

HAYSVILLE PLANNING COMMISSION

Agenda

April 23, 2020

7:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. [Minutes of February 13, 2020](#)
- IV. New Business
 - A. [CON2020-00014 Conditional Use for Utility, Major - Southern Star Central Gas Pipeline](#)
 - B. Preliminary/Final Plat – Southern Star Addition to Sedgwick County, KS
- V. Old Business
- VI. Correspondence and Informational Reading
- VII. Committee Updates
- VIII. Off Agenda
- IX. Adjournment

HAYSVILLE PLANNING COMMISSION

Minutes

February 13, 2020

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 7:00 p.m. in the Council Chambers, located in the Haysville Municipal Building, 200 W. Grand Avenue.

Those members present were: Tim Aziere, Bob Wethington, Debbie Coleman, Randal Green, Patricia Hatcher, Joe Holub, Richard Meyer, Fred Plummer, Jason Welch and Mark Williams. Also present was Planning & Zoning Administrator Angela Millspaugh.

The first item of business were the Minutes of January 9, 2020.

Motion by Coleman

Second by Welch

To approve the minutes as presented

Aziere yea, Wethington yea, Coleman yea, Green abstain, Hatcher abstain, Holub yea, Meyer abstain, Plummer yea, Welch yea, Williams yea

Motion carried

Under Special Order of Business there was a public hearing to consider a zone change request from “AA” Single Family Residential to “A” Single Family Residential for property located at 400 Wes 79th Street South (Dorner Park). Aziere read the opening instructions and formally opened the public hearing. Planning & Zoning Administrator Angela Millspaugh presented the case stating that the City of Haysville was applying for the Zone Change to allow for use of the land as a public park. She stated when the property was annexed it was automatically classified as “AA” Single Family, which allows for a park as a conditional use. Millspaugh presented the Staff report as follows:

- “1. ZONING USES AND CHARACTER OF THE NEIGHBORHOOD: *(Factual description of the application area and surrounding property as to existing zoning, land uses, general condition, age of structures, etc.)*
 - The subject property is a 68.4 acre tract of land with a “lake”, soccer fields, concession stand, dog park, parking and hike/bike trail. The property was annexed in two tracts. The south portion was annexed in 2001 and the north was annexed in 2010.
 - Surrounding properties are zoned for residential uses, with the exception of the property to the north which is zoned residential, but has a Conditional Use Permit which allows the operation of Haysville’s Public Works Facility and Wastewater Treatment Plan. Portions of the adjacent properties are located outside the city limits of Haysville.
 - North “A” Single Family – Public Works Facility (conditional use)
 - South “SF-20” Single Family - Residential
 - East “A” Single Family – Residential, and “SF-20” Single Family – Residential
 - West “A” Single Family – Residential, and “SF-20” Single Family - Residential
2. SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED: *(How is the property currently zoned and what uses are allowed on the property?*

Are these uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones that might be appropriate for this property?)

- The property is currently zoned “AA” Single Family Residential, which is the default zoning when a property is annexed. “AA” is the most restrictive district, and is limited to single-family detached homes and accessory uses. The “AA” district also permits conditional uses for parks, community buildings owned and operated by the city, churches, public schools and development of natural resources and extraction of raw materials.
- The uses permitted in the “AA” district are suitable for the subject site and are compatible with surrounding zoning and land uses. However, much of the property is located in a Floodplain or flood prone area.

3. EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY: *(Can the uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g. allowed uses, minimum lot size, height, setbacks, traffic generation, landscaping and screening, use limitations, etc.))*

- The property is currently surrounded by single-family residential lots and the public works facility.
- 79th Street is a two lane arterial street with a signalized intersection at Broadway. Most adjacent properties do not have direct access to 79th Street. Traffic will be increased during Soccer and other public events that may take place on the property. Most of the increase will take place on the weekends.
- Staff does not foresee any detrimental impacts to nearby property if the request is granted.

4. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED: *(Factual information, but its importance may be somewhat subjective. A property may be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a large availability of property of the same zoning district, financing problems, land speculation, fragmented ownership, lack of available public services, or other development problems.)*

- The property was recently developed as a park following the construction of the large drainage pond which was established to alleviate flooding issues in the surrounding area and to the south.

5. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE AS COMPARED TO THE LOSS IN VALUE OR THE HARDSHIP IMPOSED UPON THE APPLICANT: *(The protection of public health, safety and welfare is the basis for zoning. The relationship between the property owner’s right to use and obtain value from their property and the City’s responsibility to its citizens should be weighed.)*

- The health, safety and welfare matters associated with the proposed “A” Single Family zoning should not be significantly different than those associated with the existing “AA” Single Family Zoning.

6. CONFORMANCE OF THE REQUESTED CHANGE TO THE ADOPTED OR RECOGNIZED COMPREHENSIVE PLAN: *(Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?)*

- Haysville’s Land Use Plan identifies the property as Parks/Open Space and Public

Facilities.

- The Comprehensive Plan provides the following goal for Community Facilities/Recreation/Education:
 - Provide a complete range of recreational facilities and services at the neighborhood and community levels and provide for the educational and cultural needs of all residents at all age levels, with the highest quality of services available.

7. IMPACT OF THE PROPOSED DEVELOPMENT ON COMMUNITY FACILITIES: *(Are water and sewer available for extension? How are roads impacted? Can other community facilities (e.g. police, fire, parks, libraries, schools) handle the increased development? Should be based on factual information referencing standards used to make the determination.)*
 - Municipal water and sewer are available to the property.
 - Municipal services such as police and fire protection are already provided to the area, and no additional burden is anticipated that cannot be accommodated with existing resources.
8. OPPOSITION OR SUPPORT OF NEIGHBORHOOD RESIDENTS: *(This is just one of the factors to be considered and by itself is not sufficient reason to approve or deny a request.)*
9. RECOMMENDATION OF STAFF: *(Should be based on the proceeding eight factors, adopted plans and policies, other technical reports (e.g. Capital Improvement Program, facility master plans, etc.) which speak to the topic, and staff's best professional judgement.)*
 - Staff is supportive of the proposed zone change based on the preceding factors.”

There were no members of the public present to speak on this matter. Aziere closed the public comment portion of the hearing.

Motion by Coleman

Second by Wethington

To approve the zone change as presented

Aziere yea, Wethington yea, Coleman yea, Green yea, Hatcher yea, Holub yea, Meyer yea, Plummer yea, Welch yea, Williams yea

Motion carried

Also under Special Order of Business was a public hearing to consider revisions to the Subdivision Regulations. Aziere read the opening instructions and formally opened the public hearing. Millspaugh stated that the changes requested at the last meeting were included and are highlighted. Coleman pointed out some typographical errors. There were no members of the public present to address this issue.

Motion by Wethington

Second by Green

That the Planning Commission recommends approval with the corrections stated tonight.

Aziere yea, Wethington yea, Coleman yea, Green yea, Hatcher yea, Holub yea, Meyer yea, Plummer yea, Welch yea, Williams yea

Motion carried

Under Special Order of Business the Commission held a public hearing to consider revisions to the Land Use Map. Aziere read the opening instructions and formally opened the public hearing. Millspaugh

stated that the changes to the boundaries of the future land use map are being made to reflect Haysville's projected growth in the next 20 years based on the city's availability to serve the areas and discussions with potential land developers. She stated the City is requesting the city's Urban Area of Influence to be expanded by Sedgwick County to reflect this proposed growth. There were no members of the public present to address this issue. Aziere pointed out an area of the map that was still indicated as a blue line that should be red.

Motion by Green

Second by Coleman

To recommend approval of the Land Use Map with the change made tonight

Aziere yea, Wethington yea, Coleman yea, Green yea, Hatcher yea, Holub yea, Meyer yea, Plummer yea, Welch yea, Williams yea

Motion carried

Under New Business members conducted the annual review of the South Meridian Corridor Transportation Plan. There was a discussion on the purpose of the plan. It was stated the future growth of Haysville will occur along Meridian and the plan recommends future land use, street layout, access controls and pedestrian use. There was a discussion on the D-21 Drainage Study.

Under Old Business members continued their review of the Zoning Ordinance. Members discussed the Manufactured Park Section. Coleman stated she would like to see a requirement for storm shelters. Members also discussed the Historic District Overlay.

There was no Correspondence and Informational Reading.

There were no Committee Updates.

There was no Off Agenda.

Motion by Wethington

Second by Welch

To adjourn

Aziere yea, Wethington yea, Coleman yea, Green yea, Hatcher yea, Holub yea, Meyer yea, Plummer yea, Welch yea, Williams yea

Motion carried

The meeting adjourned at 7:54 PM.

AGENDA ITEM NO. _____

STAFF REPORT
MAPC TBD

CASE NUMBER: CON2020-00014

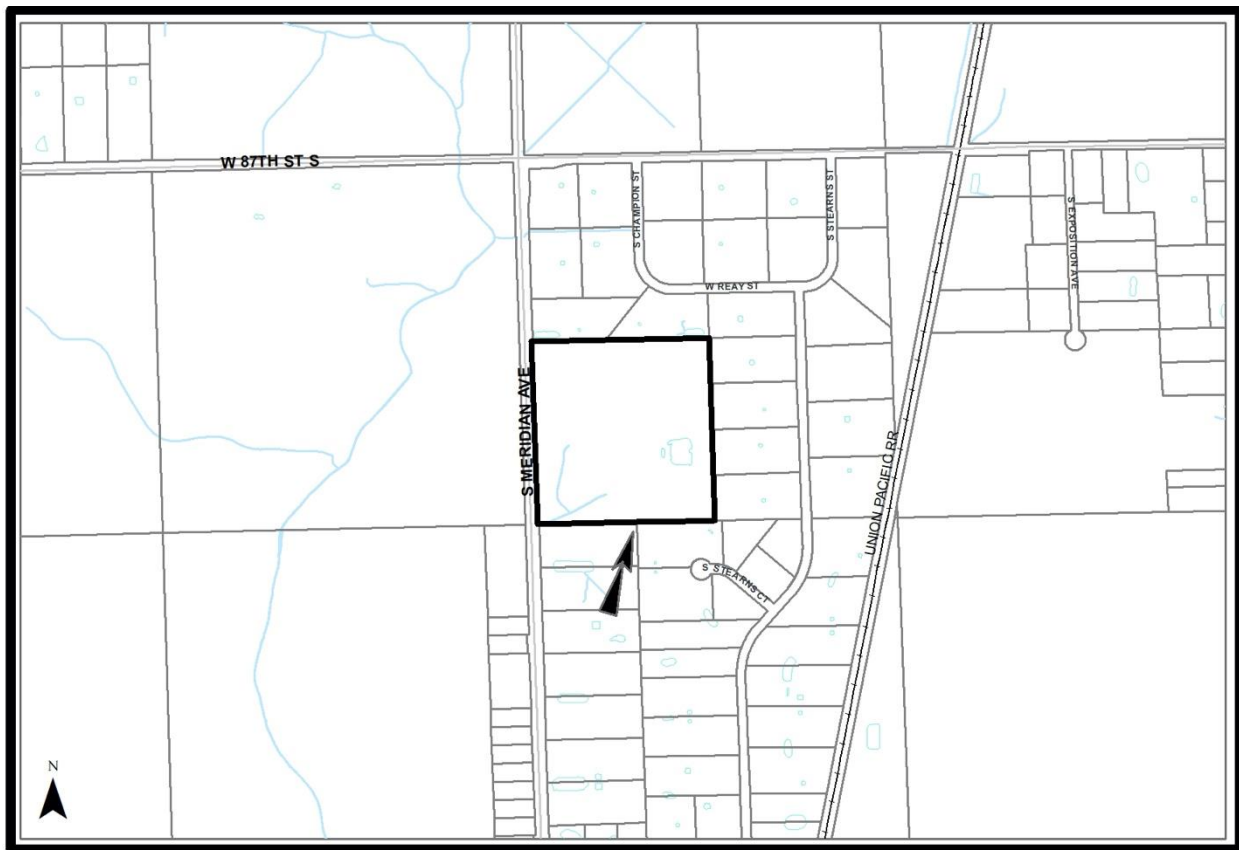
APPLICANT/AGENT: Southern Star Central Gas Pipeline / Professional Engineering Consultants,
Charlie Brown

REQUEST: Conditional Use for Utility, Major

CURRENT ZONING: RR Rural Residential and GI General Industrial

SITE SIZE: 38.65 acres

LOCATION: Generally located east of South Meridian Avenue and one quarter-mile south of
West 87th Street South.



BACKGROUND: This application was filed to request a Conditional Use permit to bring the Southern Star Pipeline property into zoning compliance and allow the construction of an additional storage building, generally located east of South Meridian Avenue and one quarter-mile south of West 87th Street South. The site is zoned RR

Rural Residential and GI General Industrial. The site has previously been used as a gas processing plant. It currently is being used for vehicle and equipment storage in the old compressor building, a “pig” launch for cleaning pipelines, metering, outside storage, and a communication tower. These activities can be classified in the Unified Zoning Code as a “Utility, Major” and can be authorized by Conditional Use in RR and GI zoning.

SURROUNDING DEVELOPMENT: To the north, south, east, and west are rural homes and agricultural land with RR Rural Residential zoning.

CASE HISTORY: In 1966, the Metropolitan Area Planning Commission approved the rezoning of this site, except the 300-foot perimeter, from “R” Rural Residential to “F” Heavy Industrial (Case Number SCZ-0197). This rezoning allowed the use of a gas processing plant on site. The property has not been platted. The activities taking place on site have outgrown the area with industrial zoning and are non-conforming uses.

ADJACENT ZONING AND LAND USE:

NORTH:	RR Rural Residential	Rural Homes
SOUTH:	RR Rural Residential	Rural Homes
EAST	RR Rural Residential	Rural Homes
WEST:	RR Rural Residential	Agricultural Land

PUBLIC SERVICES: The site currently has access to Meridian Avenue.

CONFORMANCE TO PLANS/POLICIES: The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as in the 2014 Growth Area. As an expansion of an existing gas facility it would simply be continuing the same use as before but on a slightly different scale and in conformance with current standards.

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

- a. Screening shall be provided on all sides of the property.
- b. The site is to be developed as shown on the Haysville Station Yard Site Plan dated 3/13/2020 by PEC, PA.
- c. Any changes to the site or screening plan shall be reviewed and approved by the Director of Planning prior to issuance of any building permits.
- d. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

- (1) **The zoning, uses and character of the neighborhood:** To the north, south, east, and west are rural homes and agricultural land with RR Rural Residential zoning.
- (2) **The suitability of the subject property for the uses to which it has been restricted:** The proposed utility facility is a reasonable use of the property. The application is to allow for the construction of an additional storage building and to bring the site into zoning compliance. The addition of screening will alleviate any adverse effects of the use.
- (3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The existing gas facility has been in operation for many years and has not had an adverse effect on nearby properties. As an expansion of an existing gas facility it would simply be continuing the same use as before but on a slightly different scale and in conformance with current standards.

(4) Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:

The Wichita-Sedgwick County Comprehensive Plan, the *Community Investments Plan*, identifies the site as in the 2014 Growth Area. As an expansion of an existing gas facility it would simply be continuing the same use as before but on a slightly different scale and in conformance with current standards.

(5) Impact of the proposed development on community facilities: The aesthetic impacts of this should be minimal as only one additional storage building is being built. The addition of screening will alleviate any adverse effects of the use. The site currently has access to Meridian Avenue.

Staff Report Attachments:

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



2035 Wichita Future Growth Concept Map

Legend

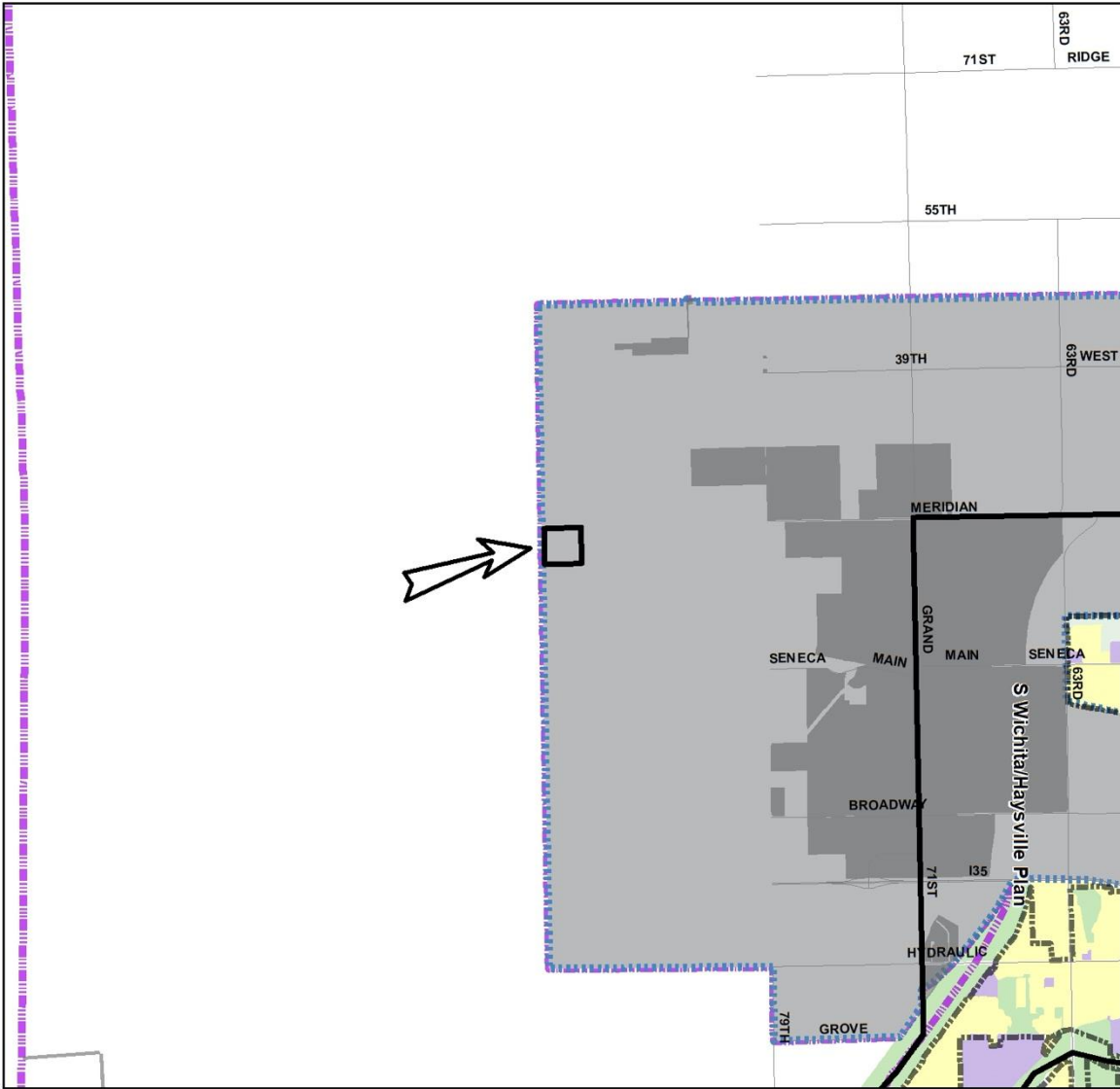
- Established Central Area
- Residential and Employment Mix
- New Employment
- New Residential
- Wichita City Limits
- Other Cities
- Northwest Bypass Right-of-Way

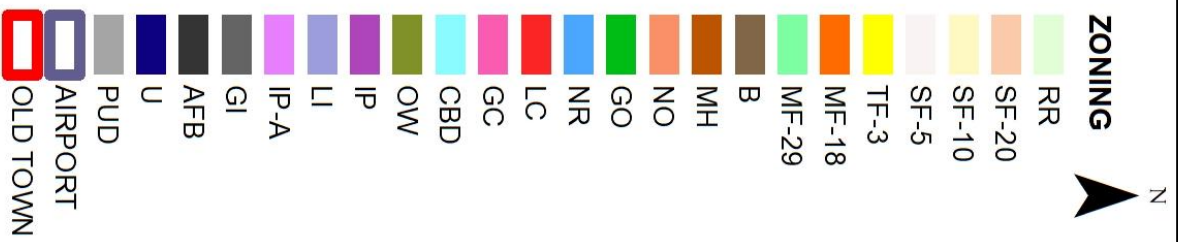
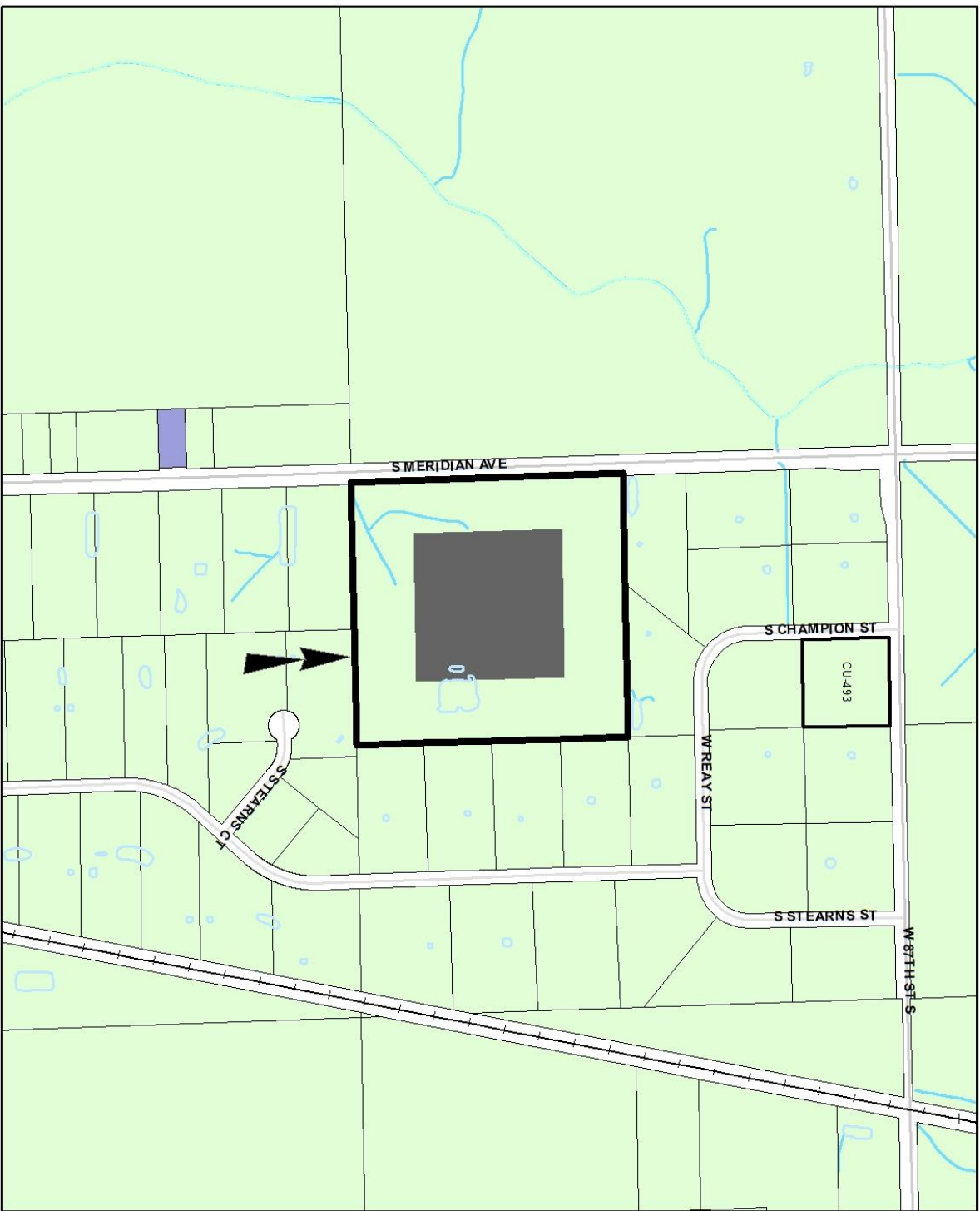
- ### Statistical Development Areas
- Other Urban Growth Areas 2014
 - Other Urban Growth Areas 2014
 - Rural Growth Areas 2014

- ### LAND USE
- Residential
 - Commercial
 - Industrial
 - Major Air Transportation & Military
 - Parks and Open Space
 - Agricultural or Vacant
 - Major Institutional
 - Nghbd_Plan_Areas



Map prepared by the City of Wichita, Kansas
Planning and Economic Development Department
2014
Map data provided by the City of Wichita, Kansas
Planning and Economic Development Department
2014
Map data provided by the City of Wichita, Kansas
Planning and Economic Development Department
2014







North of the site



The site looking east



Entrance to the site looking east



South of the site



The site looking southeast

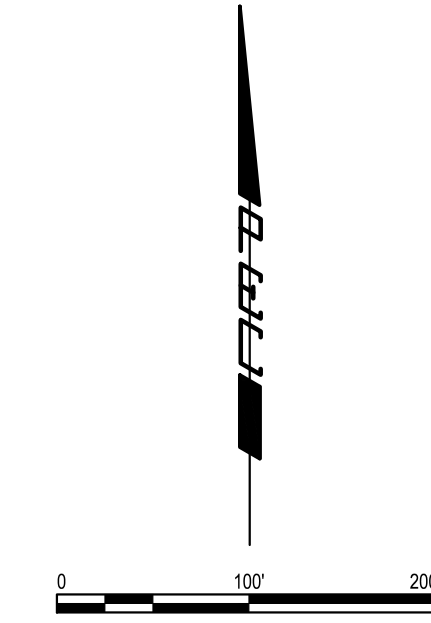
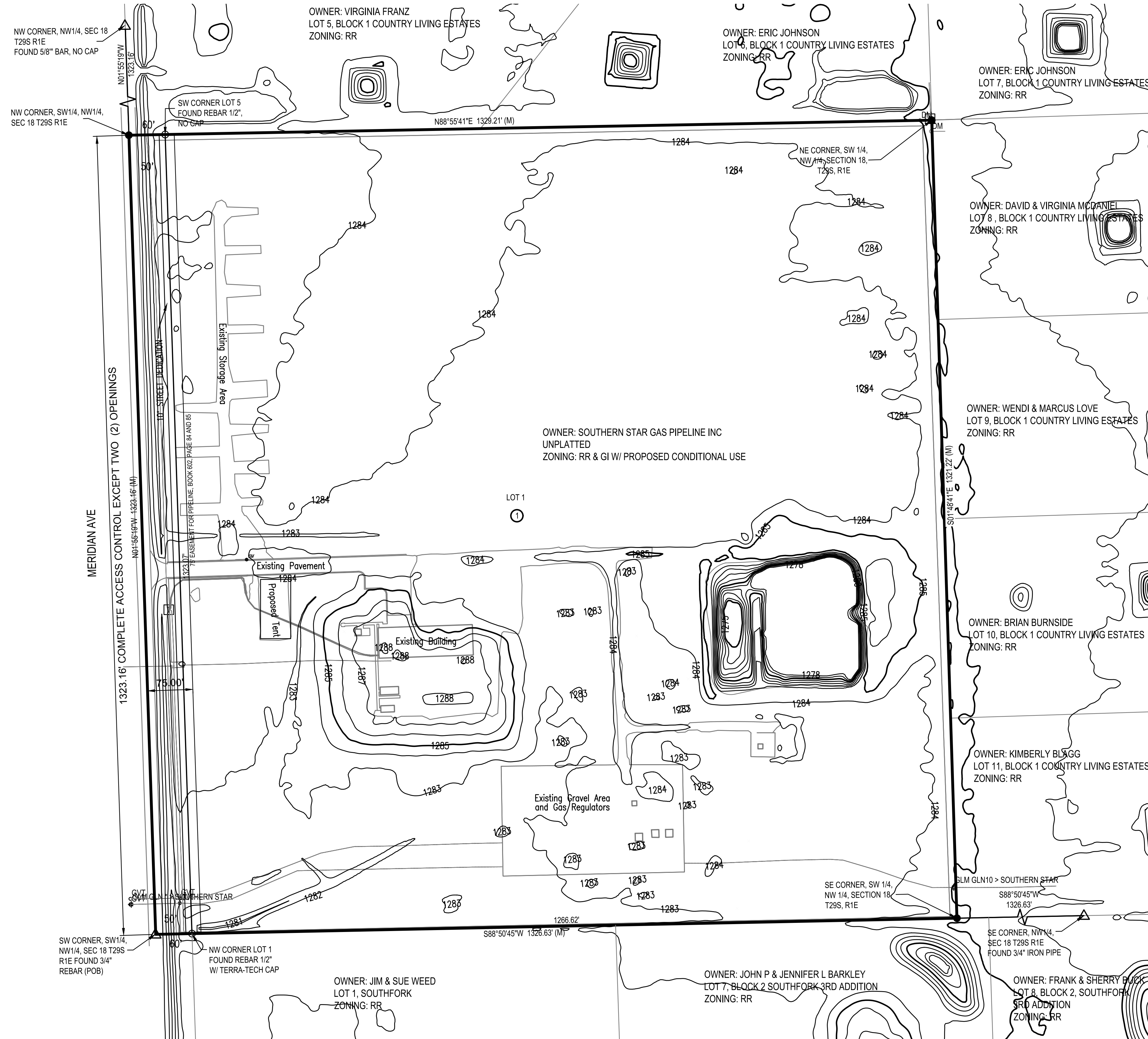


West of the site

HAYSVILLE STATION YARD

AN ADDITION TO SEDGWICK COUNTY, KANSAS

PRELIMINARY PLAT



PLAT LEGEND

- △ FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PEC CAP, CLS65
- (M) MEASURED
- G---G--- GAS LINE
- U E--- BURIED ELECTRIC LINE
- UT---UT--- BURIED TELEPHONE LINE
- X---X---X--- EXISTING FENCE
- 1350— EXISTING MAJOR CONTOUR (LIDAR)
- 1348— EXISTING MINOR CONTOUR (LIDAR)

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON FEBRUARY 21, 2020, BY PROFESSIONAL ENGINEERING CONSULTANTS, P.A., (A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65) IN THE STATE OF KANSAS), WITH BEARINGS HEREIN BASED ON THE KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (ZONE CODE 1502) USING THE NORTH AMERICAN DATUM OF 1983 (NAD83) AS DEFINED IN K.S.A. 58-20A06, WITH DISTANCES HEREIN MEASURED HORIZONTALLY ON THE GROUND IN U.S. SURVEY FEET, DESCRIBED AS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE BEARING N1°55'19"W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 18 FOR A DISTANCE OF 1323.16 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 18; THENCE BEARING N88°55'41"E ALONG THE SOUTH LINE OF LOTS 5 AND 6, BLOCK 1, COUNTRY LIVING ESTATES, AN ADDITION TO SEDGWICK COUNTY, KANSAS, FOR A DISTANCE OF 1329.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, ALSO BEING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE BEARING S1°48'41"E ALONG THE WEST LINE OF LOTS 8, 9, 10 AND 11, BLOCK 1, SAID COUNTRY LIVING ESTATES, FOR A DISTANCE OF 1321.22 FEET TO THE NORTH LINE OF SOUTHFORK 3RD ADDITION, SEDGWICK COUNTY, KANSAS, ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE BEARING S88°50'45"W ALONG THE NORTH LINE OF SOUTHFORK 3RD ADDITION AND ALONG THE NORTH LINE OF SOUTHFORK, AN ADDITION TO SEDGWICK COUNTY, KANSAS, FOR A DISTANCE OF 1326.63 FEET TO THE POINT OF BEGINNING; SUBJECT TO ROAD RIGHT OF WAY ON THE WEST THEREOF; CONTAINING 40.30 ACRES, MORE OR LESS

BENCH MARK

BM-201 - CHISELED SQUARE CUT ON THE TOP OF THE NORTH CURB OF THE MAIN ENTRANCE TO THE SOUTHERN STAR GAS FACILITY 171' EAST OF THE CENTERLINE OF MERIDIAN AVE.

ELEV. = 1283.96 (NAVD88)

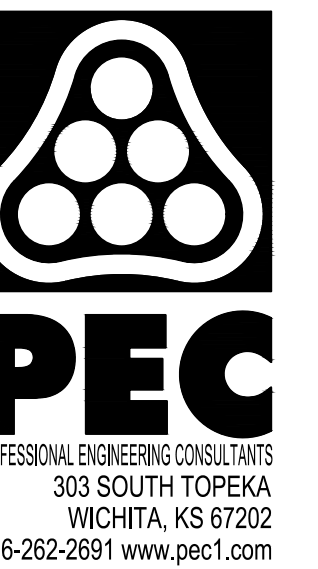
FLOODPLAIN

ZONE X - UNSHADED

UTILITIES

UTILITY LOCATE REQUESTS WERE GENERATED THROUGH KANSAS ONE-CALL UNDER KANSAS ONE-CALL TICKET NO. 20064184, ON FEBRUARY 18, 2020, WITH A WORK TO BEGIN DATE OF FEBRUARY 21, 2020. THE UNDERGROUND UTILITIES SHOWN HEREON ARE AS LOCATED FROM FIELD-LOCATED ABOVE-GROUND APPURTENANCES AND MARKINGS CREATED IN RESPONSE TO THIS REQUEST. THEY ARE REPRESENTATIONAL ONLY AND ARE IN NO WAY INTENDED TO SHOW THEIR EXACT LOCATION, NOR IS THIS INFORMATION TO BE CONSTRUED AS A COMPLETE INVENTORY OF ALL UTILITIES AT THIS LOCATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED WITHOUT EXCAVATION. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. IT IS THE EXCAVATOR'S RESPONSIBILITY TO HAVE ANY UTILITIES MARKED BEFORE DIGGING.

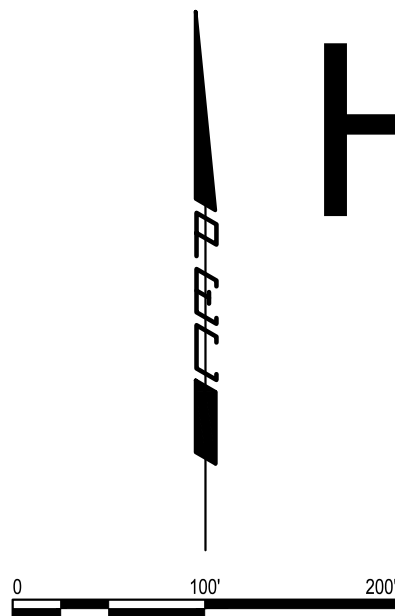
DATE OF PREPARATION:	FEBRUARY 28, 2020
DATE OF SURVEY:	FEBRUARY 24, 2020
OWNER'S AND SUB-DIVIDERS:	SOUTHERN STAR CENTRAL GAS PIPELINE, INC. 4700 HIGHWAY 56, OWENSBORO, KY 42301
SURVEYOR:	PROFESSIONAL ENGINEERING CONSULTANTS 303 S. TOPEKA, WICHITA, KS 67202



HAYSVILLE STATION YARD

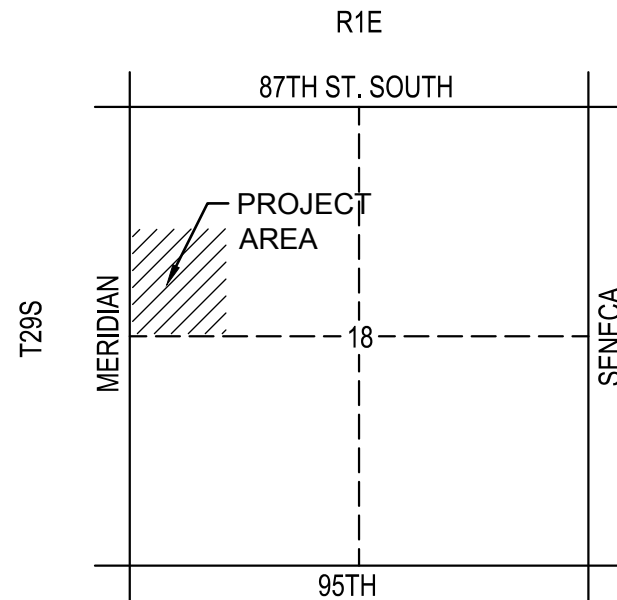
AN ADDITION TO SEDGWICK COUNTY, KANSAS

FINAL PLAT

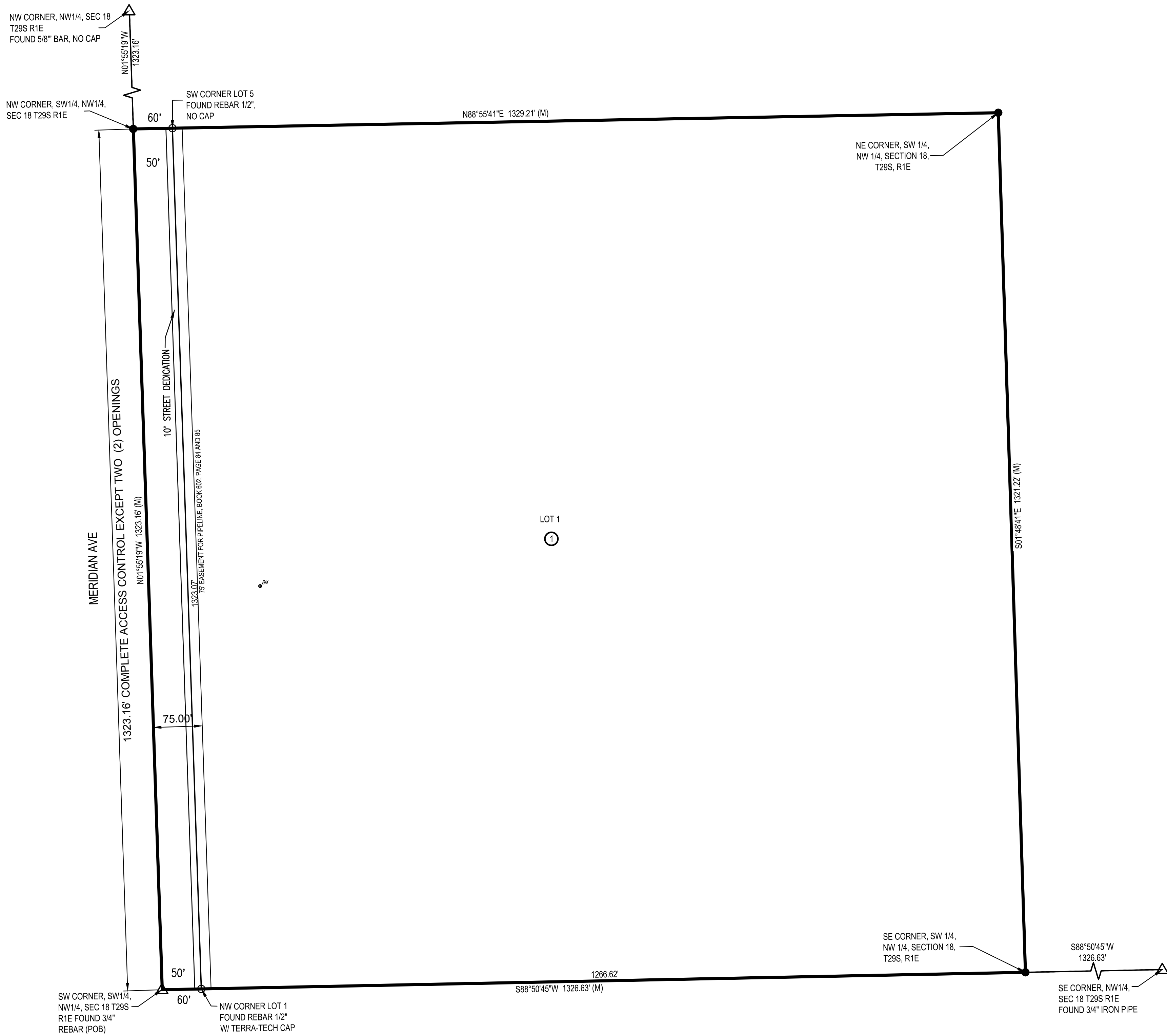


PLAT LEGEND

- △ FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PEC CAP, CLS65
- (M) MEASURED



VICINITY MAP
No Scale



STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

CERTIFICATE OF SURVEY: ON THIS _____ DAY OF _____, 2020, WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65) IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, HAYSVILLE STATION YARD AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO LOT, BLOCK, AND STREET AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON FEBRUARY 21, 2020, BY PROFESSIONAL ENGINEERING CONSULTANTS, P.A., (A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65) IN THE STATE OF KANSAS), WITH BEARINGS HEREIN BASED ON THE KANSAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (ZONE CODE 1502) USING THE NORTH AMERICAN DATUM OF 1983 (NAD83) AS DEFINED IN K.S.A. 58-20A06, WITH DISTANCES HEREIN MEASURED HORIZONTALLY ON THE GROUND IN U.S. SURVEY FEET, DESCRIBED AS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS; THENCE BEARING N1°55'19\"W

CHARLES BROOKSHER, P.S. NO. 1281
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

THIS IS TO CERTIFY THAT SOUTHERN STAR CENTRAL GAS PIPELINE, INC., THE OWNER OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOT, BLOCK, AND STREET TO BE KNOWN AS HAYSVILLE STATION YARD AN ADDITION TO SEDGWICK COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM MERIDIAN AVENUE ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 1 BLOCK 1, SHALL HAVE TWO ACCESS OPENINGS. ALL ACCESS OPENINGS ALONG MERIDIAN AVENUE ARE TO BE IN ACCORDANCE WITH CITY OF HAYSVILLE ACCESS MANAGEMENT STANDARDS.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

OWNER: SOUTHERN STAR CENTRAL GAS PIPELINE, INC., A DELAWARE COMPANY

DAN GOEDDE, DIRECTOR, PROJECT DELIVERY

STATE OF KENTUCKY)
) SS
COUNTY OF DAVIESS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY DAN GOEDDE, DIRECTOR OF PROJECT DELIVERY OF SOUTHERN STAR CENTRAL GAS PIPELINE, INC., A DELAWARE COMPANY.

_____, NOTARY PUBLIC
VICKI OWEN

MY APPOINTMENT EXPIRES _____

BENCH MARK

BM-201 - CHISELED SQUARE CUT ON THE TOP OF THE NORTH CURB OF THE MAIN ENTRANCE TO THE SOUTHERN STAR GAS FACILITY 171' EAST OF THE CENTERLINE OF MERIDIAN AVE.

ELEV.= 1283.96 (NAVD88)

THIS PLAT OF HAYSVILLE STATION YARD HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF HAYSVILLE PLANNING COMMISSION, HAYSVILLE, KANSAS, APPROVED THE _____ DAY OF _____, 2020.

_____, CHAIR
TIM AZIERE

_____, SECRETARY
ANGELA MILLSPAUGH

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2020.

TRICIA L. ROBELLO, P.S. #1246
DEPUTY COUNTY SURVEYOR
SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HAYSVILLE, KANSAS, THIS _____ DAY OF _____, 2020.

_____, MAYOR
BRUCE ARMSTRONG

_____, CITY CLERK
JANIE COX

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 2020.

_____, CHAIRMAN
DAVID DENNIS

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2020.

_____, COUNTY CLERK
KELLY B. ARNOLD

THE TITLE EVIDENCE OF THE LAND INCLUDED IN THIS PLAT HAS BEEN REVIEWED BY ME AND THIS PLAT APPROVED THIS _____ DAY OF _____, 2020.

_____, CITY ATTORNEY
JOSHUA POLLAK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____, M., ON THE _____ DATE OF _____, 2020.

_____, REGISTER OF DEEDS
TONYA BUCKINGHAM

_____, DEPUTY
KENLY ZEHRLING

