Re-Zone/New PUD  ☐ PUD Major Amendment  ☐ PUD Minor Amendment

OWNER INFORMATION

Property Owner(s): Evergy, Inc.
Street Address: 818 S. Kansas Ave
City: Topeka  State: KS  Zip: 66612
Daytime Phone Number: 785-233-8300  Email: 

PROJECT APPLICANT INFORMATION

Project applicant (or project name): 6th & Golden Evergy Substation
Authorized owner representative or professional agent (engineer, architect, attorney, etc.):
Professional Engineering Consultants, PA
Street Address: 400 S. Kansas Ave #200
City: Topeka  State: KS  Zip: 66603
Daytime Phone Number: 785-233-8300  Email: 

AUTHORIZED

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) hereby acknowledge that all zoning application procedures have been reviewed and understood as part of this submittal.

Owner 1 Name: Evergy, Inc
Signature:  Date: 8/21/2020
Owner 2 Name: 
Signature:  Date: 

ZONING APPLICATION DETAILS

Re-zoning from:  to:  Total area (acres or square feet): 1.64 acres

Address or Location of property to be re-zoned: S. of 6th Ave, E. of SE Golden
Parcel ID numbers of all properties included:
1320402000200000, 32040200200000
Legal Description of property: If unplatted, send metes and bounds description as a Word doc; do not use shortened version on Sn. County website
lot(s) 1 block A subdivision: K.P. & L. Subdivision  // lot(s) 1 block A subdivision: Smith Brothers Subdivision

__________________________________________
CITY OF TOPEKA PLANNING & DEVELOPMENT DEPARTMENT
620 SE MADISON, UNIT 11  TOPEKA KS 66607  785.368.3728  WWW.TOEKA.ORG/PLANNING
APPLICATION UPDATED DECEMBER 2019
APPLICATION FOR REZONING

ZONING APPLICATION DETAILS (cont’d)
Existing use(s) on the property: Substation and auto repair facility and electrical substation.

How long has the existing use been active on the property? Auto Repair Facility - 1977; Substation - 1981

Proposed use(s), if known (please describe to ensure conformity to the proposed zoning district)

New/expanded electrical substation

PRE-APP & NIM (Neighborhood Information Meeting)
PRE-APP MEETING DATE: 10/2/2019

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

NIM Location (address and building name): _______________________

INFRASTRUCTURE AVAILABILITY

If the information below is not addressed in the pre-application notes, please contact the City's Engineering Division at 785.368.3842 and complete the following:

Water - Location and size of water main serving site:

6" Water Main to the east of the site in Highland Ave, 8" Water Main to the west of the site in Golden Ave, 8" line on the N. side of 6th

Does the current system have adequate capacity? ☐ Yes ☐ No If not, are improvements anticipated? ☐ Yes ☐ No

Sanitary Sewer - Location and size of sewer main serving site:

8" Sanitary Sewer on south side of 6th Ave

Does the current system have adequate capacity? ☐ Yes ☐ No If not, are improvements anticipated? ☐ Yes ☐ No

Storm Drainage - How will storm water run-off be handled on site?

The overall impervious area will be reduced. Existing storm water infrastructure will be utilized.

Does the current storm sewer system have adequate capacity for proposed use? ☐ Yes ☐ No

Traffic Circulation - Does the site have public street frontage access and where are existing/proposed access openings?

Yes, existing drive from 6th Ave will remain unchanged. Two existing entrances on Highland will be consolidated to a single entrance.

Are street improvements or traffic improvements anticipated? ☐ Yes ☐ No

Consolidation of entrances, installation of new curb and gutter along Highland.

APPLICANT JUSTIFICATION

Describe your reason for the zoning change:
The existing zoning limits the height of the tower structures to be located within the new substation. The change will allow for appropriately sized structures to be installed to maintain the necessary clearances from the high voltage transmission lines.

In your opinion, how will the zoning change affect the surrounding properties and neighborhood?
The west side of the proposed site is an existing electrical substation. This change will have little impact on the neighborhood and will reduce the overall traffic on Highland due to the removal of the auto repair facility.