PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

Tuesday, October 27, 2026
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**

___Dalton Wilson	___Paul Spranger	___Scot Phillips
___Amy Bradley	___Steve Conway	
___Gary Janzen	___Rick Shellenbarger	

4. **SET/AMEND AGENDA**
   Motion made by (_____). Seconded by (_____). For___Against___

5. **APPROVAL OF DRAFT MINUTES**
   September 22nd, 2026 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 CU-2026-02, application of BTS Properties, pursuant to City Code 17.10.09, who is petitioning to have an accessory apartment on property addressed as 302 E. 1st St., 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**) CU-2026-02. Seconded by_____. For___ Against___

   2. Review of CU-2026-03, application of James and Kylie Brenneis, pursuant to City Code 17.10.09, who is petitioning for an accessory apartment on property addressed as 3287 W. 77th St N., 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**) CU-2026-03 (If recommended for approval, contingent upon the Lot Split request being approved). Seconded by_____. For___ Against___

3. Review of SD-2026-02, application of BM Harvest Place LLC, pursuant to City Code 16.04, who is petitioning for approval of a final replat for land located on Southeast of the corner of North Meridian Ave and West 93rd St North (not currently addressed), 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 & Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SD-2026-02. Seconded by_____. For___ Against___

8. OLD/UNFINISHED BUSINESS

9. NEW BUSINESS

10. STAFF REPORTS

11. ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

___Dalton Wilson	___Paul Spranger	___Scot Phillips
___Amy Bradley	___Steve Conway	
___Gary Janzen	___Rick Shellenbarger	

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 **kfiedler@valleycenterks.gov** or by phone at (316)755-7320. For additional information on any item on the agenda, please visit **www.valleycenterks.gov** or call (316) 755-7320.*

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

Tuesday, September 22, 2026 7:00 P.M.

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

Members Absent: Gary Janzen, Paul Spranger

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: Sonnie Fisher, Carlos Torres, Kirk Miller

AGENDA: A motion was made by Wilson and seconded by Bradley to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Wilson made a motion to approve August 25, 2026 meeting minutes. Motion was seconded by Bradley. Motion passed unanimously.

COMMUNICATIONS: None

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

1. Review of V-2026-13, application of Carlos Torres, pursuant to City Code 17.10.08, who is petitioning to have a gravel driveway on property addressed as 2525 E. Ford St., Valley Center, Ks 67147.

Fiedler reviewed his staff report and showed the site plan for the property. The home is being built at the southern end of the property and will have an approximately 300-foot-long driveway. The applicant is requesting a rock drive while code requires a hard surface, dustless drive which has to be asphalt or concrete. This was published and notification sent to neighbors; no communications were received. The only recommendation from staff is to require the drive be paved to the setback line which is 30 additional feet. The reason for this is to help prevent rock and gravel from entering the roadway.

Wilson opened the hearing for comments from the public: 7:03 PM

No members of the public spoke.

Wilson closed the hearing for comments from the public: 7:04 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve V-2026-12. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

2. Review of V-2026-14, application of KE Miller Engineering, pursuant to City Code 17.10.08, who is petitioning for a variance to have two lots narrower and smaller than required in the zoning district on property addressed as 1405/1407 N. Hornet Ln., Valley Center, Ks 67147.

Fiedler reviewed his staff report and stated there are two parts to this request, a variance and a lot split. The variance is first as Board of Zoning Appeals items are placed first on the agenda before related items for the Planning and Zoning board that will handle the lot split. The applicant has requested this so that they can build a new type of building that they are calling a "split duplex", however staff views these as two separate dwellings. They are building two buildings on a single lot, there will be a gap between them, they will not share a common wall like a traditional duplex. There are already some in Wichita and Maize, however, those are part of Planned Unit Developments (PUD) districts. The standard Wichita has for these is that the buildings must be 5 foot 3 inches apart from each other. This lot is wide enough that they can achieve 6-foot setbacks on both sides of each building.

This area is zoned R2 so it can have single family homes as well as duplexes. The variance is needed because the lots would be smaller and narrower than what R2 requires. In R2 the minimum lot size for a single-family swelling is 6,500sqft. These lots would each be just over 5,200sqft. The minimum lot width for single-family in R2 is 60ft and these would both be 38ft.

One of the things called out in the comprehensive plan is having a variety of housing and different housing. Because single family is allowed in R2, there is enough space to meet setbacks required for the zoning district and it would meet fire code, and there is also adequate water and sewer because this was already designed to meet a duplex lot, those are the reasons that staff is recommending approval.

Public notification was sent out; no communications were received. Staff are recommending approval.

Wilson opened the hearing for comments from the public: 7:09 PM

Shellenbarger asked if it is 6 feet between the parcels. Fiedler confirmed that it is and that there will be a total is 12 feet between the buildings.

Bradley asked if these will still look like duplexes even though they are not. Fiedler stated that there will be physical space between the buildings. They will still have a front garage and an entry door on the side of the building rather than at the front.

Kirk Miller, applicant, stated that in Sedgwick County, they have a zoning district called SF5 that has a lot size minimum of 5,000sqft. These lots will still be above that and SF5 is single-family. The difference here is the width. Narrower, deeper lots are becoming more common.

Bradley asked how this would play into us looking into putting some regulations on duplexes and such on how they look when they are built. If we were to start doing these, would they fall under any new rules for duplexes, or would we have to start doing something for single-family dwelling as well? Fiedler answered that it would depend on how we draft the regulations. If they are drafted to only cover duplexes, then these are considered single-family and would not fall

under them. If the regulations are for any residential development, the design standards could say that any home must have certain things. It will just depend on how the regulations are written. But because they have not yet been written or officially adopted, we can't do any review or recommendation on that.

Wilson closed the hearing for comments from the public: 7:24 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve V-2026-12 contingent on the approval of the lot split. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

3. Review of LS-2026-03, application of KE Miller Engineering, pursuant to City Code 16.09.01, who is petitioning for a lot split to create two lots at property currently addressed as 1405/1407 N. Hornet Ln., Valley Center, KS 67147.

Fiedler reviewed his staff report and stated this is the same lot as the previous item and went over the lot requirements again. This was published in the paper with notification sent out to the neighbors. No communications were received. Staff are recommending approval.

Wilson opened the hearing for comments from the public: 7:26 PM

No members of the public spoke.

Wilson closed the hearing for comments from the public: 7:27 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Shellenbarger made a motion to approve V-2026-12. Motion was seconded by Conway. The vote was 4 for and 1 against. Motion passed.

4. Review of SP-2026-03, application of National Plastics Color, pursuant to City Code 17.12.00, who has submitted a site plan for review for a new building on property not currently addressed, located along South Ash Ave., just north of their current facility at 100 W. Industrial St., Valley Center, KS 67147.

Fiedler started with showing an aerial view of the property where the proposed building will be placed. In reviewing his staff report he stated that National Plastics Color hopes to start construction before the end of the year. The plan includes 2 drainage culverts, one going under the railroad tracks, 2 new rail lines they plan to build to have trains come in, and 2 new silos. There is an easement on the north end of the lot with an active sewer main. The site plan says that it is inactive but that is not correct, it is active. The parking lot will be paved and have 20 marked stalls. There is an existing drive on the south end, and it has been recommended that they add a secondary drive to the north but that is not required. They are proposing lighting every 50ft and because they are in an industrial zone with no residential district directly across the street, they are not required to have any screening. Staff recommends approval.

Wilson opened the hearing for comments from the public: 7:34 PM

No members of the public spoke.

Wilson asked how the added rail lines will cause increased train traffic or cause blockages at the crossings at Meridian and Ford streets. Fiedler responded that BSNF has stated that the process of dropping off or picking up cars should not cause any significant blockage as they are shorter trains. However, they will also be slower moving trains because of the need to come to a full stop and starting again from that. National Plastics currently does foresee more than 2 trains delivering per week. That could however increase in the future should they ever add another building and increase production.

Wilson asked if the parking area will be paved or gravel. Fiedler replied that it is required to be paved. They are also required to have at least one ADA stall.

Shellenbarger asked what the silos are used for. Fiedler answered that they are used to hold the colorant used in their production process.

Wilson asked about maintenance of the roads near the facility and large truck traffic. Fiedler responded that he is unsure of the current road maintenance schedule for this area, however the idea of using the trains is to reduce truck traffic. Right now, they lease rail space in Wichita and then have to move the material here by semi. This will not eliminate truck traffic but will reduce the number of trucks because those train cars will no longer be parked in Wichita and will be parked here instead.

Wilson closed the hearing for comments from the public: 7:41 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve V-2026-12. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

5. Review of SD-2026-02, application of BM Harvest Place LLC, pursuant to City Code 16.04, who is petitioning for approval of a final replat for land located on Southeast of the corner of North Meridian Ave and West 93rd St North (not currently addressed), Valley Center, KS 67147.

Fiedler stated this should be the last time staff is asking the item to be tabled. Monday, September 28 was given as the delivery date for the traffic study. Based on the timeline, there should be time to review, offer comments, and still give feedback in time to have it ready for the October 27 meeting. Staff are asking that this be tabled one more time to the October 27 meeting.

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to table SD-2026-02 until the October 27 meeting. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:
Dalton Wilson – asked about the Farmers Market. Fiedler stated that they are adding 4 more weeks in October. Wilson also asked about the blood drive and who won the competition with Park City. The results were a tie.
Amy Bradley – asked how far out are we on hearing more about the duplex and design standards as well as regulations for data centers. Fiedler stated that he hopes to bring both back at the October meeting.
Gary Janzen - absent
Paul Spranger - absent
Rick Shellenbarger - none
Scot Phillips - none
Steve Conway - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:47 P.M., a motion was made by Wilson to adjourn and seconded by Bradley. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

_____
/s/ Kyle Fiedler, Secretary

_____
Dalton Wilson, Chairperson

Date: October 27th, 2026

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

Conditional Use Application Case Number: CU-2026-02

Applicant: BTS Properties LLC

Property Address: 302 E. 1st St., Valley Center, KS 67147 (outlined in red below)



Applicants' Reason for Conditional Use Application: The applicant is requesting this conditional use application to allow for the subject property to have an accessory apartment. Per the City's zoning code, accessory apartments are allowed in R-1B zoning districts by Conditional Use through the City's Board of Zoning Appeals. The applicants' request letter is attached to the end of this staff report.

Review Criteria for a Conditional Use Application per 17.10.09.C. *(criteria in italics)*

1. *The proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance standards; unless a concurrent application is in process for a variance.*

The lot and structures comply with all applicable regulations, including lot size requirements, bulk regulations, use limitations, and performance standards. The applicants are not planning on changing the dimensions of the existing buildings.

2. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.*

The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood as this is proposing converting a detached garage into additional living space, which should improve the value of the subject property.

3. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, size and height of buildings, structures, walls and fences on the site and the nature and extent of landscaping and screening on the site.*

The conditional use will not dominate the immediate neighborhood so as to prevent development and use of the neighboring property in accordance with the application zoning district regulations. The footprint of the existing building, driveway/ parking, etc. will not be changed.

4. *Off-street parking and loading areas will be provided in accordance with the standards set forth in Chapter 17.05 of these regulations. Such areas will be screened from adjoining residential uses and located so as to protect such residential uses from injurious effects.*

There is existing off-street parking for both the house and detached garage. The existing off-street parking will provide adequate off-street parking to meet code requirements. No screening is required as the use will remain residential.

5. *Adequate utility, drainage and other such necessary facilities have been installed or will be provided by platting, dedications and/or guarantees.*

No additional impermeable surface is proposed; there should be no effect on drainage. The accessory structure can be served by utilities either through the existing home or through separate connections.

6. *Adequate access roads, entrance and exit drives and/or access control is available or will be provided by platting, dedications and/or guarantees and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and roads.*

As stated above, there is adequate off-street parking with access to First St. The house and detached garage are both served by City streets.

City staff recommend approval of this conditional use application.

City of Valley Center

Case No. BZA 2611-99

CONDITIONAL USE APPLICATION

This application is for a Conditional Use before the City Board of Zoning Appeals. 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 Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7310. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address BTS Properties 417 E. Clay

Phone 316-648-6743 fax# —

Petitioners Name & Address Brian & Tiffany Shelton 417 E. Clay

Phone 316-648-6743 fax# —

Contact email address [redacted] Contact Cell Phone 316-648-6743

Relationship of applicant to property is that of ✓ Owner ____Tenant ____Lessee ____Other

Conditional Use Requested Change detached garage to an ADU

Address/Location of Request 302 E 1st

Parcel number(s) 00264109

Property Zoning is now Residental - R-1 Single Family Residental

Property shown on Valley Center Land Use Plan is now Single-family Residental

Justification for Conditional Use request (attach narrative to application)

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions
5. That the Board has the authority to require conditions as deemed necessary and reasonable in order to serve the public interest.

Applicant	Date	Agent (If any)	Date
[signature]	9/28/26		

Office use only

A pre-application meeting occurred with the applicant on _____. This application was received at 9:55 (am) (pm) on Sept. 28, 2026 by the Zoning Administrator acting on behalf of the Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of $**200**.

Conditional Use Application Narrative

Property Address: 302 E. 1st Street, Valley Center, Kansas
Request: Conversion of Existing Detached Garage to an Additional Dwelling Unit

Project Description

The property owner is requesting conditional use approval to convert the existing detached garage located at 302 E. 1st Street in Valley Center, Kansas, into an additional dwelling unit (ADU). The proposed project would repurpose an existing accessory structure on the property to provide a small, independent residential living space while maintaining the existing residential character and use of the property.

The proposed dwelling unit would be contained within the existing detached garage, minimizing the need for new construction and limiting changes to the property's existing layout. Any improvements necessary to accommodate the dwelling unit, including electrical, plumbing, heating and cooling, insulation, windows, doors, and interior finishes, will be completed in accordance with applicable building, fire, utility, and other construction requirements.

Justification for Conditional Use

The requested conditional use is appropriate because the proposed ADU is intended to remain accessory to the principal residence on the property and will continue the established residential use of the site. The conversion does not propose a change in the overall residential character of the property or surrounding neighborhood.

Using the existing detached garage for an additional dwelling unit provides an efficient way to create additional housing without requiring a new detached residential structure or substantial expansion of the property's developed footprint. The project makes productive use of an existing structure while preserving the existing site arrangement to the greatest extent practical.

The proposed use is also compatible with the surrounding residential area because the structure is already located on a residential property and the proposed use will be residential in nature. The ADU is not intended to introduce a commercial, industrial, or other incompatible activity to the neighborhood.

Neighborhood Compatibility

The proposed ADU is expected to have minimal impact on neighboring properties. The existing detached garage will remain in substantially the same location, and the conversion will not require the construction of a separate new building elsewhere on the property.

The property owner intends for the ADU to be maintained as a residential living space and operated in a manner consistent with the character of the surrounding neighborhood. The project will not involve outdoor commercial activities, manufacturing, or other uses that would generate unusual noise, traffic, or other impacts.

Any exterior modifications required to provide appropriate access, natural light, ventilation, utilities, or code-compliant living conditions will be designed to be compatible with the existing residence and neighborhood.

Traffic, Parking, and Access

The proposed conversion is not anticipated to create a significant increase in traffic. The ADU is intended to accommodate residential occupancy associated with a single additional dwelling unit.

Existing access to the property will continue to be used. Parking will be accommodated on the property in accordance with applicable City requirements, and the project is not intended to create a parking or access condition that would adversely affect neighboring properties or public streets.

Public Services and Utilities

The proposed ADU will utilize available public and/or existing property services as appropriate. Any required modifications or connections for water, sanitary sewer, electrical service, or other utilities will be completed in accordance with the requirements of the applicable utility providers and the City of Valley Center.

The conversion will also be subject to applicable building and life-safety requirements so that the resulting dwelling unit proyides appropriate living conditions for its occupants.

Conclusion

The requested conditional use would allow the property owner to make beneficial use of an existing detached garage while providing an additional residential dwelling unit at 302 E. 1st Street. The proposal maintains the residential character of the property, makes efficient use of an existing structure, and avoids the need for a substantial expansion of the property's developed area.

The proposed ADU is intended to be compatible with the surrounding neighborhood and to comply with applicable zoning, building, fire, utility, parking, and other City requirements. For these reasons, the property owner respectfully requests approval of the conditional use application to permit conversion of the existing detached garage into an additional dwelling unit.

Date: October 27th, 2026

Present Zoning: RR-1 (Suburban Residential District)

Conditional Use Application Case Number: CU-2026-03

Applicant: James and Kylie Brenneis

Property Address: 3287 W. 77th St. N., Valley Center, KS 67147 (outlined in red below)



Applicants' Reason for Conditional Use Application: The applicant is requesting this conditional use application to allow for the subject property to have an accessory apartment within their principal structure. Per the City's zoning code, accessory apartments are allowed in RR-1 zoning districts by Conditional Use through the City's Board of Zoning Appeals. The applicants' request letter is attached to the end of this staff report.

Review Criteria for a Conditional Use Application per 17.10.09.C. *(criteria in italics)*

1. *The proposed conditional use complies with all applicable regulations, including lot size requirements, bulk regulations, use limitations and performance standards; unless a concurrent application is in process for a variance.*

   The lot in question complies with all applicable regulations, including lot size requirements, bulk

regulations, use limitations, and performance standards. The applicants are planning to build a new home on the lot, which will need to conform will all City regulations.

2. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood.*

The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood. This will be a new construction home that will appear as a home and should blend in with the surrounding residential development.

3. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature, size and height of buildings, structures, walls and fences on the site and the nature and extent of landscaping and screening on the site.*

The conditional use will not dominate the immediate neighborhood so as to prevent development and use of the neighboring property in accordance with the application zoning district regulations. The subject property is just over 3 acres in size, it is in a RR-1 development which is designed to have larger residential lots. This lot should have sufficient space for parking and will fit in with the nature of the surrounding housing.

4. *Off-street parking and loading areas will be provided in accordance with the standards set forth in Chapter 17.05 of these regulations. Such areas will be screened from adjoining residential uses and located so as to protect such residential uses from injurious effects.*

Based on draft plans submitted, there will be sufficient parking areas provided, in compliance with City regulations.

5. *Adequate utility, drainage and other such necessary facilities have been installed or will be provided by platting, dedications and/or guarantees.*

This subdivision is not served by City water or sewer, onsite water and sewer will need to be installed. Public works has performed a preliminary review and believe that there is enough room for the home to be served with onsite water and sewer. When a building permit is submitted a more thorough review will be completed to ensure the systems will fit on the lot with the size of the home. This is a recent platted subdivision and is up to current standards for drainage and has dedications for public utility service.

6. *Adequate access roads, entrance and exit drives and/or access control is available or will be provided by platting, dedications and/or guarantees and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and roads.*

As stated above, there is adequate off-street parking, based on the draft plans submitted. The lot is served by a current City street.

City staff recommend approval of this conditional use application.

Case No. BZA_____-_____

City of Valley Center **CONDITIONAL USE APPLICATION**

This application is for a Conditional Use before the City Board of Zoning Appeals. 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 Street, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7310. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address James and Kylie Brenneis, 5714 N. Charles 67204

Phone 316-207-5505 fax# 316-361-2492

Petitioners Name & Address Sharp Homes on behalf of James and Kylie Brenneis

Phone 316-775-2129

Contact email address [redacted]

Relationship of applicant to property is that of __x___Owner ____Tenant ____Lessee ____Other

Conditional Use Requested We are seeking to build a main home with smaller casita for multigenerational living due to dementia / health concerns of parents. The home will exist under one roof with two separate garage areas. There will be one main entrance with an offset entrance for the smaller casita.

Address/Location of RequestLot 16 Block A Rio Bella Addn

Parcel number(s) 16

Property Zoning is now RR-1 Suburban Residential District

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

Justification for Conditional Use request (attach narrative to application)

The applicant or his/her authorized agent acknowledges all of the following:

1. That he/she has received instruction material concerning the filing and hearing of this matter.
2. That he/she has been advised of the fee requirements established and that the fee accompanies this application.
3. That he/she has been advised of his/her rights to bring action in the District Court of the County to appeal a decision of the Board of Zoning Appeals.
4. That all documents are attached to this petition as noted in the instructions
5. That the Board has the authority to require conditions as deemed necessary and reasonable in order to serve the public interest.

Kylie K. Brenneis	9-28-26		
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 Board of Zoning Appeals. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of $**200**.

September 28, 2026

Conditional Use Application

Lot 16 Block A Rio Bella Addn

Attn: Zoning Commissioner:

A. Statement or diagram: Please see attached plat plan. We are seeking to build a main home with smaller casita for multigenerational living due to dementia / health concerns of parents. The home will exist under one roof with two separate garage areas. There will be one main entrance with an offset entrance for the smaller casita.
B. Statement as to why proposed conditional sue will not cause substantial injury to the value of other property in the neighborhood: We are seeking to build an upscale home that will abide by all HOA requirements in the Rio Bella Addition.
C. A statement as to how the proposed conditional use is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable district regulations: This will be just a home for four adults and two teenagers (until they move out for college). Standard household pets.

Thank you for your consideration.

James and Kylie Brenneis

5714 N. Charles

Wichita, KS 67204

316-207-5505


R=75
298.59
64.97
65.45
424.37
50 Dr & U E
78.89
10.8 S
266.66
20 U E
CL 30 Dr & U E
25.8 S
360
143.91
43.19
53.30
98.91
183.26
15
10.8 S

CITY OF VALLEY CENTER PLATTING APPLICATION

_____ **PRELIMINARY PLAT** $350 (fee is nonrefundable)
X **FINAL PLAT** $150 (fee is nonrefundable)
_____ **CORRECTING PLATTING ERROR** $100 (fee is nonrefundable)

Property owner(s) Name & Address BM Harvest Place LLC, 4514 Cole Ave STE 800, Dallas, TX 75205-417

Phone 314-800-3519 fax# _____

Petitioners Name & Address BM Harvest Place LLC, 4514 Cole Ave STE 800, Dallas, TX 75205-4176

Phone 314-800-3519 fax# _____

Email address/ Cell Phone of contact person: [redacted]

Location of Subdivision Harvest Place Replat No. 1

Parcel(s) numbers All of Harvest Place Addition

Property shown on Valley Center Land Use Plan as Mixed-Use C-2 & R-2

Total acreage of Plat 139.026 acres, more or less

Total number of lots 210

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:

Brent Clark, SEH Inc. Owner Representative _____

==========

Office use only

Has pre-application consultation been completed? _____

Date of filing _____

Person certifying date and time of submittal _____

Application Number _____

Date: October 27th, 2026

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Final Plat (Replat) Approval for Harvest Place (SD-2026-02)

BM Harvest Place LLC, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a final plat (replat) for the land (outlined in red below) located southeast of the intersection of North Meridian Ave. and West 93rd St. N., Valley Center, KS 67147.



Applicant's Reasons for Platting:

The applicant is seeking to replat this approximately 130-acres mixed-use development, currently platted as Harvest Place Addition. This replat encompasses the removal of one residential lot, extending Sunflower Drive to 93rd in new Right-of-way and additional easements necessary along the new road.

Staff Comments:

The final plat has been reviewed by the City Staff Review Team, with several comments being addressed. A few minor comments are still outstanding and an updated final plat, should come before the board at the October 27, 2026 meeting. Once approved by this board, it will go to City Council.

A public notice was published in *The Ark Valley News*, and the item has subsequently been tabled several times as we awaited a traffic memo. The traffic memo determined no additional turn lanes or road impacts are needed at this time. Any comments received after this report will be shared with the Board during the public hearing.

Staff Recommendation:

City staff recommend approval of this final plat application, if minor comments are addressed by the meeting.

FINAL PLAT
HARVEST PLACE REPLAT NO. 1

A REPLAT OF HARVEST PLACE,
AN ADDITION TO THE CITY OF VALLEY CENTER,
SEDGWICK COUNTY, KANSAS
NW 1/4, SEC. 30-T25S-R1E

NOTES:

1. PARTS OF BLOCK "D", "E" AND "F" ARE LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA", ZONE AE (SUBJECT TO 1% ANNUAL CHANCE OF FLOODING WITH BASE FLOOD ELEVATIONS DETERMINED), PER FEMA MAP NUMBER 20173C0201G, LAST REVISED DECEMBER 22, 2016.

2. BLOCKS "A", "C", "D" AND E" ARE ZONED R-2. BLOCKS "F" AND "G" ARE ZONED C-2. ALL OF BLOCK "B" IS ZONED R-2 WITH THE EXCEPTION OF LOT 46 WHICH IS ZONED C-2.

3. BUILDING SETBACKS:
   - 3.1. ZONE R-2:
     - 3.1.1. FRONT YARD SETBACK= 25'
     - 3.1.2. FRONT YARD SETBACK - SECONDARY (FOR CORNER LOTS) = 20'
     - 3.1.3. SIDE YARD SETBACK = 6'
     - 3.1.4. REAR YARD SETBACK = 20'
   - 3.2. ZONE C-2:
     - 3.2.1. FRONT YARD SETBACK= 35'
     - 3.2.2. SIDE YARD SETBACK = 5'
     - 3.2.3. REAR YARD SETBACK = 10'
   - 3.3. BUILDING SETBACK FROM GAS LINE = 50'

4. RESERVED LOTS ARE TO BE USED FOR RECREATION AND LANDSCAPE PURPOSES AND DEDICATED AS UTILITY, DRAINAGE AND ACCESS EASEMENTS. RESERVE LOTS SHALL HAVE NO ACCESS OPENINGS ON TO PUBLIC STREETS OTHER THAN FOR PEDESTRIAN OR MAINTENANCE ACCESS. SEE OWNER DEDICATION STATEMENT FOR DETAILS.

5. PIPELINE BLANKET EASEMENTS FOR EXISTING AND ABANDONED PIPELINES RECORDED IN BOOK G / PAGE 140, BOOK 100 / PAGE 590, BOOK 126 / PAGE 466 AND BOOK 270 / PAGE 199 WILL BE RELEASED BY SEPERATE INSTRUMENT AND CONFINED TO THE 66' WIDE GAS LINE EASEMENT AS SHOWN ON THIS PLAT.

6. BASIS OF BEARINGS: KANSAS REGIONAL COORDINATE SYSTEM (KRCS) - ZONE 17 - WICHITA.

7. ELEVATIONS SHOWN ON THIS PLAT ARE BASED ON NAVD 88.
   PROJECT BENCHMARK:
   BM 102 ELEVATION = 1356.87'
   DISK IN TOP EAST END OF NORTH CONCRETE CURB RAIL ON 93RD STREET BRIDGE STAMPED "CITY OF WICHITA BENCHMARK" NEAR NORTHEAST CORNER OF PLATTED PROPERTY.

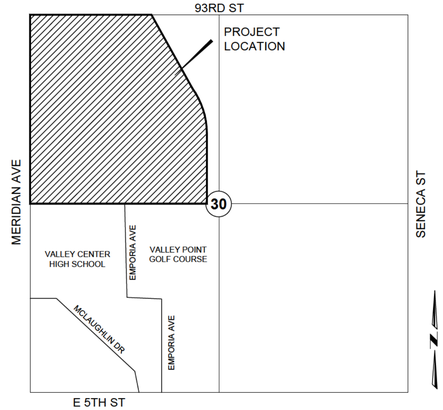
8. PER AGREEMENT WITH THE CLIENT, THE LOTS WILL BE PINNED AFTER THE COMPLETION OF PUBLIC IMPROVEMENTS.

9. MINIMUM FINISHED FLOOR ELEVATION FOR THIS SITE IS 1353.0' (NAVD 88)

10. THIS SURVEY WAS COMPLETED IN THE FIELD ON MAY 19, 2026.

11. THE ORIGIN OF FOUND MONUMENT IS UNKNOWN, UNLESS OTHERWISE NOTED.

LOCATION MAP:



SEC. 30-T25S-R1E
CITY OF VALLEY CENTER
SEDGWICK COUNTY, KANSAS
NOT TO SCALE

LEGEND:

○	MONUMENT FOUND AS NOTED
●	FOUND 5/8" REBAR WITH CAP "SOMMERS PS 1542"
■	SET 5/8"x24" REBAR WITH CAP "SOMMERS PS 1542"
▨	ACCESS CONTROL (NO ACCESS)
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
A/E	ACCESS EASEMENT
S/E	SANITARY SEWER EASEMENT

GRAPHIC SCALE
0 75 150 300
UNIT OF MEASURE IS FEET
SCALE: 1" = 150'
PREPARED: 05/20/2026

SEH
15750 DODGE ROAD
OMAHA, NE 66118
PH: (402) 513-8200

SURVEY DATE: 05/19/2026	PLOT DATE: 05/20/2026
DRAWN BY: DV	SEH PROJECT: 172080
CHECKED BY: AK	SHEET 1 OF 4

FINAL PLAT
HARVEST PLACE REPLAT NO. 1

A REPLAT OF HARVEST PLACE,
AN ADDITION TO THE CITY OF VALLEY CENTER,
SEDGWICK COUNTY, KANSAS
NW 1/4, SEC. 30-T25S-R1E

93RD STREET NORTH
MERIDIAN AVENUE
SUNFLOWER DR.
STINGER AVE.
STINGER CT.
SUNFLOWER CT.
SUNFLOWER CT.
CHANGE AVE
NORTHWIND DR.
EMPORIA AVE.
HORNET LN.
SCHOLAR CIR.
SCHOLAR DR.
EMPORIA AVE.
93RD STREET NORTH
HORNET LN.
HORNET LN.

BLOCK "A"
BLOCK "B"
BLOCK "C"
BLOCK "D"
BLOCK "E"
BLOCK "A"
BLOCK "B"
BLOCK "C"
BLOCK "D"
BLOCK "E"

RESERVE A
29,760 SQ. FT.
U/E, D/E & A/E

RESERVE B
342,977 SQ. FT.
U/E, D/E & A/E

RESERVE C
586,788 SQ. FT.
U/E, D/E & A/E

RESERVE D
6,987 SQ. FT.

RESERVE E
159,767 SQ. FT.
U/E, D/E & A/E

RESERVE I
1,573 SQ. FT.

RESERVE K
2,827 SQ. FT.

RESERVE O
5,027 SQ. FT.

ZONE C-2
ZONE R-2
ZONE R-2
ZONE R-2
ZONE R-2

FLOOD ZONE AE
FLOODWAY
50'RW DEDICATED WITH HARVEST PLACE FINAL PLAT
NW CORNER SEC. 30-T25S-R1E FOUND 1/2" REBAR (KSHS REF. REPORTS)
EXISTING 10' UTILITY AND SIDEWALK EASEMENT DOC.#/FLM-PG: 29224773
50' EVERGY KANSAS SOUTH,INC. POWER LINE EASEMENT DOC.#/FLM-PG: 30105094
NORTH LINE, NW1/4 SEC 30-T25S-R1E
S88°02'12"E 1744.08 (C & R)
S88°02'12"E 2554.59 (M)
BASE FLOOD ELEV. = 1352'
BM 102
NORTH 1/4 CORNER SEC. 30-T25S-R1E FOUND 5/8" REBAR (KSHS REF. REPORTS)
GRAPHIC SCALE
0 40 80 160
UNIT OF MEASURE IS FEET
SCALE: 1" = 80'
30' ACCESS OPENING
30' R/W
M.S. "MITCH" MITCHELL FLOODWAY
LIMITS OF PLAT
UNPLATTED COUNTY COMMISSIONERS OF SEDGWICK COUNTY
WEST LINE OF WICHITA VALLEY CENTER FLOOD CONTROL RIGHT OF WAY
EXISTING SANITARY SEWER EASEMENT DOC.#/FLM-PG: 29116889 WIDTH VARIES (30' MINIMUM)
FOUND 3/4" SQUARE BAR IN CONCRETE FROM SURVEY DOC.#/FLM-PG: 30247286
FLOOD ZONE AE
EAST LINE, NW1/4 SEC 30-T25S-R1E
N0°19'54"W 2651.80 (M)
R=1824.87'(C & R)
L=902.63'
CHD BRG=S14°33'51"E
CHD=893.46'
LIMITS OF PLAT
NO ACCESS TO MERIDIAN AVE. EXCEPT ONE OPENING 300' OR MORE NORTH OF NORTHW ND DR. CENTERL NE AND 400' SOUTH OF CHANCE AVE. CENTERL NE
60'R/W DEDICATED WITH HARVEST PLACE FINAL PLAT
WEST LINE, NW1/4 SEC 30-T25S-R1E N0°07'42"W 2648.28
FOUND 1/2" REBAR W/ ALPHA LAND SURVEYS 184 CLS CAP FROM SURVEY DOC.#/FLM-PG: 30247286
75'R/W DEDICATED WITH HARVEST PLACE FINAL PLAT
NO ACCESS TO MER DIAN AVE. EXCEPT ONE SHARED OPENING BETWEEN LOTS 1 & 2, BLOCK "A"
EXISTING 20' U/E & SIDEWALK ESMT. DOC.#/FLM-PG: 29116890
EXISTING 10' UTILITY AND SIDEWALK EASEMENT DOC.#/FLM-PG: 29224773
66' GAS L NE EASEMENT
17' U/E

SEH
15750 DODGE ROAD
OMAHA, NE 66118
PH: (402) 513-8200

SURVEY DATE:	05/19/2026	PLOT DATE:	05/20/2026
DRAWN BY:	DV	SEH PROJECT:	172050
CHECKED BY:	AK	SHEET	2 OF 4

FINAL PLAT
HARVEST PLACE REPLAT NO. 1

A REPLAT OF HARVEST PLACE,
AN ADDITION TO THE CITY OF VALLEY CENTER,
SEDGWICK COUNTY, KANSAS
NW 1/4, SEC. 30-T25S-R1E

SEH
15750 DODGE ROAD
OMAHA, NE 66118
PH: (402) 513-8200

SURVEY DATE: 05/19/2026	PLOT DATE: 05/20/2026
DRAWN BY: DV	SEH PROJECT: 172050
CHECKED BY: AK	SHEET 3 OF 4

GRAPHIC SCALE
0 40 80 160
UNIT OF MEASURE IS FEET
SCALE: 1" = 80'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	211.14	1200.00	N4° 51' 36"E	210.87
C2	564.66	1200.00	N3° 34' 47"W	559.46
C3	183.08	500.00	N6° 34' 12"W	182.06
C4	124.72	500.00	N3° 13' 34"W	124.40
C5	339.08	1035.00	N0° 59' 13"W	337.56
C6	403.37	1000.00	N3° 09' 26"W	400.64
C7	291.07	1000.00	N6° 22' 29"W	290.04
C8	280.72	250.00	S61° 50' 45"E	266.20
C9	142.14	350.00	S18° 02' 36"E	141.16
C10	246.37	350.00	S26° 34' 29"E	241.31
C11	200.27	350.00	S30° 20' 53"E	197.55
C12	275.61	2000.00	S10° 00' 28"E	275.39
C13	115.20	2015.00	S4° 25' 20"E	115.19
C14	352.87	252.00	S37° 19' 52"W	324.74
C15	159.17	304.00	S62° 26' 50"W	157.36
C16	233.18	307.00	S69° 12' 24"W	227.61
C17	179.69	215.00	S72° 15' 23"E	174.50
C18	144.42	505.00	N82° 42' 27"E	143.93
C19	219.85	600.00	N85° 00' 43"E	218.62
C20	98.39	1000.00	S87° 18' 35"E	98.35
C21	226.84	120.00	S59° 39' 45"W	194.54
C22	399.08	150.00	S37° 35' 48"W	291.36
C23	286.53	120.00	S29° 46' 51"W	223.15
C24	258.30	248.00	S73° 01' 53"E	246.78
C25	47.85	350.00	N50° 43' 20"E	47.81
C26	195.66	250.00	S65° 36' 55"E	190.71
C27	305.70	2446.36	N5° 55' 59"E	305.50
C28	176.36	965.00	N4° 08' 28"E	176.12
C29	30.40	200.00	S84° 58' 37"E	30.37
C30	282.93	150.00	S36° 26' 21"W	242.81
C31	222.47	150.00	N39° 19' 37"W	202.63

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C101	301.25	1035.00	S6° 22' 29"E	300.19
C102	227.75	170.00	N86° 15' 40"E	211.10
C103	275.32	629.14	S73° 23' 07"E	273.13
C104	220.71	282.00	S65° 36' 55"E	215.12
C105	52.22	382.00	N50° 43' 20"E	52.18
C106	244.71	50.00	S35° 21' 42"E	64.00
C107	43.47	318.00	N50° 43' 20"E	43.44
C108	224.97	216.00	N73° 01' 53"W	214.94
C109	301.25	2411.36	N5° 56' 06"E	301.05
C201	97.90	1035.00	S87° 25' 06"E	97.87
C202	287.33	152.00	N59° 39' 45"E	246.42
C203	313.94	118.00	N37° 35' 48"E	229.21
C204	362.93	152.00	N29° 46' 51"E	282.66
C205	332.06	965.00	S4° 03' 21"E	330.42
C206	291.63	280.00	S73° 01' 53"E	278.62
C207	170.62	218.00	S65° 36' 55"E	166.30
C208	296.01	2481.36	S6° 05' 40"W	295.84
C209	157.08	50.00	S9° 22' 37"W	100.00
C210	120.54	930.00	N5° 39' 49"E	120.46
C211	157.08	50.00	S1° 05' 40"E	100.00
C212	495.20	170.00	S5° 27' 21"W	337.78
C213	534.07	170.00	S9° 22' 37"W	340.00
C214	76.70	98.00	N65° 36' 55"W	74.76
C215	416.61	400.00	N73° 01' 53"W	398.03
C216	639.68	269.22	S29° 04' 39"W	499.48
C217	477.46	262.00	N57° 42' 56"E	414.08
C218	166.56	1000.00	N3° 40' 38"E	166.37
C219	4.64	165.00	S88° 31' 34"E	4.64
C301	166.35	88.00	N59° 39' 45"E	142.66
C302	484.22	182.00	N37° 35' 48"E	353.52
C303	210.12	88.00	N29° 46' 51"E	163.64

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C304	364.78	1070.00	S1° 22' 05"E	363.01
C305	131.02	90.00	S30° 34' 12"W	119.75
C306	87.82	965.00	N74° 52' 53"E	87.79
C307	30.32	600.00	S76° 02' 27"W	30.32
C308	206.25	565.00	S85° 03' 04"W	205.11
C401	247.03	220.00	S61° 50' 45"E	234.26
C402	129.14	318.00	S18° 02' 36"E	128.26
C403	268.89	382.00	S26° 34' 29"E	263.38
C404	181.96	318.00	S30° 20' 53"E	179.49
C405	275.85	1968.00	S9° 56' 25"E	275.62
C406	157.08	50.00	S4° 19' 55"E	100.00
C407	308.06	220.00	S37° 19' 52"W	283.50
C408	175.92	336.00	S62° 26' 50"W	173.92
C409	208.87	275.00	S69° 12' 24"W	203.89
C410	117.73	155.00	N69° 12' 24"E	114.92
C411	238.75	456.00	N62° 26' 50"E	236.03
C412	140.03	100.00	N37° 19' 52"E	128.87
C413	462.82	180.00	N4° 59' 29"W	345.46
C414	138.64	1848.00	N11° 48' 23"W	138.61
C415	113.30	198.00	S30° 20' 53"E	111.76
C416	353.36	502.00	N26° 34' 29"W	346.11
C417	80.41	198.00	S18° 02' 36"E	79.86
C418	110.04	98.00	S61° 50' 45"E	104.35
C419	447.91	302.00	N39° 19' 37"W	407.97
C420	806.80	195.00	N82° 54' 13"E	342.65
C421	175.01	118.00	S39° 19' 37"E	159.41
C422	405.12	75.00	S86° 50' 18"E	64.00
C423	269.93	182.00	N39° 19' 37"W	245.86
C424	876.62	195.00	S72° 24' 13"W	304.00
C425	569.63	302.00	N36° 26' 21"E	488.87
C426	120.37	1255.00	S4° 40' 58"W	120.32

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C427	343.29	182.00	S36° 26' 21"W	294.61
C428	405.12	75.00	N72° 24' 13"E	64.00
C429	222.57	118.00	N36° 26' 21"E	191.01
C430	166.52	1235.00	N6° 02' 17"E	166.39
C431	144.37	1165.00	N6° 21' 02"E	144.28
C432	341.60	1235.00	N9° 08' 09"W	340.51
C433	43.67	465.00	N14° 22' 09"W	43.66
C434	65.78	100.00	N7° 10' 01"E	64.60
C435	83.04	98.48	N1° 17' 48"W	80.60
C436	213.13	934.18	N13° 04' 43"W	212.67
C437	251.85	1000.00	N1° 11' 01"E	251.18
C438	375.28	1035.00	N4° 19' 32"W	373.23
C439	140.10	965.00	N10° 33' 14"W	139.98
C501	130.82	116.50	S61° 50' 45"E	124.05
C502	155.13	382.00	S18° 02' 36"E	154.07
C503	223.84	318.00	S26° 34' 29"E	219.25
C504	218.58	382.00	S30° 20' 53"E	215.61
C505	280.02	2032.00	N10° 00' 28"W	279.80
C506	117.03	2047.00	S4° 25' 20"E	117.02
C507	81.62	282.50	S5° 29' 34"W	81.34
C508	37.89	103.50	S3° 16' 58"W	37.68
C509	181.11	116.50	N37° 19' 52"E	163.41
C510	37.89	103.50	N71° 22' 47"E	37.68
C511	81.62	282.50	N69° 10' 11"E	81.34
C512	142.41	272.00	S62° 26' 50"W	140.79
C513	152.94	183.00	S72° 15' 23"E	148.53
C514	405.12	75.00	S6° 11' 56"E	64.00
C515	206.43	247.00	N72° 15' 23"W	200.48
C516	257.48	339.00	S69° 12' 24"W	251.34
C517	188.98	451.95	N65° 47' 08"E	187.60
C518	128.82	195.00	N40° 13' 33"E	126.49

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C519	184.35	231.36	S35° 07' 51"W	179.51
C520	133.55	502.00	S39° 07' 09"E	133.15
C521	139.37	198.00	S26° 34' 29"E	136.51
C522	66.24	965.00	N0° 00' 09"W	66.22
C601	94.95	965.00	S87° 18' 35"E	94.91
C602	232.68	635.00	N85° 00' 43"E	231.38
C603	57.96	470.00	N78° 02' 51"E	57.92
C604	142.66	90.00	S53° 00' 31"E	128.19
C605	88.35	535.00	S12° 19' 43"E	88.25
C606	548.19	1165.00	S3° 34' 47"E	543.15
C607	217.30	1235.00	S4° 51' 36"W	217.02

PROPERTY DESCRIPTION

WE, JEO CONSULTING GROUP, LAND SURVEYORS IN AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT, UNDER THE SUPERVISION OF THE UNDERSIGNED, HAVE SURVEYED AND PLATTED "HARVEST PLACE REPLAT NO. 1", A REPLAT OF HARVEST PLACE, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED, DESCRIBED AS FOLLOWS:

HARVEST PLACE, AN ADDITION TO VALLEY CENTER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JOHN R. SOMMERS, P.S. 1542, ON MAY 19, 2026 AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE S88°02'12"E (BEARING BASED ON KANSAS REGIONAL COORDINATE SYSTEM - ZONE 17 - WICHITA) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1744.08 FEET TO THE NORTHWEST CORNER OF THE WICHITA VALLEY CENTER FLOOD CONTROL RIGHT OF WAY; THENCE S28°35'51"E ON THE WEST LINE OF SAID FLOOD CONTROL RIGHT OF WAY, A DISTANCE OF 1085.06 FEET; THENCE CONTINUING ON SAID WEST LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1824.87 FEET, A CHORD BEARING OF S14°33'51"E, A CHORD DISTANCE OF 893.46 FEET AND AN ARC LENGTH OF 902.63' FEET; THENCE CONTINUING ON SAID WEST LINE S0°23'07"E, A DISTANCE OF 876.65 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE N87°57'58"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2479.05 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N0°07'42"W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2648.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 139.026 ACRES, MORE OR LESS, SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

JOHN R. SOMMERS LICENSED PS-1542 KANSAS LAND SURVEYOR

John R. Sommers, P.S. #1542
JEO Consulting Group
534 South Kansas Avenue, Suite 1100
Topeka, KS 66603
785.836.4141

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

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 "Harvest Place", an addition to the City of Valley Center, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public grounds 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.

An easement is hereby granted to Southern Star Central Gas Pipeline, Inc. to enter upon, construct, repair and maintain the pipeline upon, over, and under those areas outlined on this plat as "Gas Line Easement".

Reserves A, B, C, D, E, F and G are dedicated as drainage, utility and access easements and are to by used for recreation and landscape purposes and are reserved for utilities, stormwater drainage, detention and access purposes and shall be owned and maintained by the Homeowners Association.

Reserve E is dedicated to the City of Wichita and Sedgwick County as a drainage and access easement for flood control access and maintenance.

Reserve H is dedicated as drainage, utility and access easement and is to by used for recreation and landscape purposes and is reserved for utilities, stormwater drainage, detention and access purposes and shall be owned and maintained by the owner of Lot 3, Block "F".

Reserves I, J, K, L, M, N and O are reserved for landscaping, street, and utility purposes and shall be owned and maintained by the Homeowners Association.

_____ _____
Jet Truman, Mayor, City of Valley Center Date

_____ _____
Louis J. Robelli Date

Attest: _____
Amanda Park, City Clerk Date

_____ _____
Carter Wells, Manager Date
BM Harvest Place LLC

_____ _____
Michael Springer Date
A E Investments LLC

_____ _____
Douglas A. McKnight, Owner Date
McKnight Investments LLC

NOTARY CERTIFICATE:

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Louis J. Robelli.

_____, Notary Public
My commission expires: _____

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Jet Truman, Mayor, City of Valley Center.

_____, Notary Public
My commission expires: _____

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ _____, _____,BM Harvest Place LLC.

_____,Notary Public
My commission expires: _____

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ _____, _____ , McKnight Investments LLC.

_____,Notary Public
My commission expires: _____

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ _____, _____ , A E Investments LLC.

_____,Notary Public
My commission expires: _____

FINAL PLAT
HARVEST PLACE REPLAT NO. 1

A REPLAT OF HARVEST PLACE,
AN ADDITION TO THE CITY OF VALLEY CENTER,
SEDGWICK COUNTY, KANSAS
NW 1/4, SEC. 30-T25S-R1E

GOVERNING BODY CERTIFICATE:

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

The dedications shown on this plat, if any, are hereby accepted by the governing body of the City of Valley Center, Kansas on _____ day of _____ , 2026.

At the Direction of the City Council

_____
Jet Truman, Mayor

Attest: _____
Amanda Park, City Clerk

PLANNING AND ZONING BOARD CERTIFICATE:

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

This plat was approved by the Valley Center City Planning and Zoning Board on this _____ day of _____, 2026.

_____
Gary Janzen, Chairperson

Attest:

_____
Kyle Fiedler, Secretary

CITY ATTORNEY'S CERTIFICATE:

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

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

Date Signed: _____

_____
Barry Arbuckle, City Attorney

TRANSFER RECORD:

Entered on transfer record this _____ day of _____, 2026.

_____
Kelly B. Arnold, County Clerk

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 20___ and is duly recorded in Book _____ Page _____.

_____
Tonya E. Buckingham, Register of Deeds

_____
Kenly Zehring, Deputy Register of Deeds

COUNTY SURVEYOR'S CERTIFICATE:

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2026.

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

SEH
15750 DODGE ROAD
OMAHA, NE 66118
PH: (402) 513-8200

SURVEY DATE: 05/19/2026	PLOT DATE: 05/20/2026
DRAWN BY: DV	SEH PROJECT: 172050
CHECKED BY: AK	SHEET 4 OF 4