



CITY OF
TOPEKA

PLANNING & DEVELOPMENT
DEPARTMENT

CONDITIONAL USE PERMIT (CUP) APPLICATION

Submittal Requirements
see last page of application
SUBMIT TO:
planning@topeka.org

OWNER INFORMATION

Property Owner(s): Evergy, Inc. and Ricky J. & Janet Stallbaumer

Street Address: 2647 SE 6th Avenue

City: Topeka State: KS Zip: 66607

Daytime Phone Number: 785-575-8478 Email: chris.meyer@evergy.com

PROJECT APPLICANT INFORMATION

Project applicant (or project name):

Evergy, Inc. - 6th & Golden Substation Expansion

Authorized owner representative or professional agent (engineer, architect, attorney, etc.):

Professional Engineering Consultants, P.A. // Alexander M. Darby, P.E.

Street Address: 400 S. Kansas Ave, Suite 200

City: Topeka State: KS Zip: 66603

Daytime Phone Number: 785-233-8300 Email: alex.darby@pec1.com

AUTHORIZATION

I (we) am (are) the owner(s) of record for the subject property and hereby authorize filing of this application and any agent listed in this application to represent the owner(s). I (we) allow posting of signage on the property by the City of Topeka for the requested zoning change. I (we) declare that all submitted information is complete and accurate. I (we) hereby acknowledge that all zoning application procedures have been reviewed and understood as part of this submittal.

Owner 1 Name: Christopher E. Meyer

Signature: Christopher E. Meyer Date: 5/26/20

Owner 2 Name: _____

Signature: _____ Date: _____

PLANNING DEPARTMENT USE ONLY

CASE #: CU20/02

DATE REC'D 5.26.20

FILING FEE PAID: CK

PROPERTY TAXES CURRENT:

Y ☒ N ☐

N/A(NA(S) TO NOTIFY: (1/2 mile)

E Topeka Smith

PROPERTY OWNER NOTIFICATION
MAILING:

MAIL BY: 6/2/6

COUNCIL DISTRICT #: 3

REP: Ortiz

LEGAL ADVERTISEMENT:

SUBMITTED: 6.24

PUBLISHED: 6.29

PC Date:
7/20/2020

REQUESTED ACTION & SITE INFORMATION

Address or Location of property for which CUP is requested: SE 6th Ave & SE Golden Ave // 2647 SE 6th Avenue

List ALL Parcel ID numbers: 1320402002002000 // 1320402002001000

Legal Description of property: *If unplatted, attach metes and bounds description*

lot(s) 1 block A subdivision: KP&L Sub // lot(s) 1 block A subdivision: Smith Brothers Sub

Total area (acres or square feet): 1.64 Acres

CUP use requested: Electrical Substation

APPLICATION FOR CONDITIONAL USE PERMIT

Requested action & Site Info (cont'd)

If this is an amendment to an existing CUP, is it a ☐ Minor Amendment or a ☐ Major Amendment

Existing zoning of property: X-1

Existing use(s) on the property: Electrical Substation // Automotive Repair Shop

How long has the existing use been active on the property: 1981 & 1977

PRE-APP MEETING DATE: 10/02/2019

Is a Neighborhood Information Meeting (NIM) required? ☐ Yes ☒ No Date and time of NIM: _____

NIM Location (address and building name): _____

A CUP Site Plan is required unless waived by the Planning Director. The CUP site plan and Statement of Operations describing the proposed use and its operating characteristics shall provide sufficient detail to address the Guidelines of Evaluation of CUP Applications. These guidelines can be found below. Additional information available at www.topeka.org/planning/Documents/Applications.

Guidelines for Evaluation of CUP Applications

(A) Land Use Compatibility

- (1) Development density: Site area per unit, or intensity of use, should be similar to surrounding uses if not separated by major physical improvements or natural features.

(B) Height and Scale

- (1) Height and bulk: Development should minimize difference in height and building size from surrounding structures. Substantial differences shall be justified by urban design considerations.
- (2) Setbacks: Development should respect preexisting setback lines in surrounding area. Variations shall be justified by significant site features or operating characteristics.
- (3) Building coverage: When possible, building coverage should be similar to that displayed in surrounding areas. Higher coverage should be mitigated by landscaping, buffering or other site amenities.

(C) Site Development

- (1) Frontage: Generally, a project's frontage along a street or private way should be similar to its lot width.
- (2) Parking and internal circulation:
 - (i) Parking and circulation should serve all structures with minimal vehicular and pedestrian conflicts.
 - (ii) All structures shall be readily accessible to public safety vehicles.
 - (iii) Development shall have access to adjacent public streets or private ways. Internal circulation should distribute traffic to minimize congestion at access points.
- (3) Landscaped Areas: When possible, building coverage should be similar to that displayed in surrounding areas. Higher coverage should be mitigated by landscaping or other site amenities.

(D) Building Design

- (i) Architectural design and building materials should be compatible with surrounding properties if located adjacent to residential districts or in highly visible locations.
- (ii) The adaptive reuse and restoration of historically significant structures shall be considered. "Historically significant structures" means structures listed on the National Register of Historic Places or the State Register of Historic Places.

(E) Operating Characteristics

- (1) Traffic capacity: Projects should not materially reduce the existing level of service on adjacent streets. Projects will be required to make street improvements and/or dedicate right-of-way to mitigate negative effects.
- (2) External traffic: Project design should direct nonresidential traffic away from residential areas.