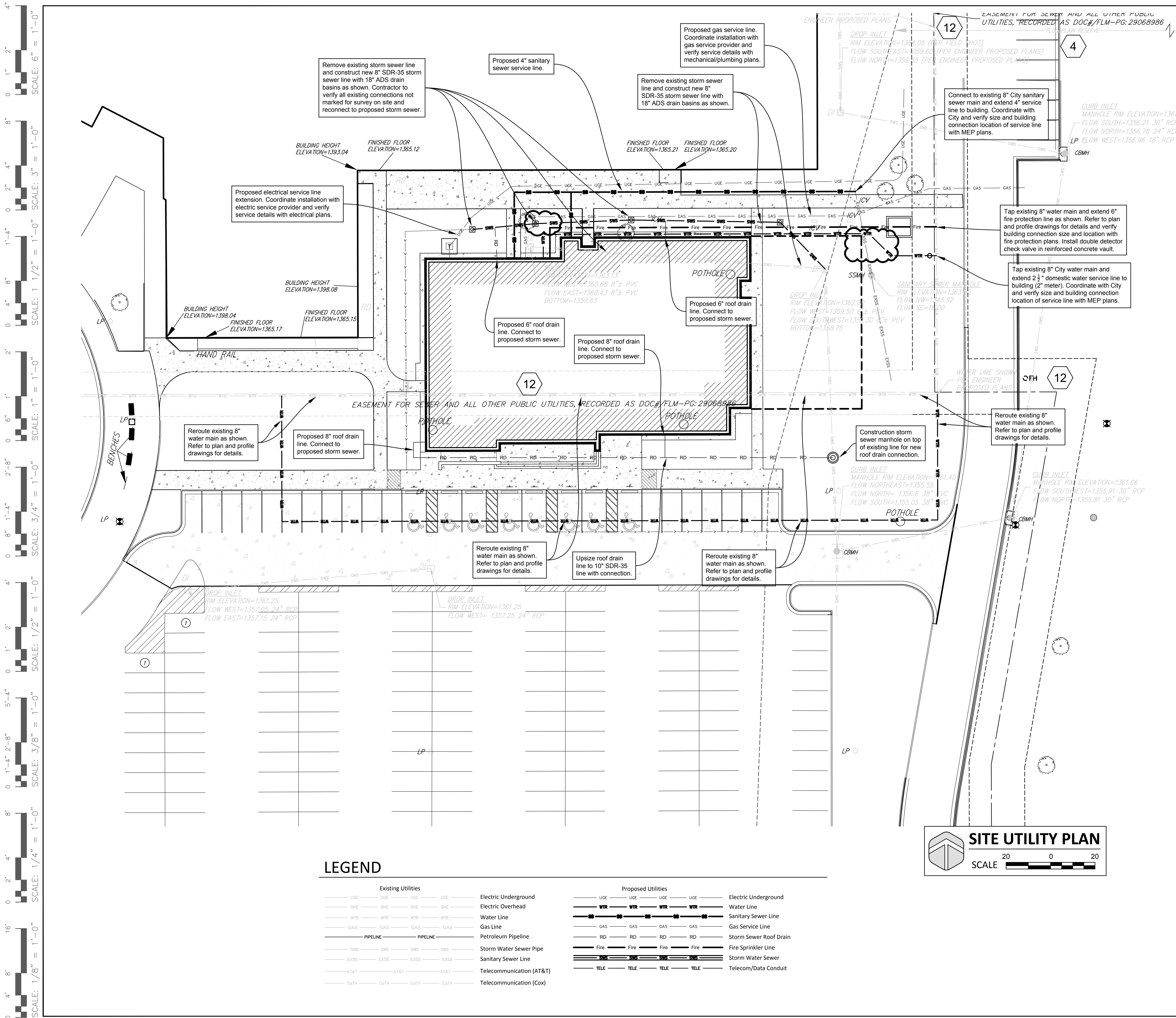
## LEGEND

	Proposed Contours
	Existing Spot Elevations
	Proposed Spot Grade
	Proposed Slope
	FFE=X,XXX.XX
	Proposed Pavement Crease/Drainage Swale Flow Line
	Existing Contours
	Proposed Curb and Flow Line Grades
	Proposed Building Finished Floor Elevation

## SITE GRADING PLAN

SCALE 20 0 20





## **LEGAL DESCRIPTION**

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

# SITE INFORMATION

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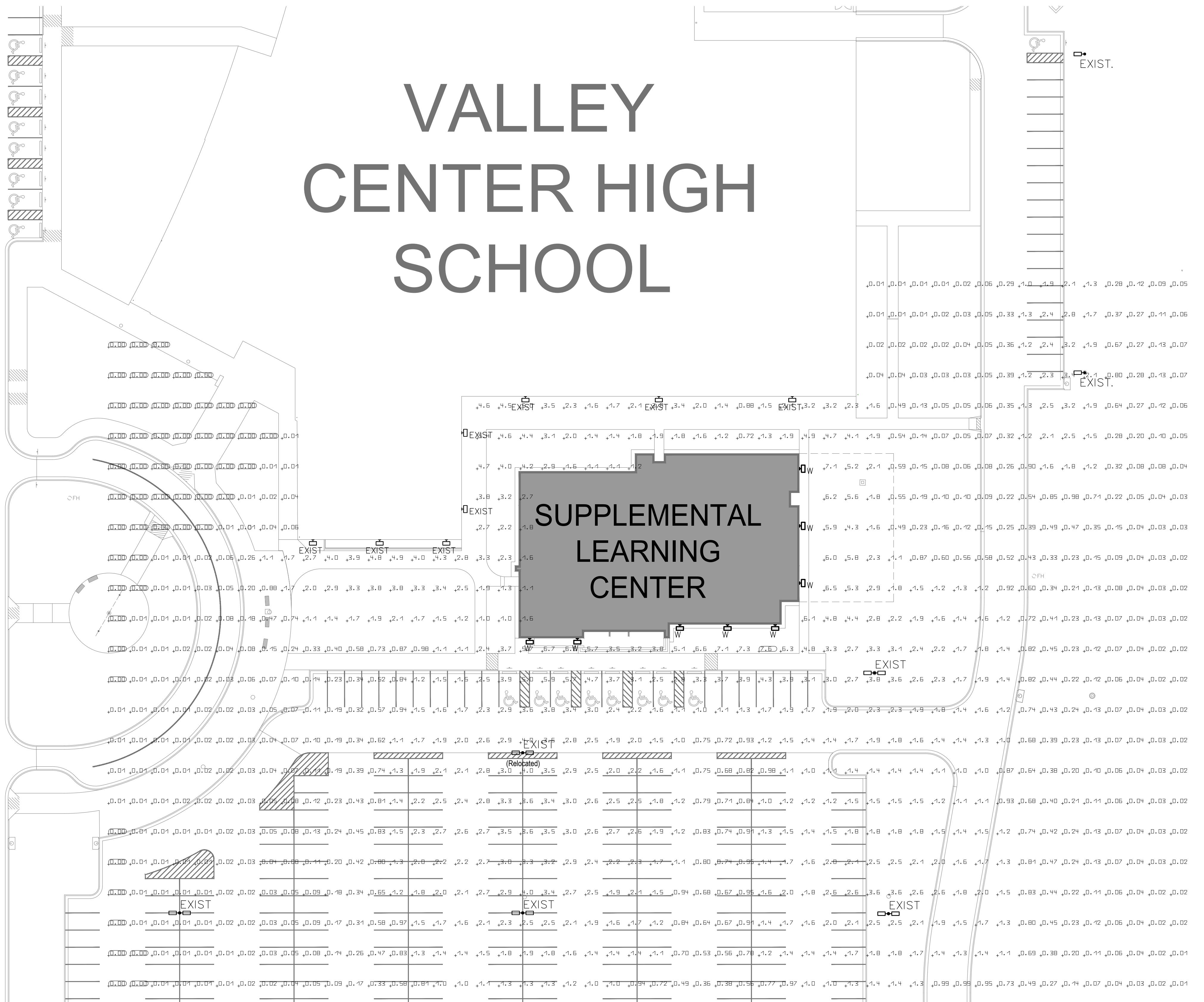
Water taps to be made by Local City Water Department. Contractor to reimburse City for tapping costs.



QE



# VALLEY CENTER HIGH SCHOOL



**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, 5QM, 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 ribs 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-socket
- 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 perimeter
- Optional, fixture supplied with a one-piece flat, clear, UV stabilized polycarbonate, fully gasketed, die-cast aluminum standard tempered glass. **NOTIFICATION:** Use only when vandalism is anticipated to be high. Useful life is limited by UV degradation 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 gages and fully recessed 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 adector 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 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, 5QM, 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

**CONTROLS**

- 7-pin Receptacle and Button Photocell

**CERTIFICATIONS AND LISTINGS**

- UL Listed, cULus, BAA, and CSA C22.2/250-24 for wet location and 40°C ambient temperatures
- IDA approved, 3000K and warmer CCTs only
- RoHS compliant
- This product qualifies as a "designated component construction material" per FAR 52.223-14, American-Contractor 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	887-178
Efficacy Range (LPW)	46.2-128.3
Reported Life (Hours)	170,600,000
Weight	50 lbs 22.68 kg
EPS Side View	1.20

**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

**Current®**

currentlighting.com/kimlighting

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Page 1 of 18  
Rev 05/17/24  
K1\_ARA2\_spec\_R07

**KIM LIGHTING®**

**WDM**  
WALL MOUNTED

**Wall Director**

**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, IP66 Listed

**CONTROL TECHNOLOGY**

**NX LIGHTING CONTROLS**

**RELATED PRODUCTS**

Wall Director Medium

Wall Director Small

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

**SPECIFICATIONS**

**CONSTRUCTION**

- Optical housing is a one-piece, die-cast low copper (<0.6% Cu) 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° of adjustment, lens is fully concealed from view above horizontal with fixture mounted in the downward position.
- Mounting arm is a one-piece, die-cast low copper (<0.6% Cu) aluminum alloy with provisions for tilt mechanism. Mounting arm fastens to the mounting plate with keyhole slots, freeing both hands for service work.
- Driver assembly is a one-piece, die-cast low copper (<0.6% Cu) aluminum alloy with integral cooling fins to dissipate driver thermal.
- Finish: face and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat
- Brackets and hardware shall be stainless steel

**OPTICS**

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

**CONSTRUCTION**

- Mounting 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**

- Mounting 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.
- The frame is a one-piece, die-cast low copper (<0.6% Cu) aluminum alloy with integral cooling fins to dissipate driver thermal.
- Finish: face and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat
- Brackets and hardware shall be stainless steel

**KEY DATA**

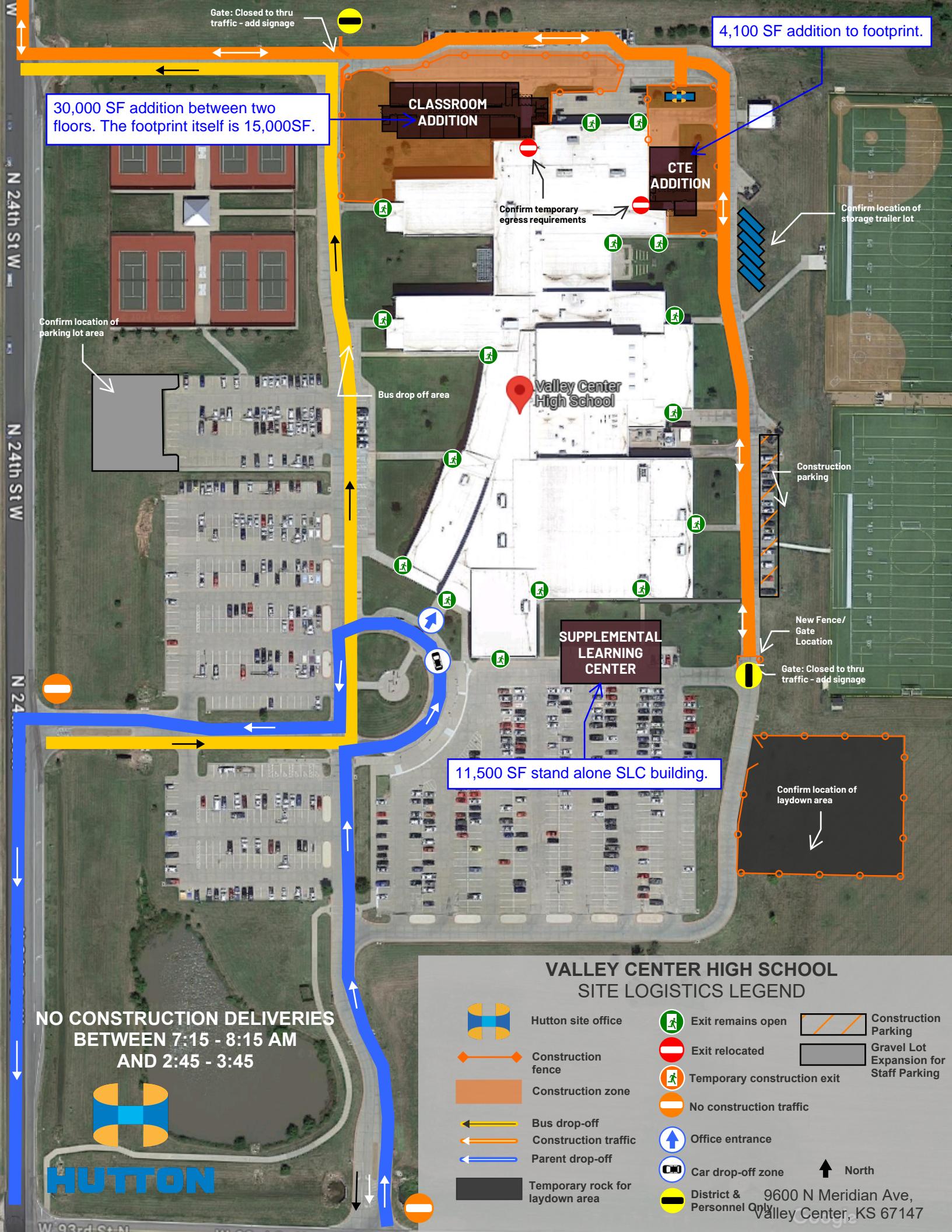
Lumen Range	5,950-16,000
Wattage Range	54-181
Efficacy Range (LPW)	97-145
Reported Life (Hours)	170,600,000
Weight	35 lbs 15.87 kg

**Current®**

currentlighting.com/kimlighting

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Page 1 of 9  
Rev 03/6/23  
K1\_wdm\_spec\_R04





PROJECT NUMBER  
24140

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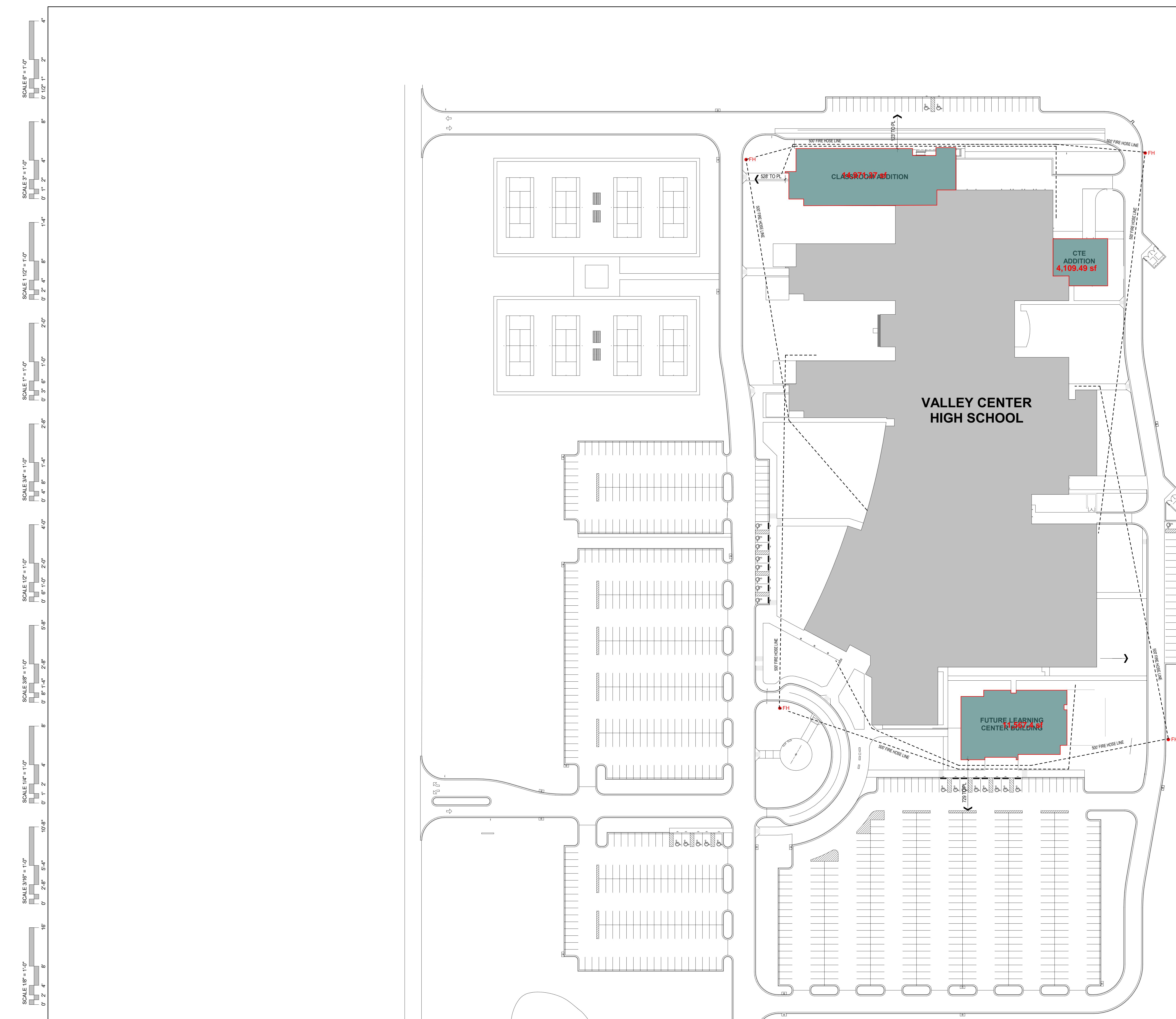
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Alloy Architecture

## USD #262 VALLEY CENTER VALLEY CENTER HIGH SCHOOL ADDITIONS & RENOVATION

9600 N. Meridian Ave,  
Valley Center, Kansas

SHEET

G0.2



### 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
■ FEC	FIRE EXTINGUISHER (CABINET)
— — — —	TRAVEL DISTANCE
□ □ □	30x48 ACCESSIBLE SEATING SPACE DESIGNATION
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL

### PROJECT INFORMATION

PROJECT OWNER:	Valley Center Unified School District 262
OWNER ADDRESS:	143 S. Meridian, Valley Center, Kansas 67147
PHONE:	316-757-1000
FAX:	316-757-7001
PROJECT NAME:	USD 262 High School Additions
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
PARKING ZONING CODE:	Wichita-Sedgwick County Unified Zoning Code
MINIMUM STALLS REQ'D:	Assembly = 1 parking space for each four seats or
STALLS PROVIDED (SHOWN):	High School = 1 space for each 3 pupils plus 1 for each staff
	628 parking stalls for assembly or
	627 parking stalls for High School
TOTAL BUILDING OCCUPANCY:	Max assembly occupants = 2,520 (gymnasium) Student Capacity = 1,029 (existing) + 354 (new) Staff Capacity = 146 (existing) + 20 (new) Educational Capacity = 1,549 occupants

ARCHITECT:	Alloy Architecture, p. 8
ARCHITECT ADDRESS:	165 S. Rock Island, Suite 200
PROJECT ARCHITECT:	Jeffrey 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 INTERNATIONAL PLUMBING CODE with local amendments
	2024 NATIONAL ELECTRICAL CODE with local amendments
	2024 INTERNATIONAL FIRE CODE with adopted Sedgwick 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.) 22-1-7, 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		
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