

6th & Golden Substation Expansion

Conditional Use Permit Application

Supplemental Information

(A) Land Use Compatibility

1. Development Density: There is an existing Evergy electrical substation on the western portion of the site. As such, the proposed use is existing at this location. The proposed development would expand the electrical substation to the east. The adjacent use is an auto mechanic shop/garage. Single family residential homes are located directly to the south of the existing and proposed site. An existing screening wall remain in this location. The electrical substation upgrade will increase electrical system reliability to the surrounding area.

(B) Height and Scale

1. Height and bulk: The existing electrical substation has a high voltage transmission line entering and exiting the existing electrical substation on the south edge of the property. This line will remain in place. The existing electrical substation is surrounded on the north, west and south with a masonry screening wall. Chain-link fence surrounds the remainder of the site. The auto shop is also surrounded by a chain-link fence. The new site will remove the existing auto shop and ancillary structures. The new electrical substation site will be surrounded with pre-cast faux stone fence panels on the north, east, and west. This will provide a uniform look from all public streets. Decorative gates will be installed on the north and east. All new equipment installed within the electrical substation walls will be of a similar height and bulk to the existing.
2. Setbacks: The existing setbacks of the two parcels will not be modified. Any new equipment will be installed within the existing setbacks.
3. Building Coverage: The new equipment will be screened and will be similar in nature to the existing equipment.

(C) Site Development

1. Frontage: The site has full width frontage along SE 6th Avenue.
2. Parking and Internal Circulation: The electrical substation is a secured site without public access. No parking or circulation of traffic is required. The project will upgrade the existing handicap ramps at 6th and Golden and at 6th and Highland. New ADA crossings will be installed at the existing site drive along 6th Street and at the new driveway along Highland Avenue.
3. Landscaped Areas: Additional landscaping will be added along the exterior of the new electrical substation site. Due to the nature of an electrical substation the landscaping utilized must be fairly short in nature to prevent conflicts with the

high voltage transmission lines and to prevent unauthorized access. Several larger trees have been included to provide shade along Golden Avenue and at 6th and Highland Avenue. The landscaping shown on the site plan will break up the screening wall and provide a pleasant aesthetic. The proposed landscaping is shown on the CUP Site Plan.

(D) Building Design

1. This project does not include the construction of any buildings.

(E) Operating Characteristics

1. Traffic Capacity: The site will likely reduce the total traffic in this area due to the removal of the auto mechanic shop/garage. The electrical substation will only generate one trip per month by maintenance staff. Normal access will be from SE Highland Avenue driveway. In the event of an emergency or major maintenance activities the drive from 6th Avenue will be utilized. This is expected once per year at a maximum.
2. External Traffic: No external traffic is expected.
3. External Effects: No additional external effects are expected that are not already experienced at the existing electrical substation.
4. Outside storage: No outside storage is expected at the electrical substation site.

(F) Public Facilities

1. Sewage Disposal: New sewer effluent will be generated.
2. Sanitary Sewer: No sanitary sewer service is required for the electrical substation. The existing sewer service for the auto mechanics shop/garage will be abandoned at the connection to the existing public main.
3. Stormwater Management: The proposed site improvements will reduce the overall impervious area of the two sites. See the attached stormwater management summary memorandum.
4. Utilities: No additional utilities are required at the site. The existing water, gas, and electrical service to the auto mechanics shop/garage will be disconnected.

(G) Comprehensive Plan

1. The new electrical substation will replace an existing electrical substation that is reaching the end of its useful life. The new equipment will provide more reliable electrical service to the surrounding area.