



PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

Tuesday, September 22, 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

August 25th, 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 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.

- 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**) V-2026-13. Seconded by _____. For ___ Against ___

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.

- 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**) V-2026-14 (If recommended for approval, contingent upon the Lot Split request being approved). Seconded by _____. For ____ Against ____

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.

- 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**) LS-2026-03. Seconded by _____. For ____ Against ____

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.

- 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**) SP-2026-03. Seconded by _____. For ____ Against ____

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.

- 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, August 25, 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, Paul Spranger, Steve Conway, Rick Shellenbarger, and Scot Phillips

Members Absent: Gary Janzen

City Staff Present: Kyle Fiedler

Audience: Shelli Miller, Jose Moreno

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

APPROVAL OF DRAFT MINUTES: Wilson made a motion to approve July 28, 2026 meeting minutes. Motion was seconded by Spranger. Motion passed unanimously.

COMMUNICATIONS: None

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

1. Review of V-2026-12, application of Shelli Miller, pursuant to City Code 17.10.08, who is petitioning for approval of an accessory structure without a principle structure on property addressed as 7062 N. Charles St. Wichita, KS 67204.

Fiedler reviewed his staff report stating that this property is two acres on the south end of Valley Center surrounded by homes on about half-acre parcels. The property already has a couple of outbuildings on it. To staff knowledge those buildings were already on the property when it was annexed into the city. Code requires a principal dwelling to exist before an accessory can be built. This variance request is to build an accessory structure large enough for a mower and tractor implements used to maintain the property. The property owner is a resident of Valley Center; she just does not live on this property. Notice was published in the paper and sent to the neighbors. No communication was received. The proposed location of the building is near the middle of the property so there are no setback issues. Staff recommends approval.

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

No members of the public spoke.

Wilson closed the hearing for comments from the public: 7:05 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.

2. 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 we're asking that this item be tabled again to be brought back at the September 22 meeting. They are conducting a traffic study for this re-plat because one was not originally done as it should have been.

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 September 22 meeting. Motion was seconded by Spranger. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. Discussion on Data Center Regulations

Fiedler started by reviewing that at the last meeting, the board asked to wait until this had been brought up at City Council to know which direction they would like to go. The council asked for more information at the last meeting. Fiedler referenced a factsheet handout that highlights the different types of data centers going over sizes, uses, power usage, who would be using it, etc. Staff have reached out to Evergy to see what capacity they have to provide energy for a data center. We don't want to allow something in code that Evergy would not be able to support. A full presentation is being prepared for the council to answer their questions. Based on the direction they choose, Fiedler will draft proposed changes. Those could be presented at the September meeting; however no actual changes would be voted on until November or December to ensure proper notification to residents is sent out. Board recommended adding community benefits to the presentation and asking local businesses how they feel about having these in the community.

2. Discussion on Duplex Regulations

Last month Fiedler presented a few slides from a presentation from a neighboring community to discuss duplex regulations. For this meeting he has brought the entire presentation those slides originated from. At this point, no draft regulations have been created. The idea was brought up at council the week before this meeting and they in general seemed supportive of putting in some sort of regulations for duplexes or some standards.

NEW BUSINESS:

1. None

STAFF REPORTS:

1. None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Dalton Wilson – none

Amy Bradley – none

Gary Janzen - absent

Paul Spranger - none

Rick Shellenbarger - none

Scot Phillips - none

Steve Conway - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:20 P.M., a motion was made by Wilson to adjourn and seconded by Spranger. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Dalton Wilson, Chairperson

201065

City of Valley Center

Case No. VAR 2026-13

VARIANCE APPLICATION

This application is for a Variance before the City Board of 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) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address Carlos A Torres 2525 E. Ford
Phone 316 249 0296 fax# NA Valley Center

Petitioners Name & Address Carlos Torres 2525 E Ford, Valley Center
Phone 316 249 0296 fax# NA

Contact email address [REDACTED] Contact Cell Phone 316 249 0296

Relationship of applicant to property is that of ☒ Owner ☐ Tenant ☐ Lessee ☐ Other

Variance Requested: gravel driveway from 77th / Ford
Concrete approach to driveway approach
at house.

Address/Location of Request 2525 E Ford Valley Center

Parcel number(s) 30028268

Property Zoning is now A-1 Agricultural

- 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.

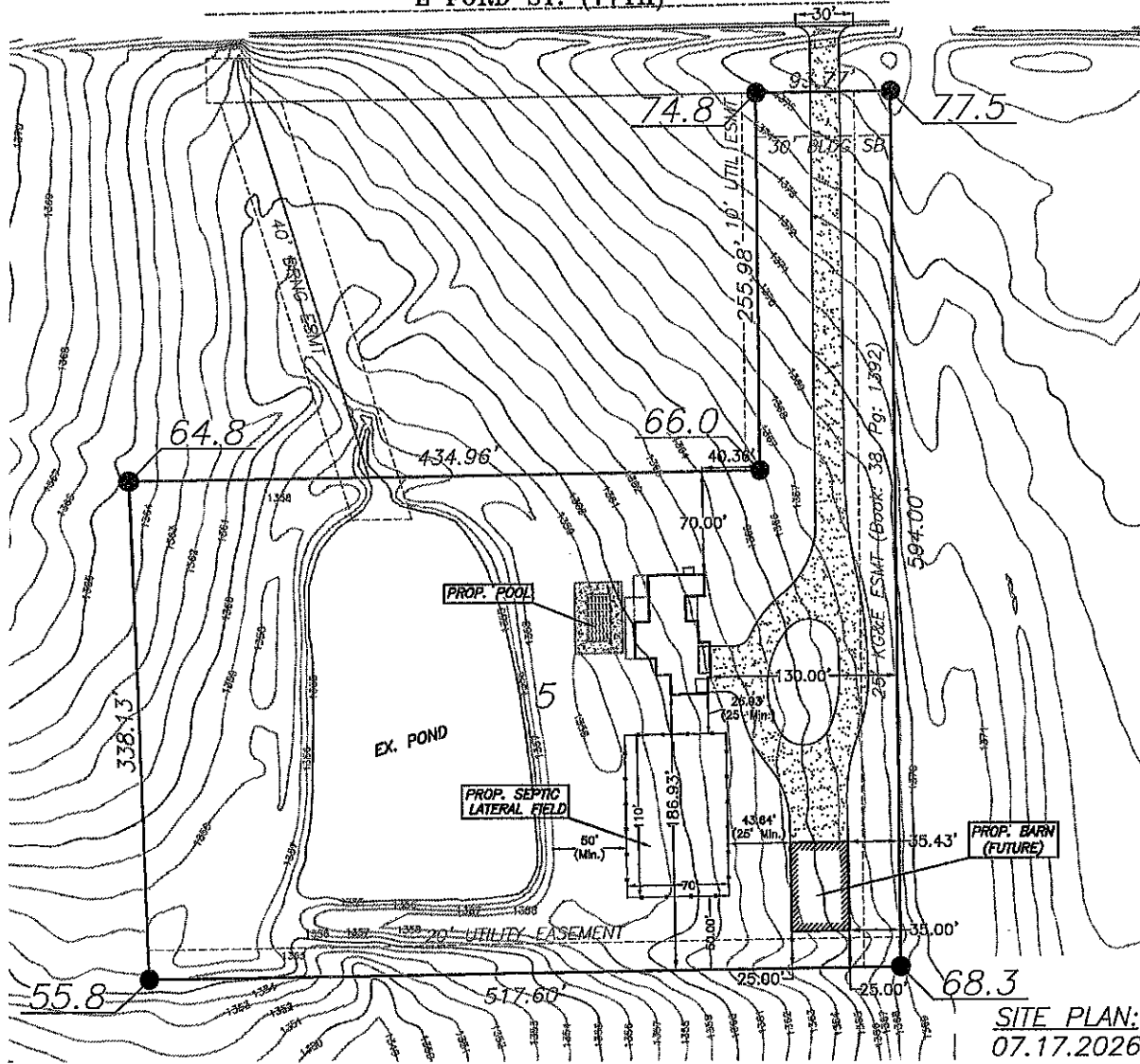
Carlos A Torres 08/04/2026
Applicant Date Agent (If any) Date

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.

Plot Plan for
 Lot 5, Block A
 SM Estates
 Valley Center, Sedgwick County, Kansas

TF 1369.20
 WO 1360.20

E FORD ST. (77TH)



SITE PLAN:
 07.17.2026

ZONING: A-1 Agricultural District
 FRONT SETBACK: 30' (PLATTED)
 MIN. SIDE-YARD SETBACK: 10'
 MIN. REAR SETBACK: 25'

PLAT BENCHMARK:
 "+ " cut on top of curb near return -
 approx. 13' South of the centerline of W
 Ford St N and 21' East of the Center
 Entrance to the circle drive.

ELEVATION = 1375.34

SCALE: 1"=120'



Date: September 22nd, 2026

Present Zoning: A-1 (Agricultural District)

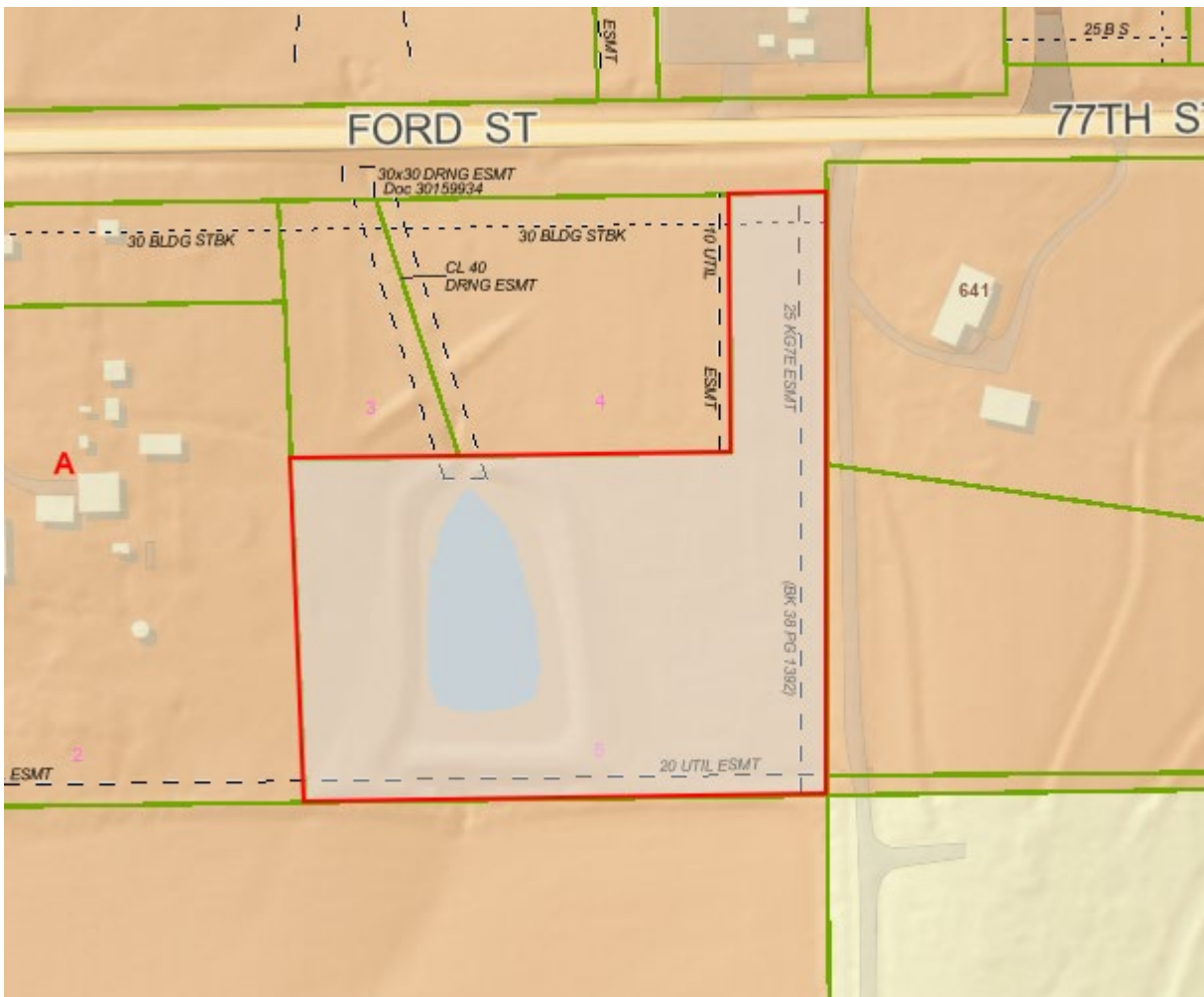
Variance Requests: The applicant, Carlos Torres, pursuant to City Code 17.10.08, is petitioning for a variance to have a gravel drive from the property line to his new home.

Applicant: Carlos Torres

Property Address: 2525 E. Ford, Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant is building a new home on an A-1 zoned lot. The applicant is building approximately 300' back from the property line and is requesting to have a rock driveway from the property line to the building.



Review Standards for a Variance per 17.10.08.D. (standards in italics):

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property*

owner or the applicant.

This lot was part of a new subdivision in the last couple of years. It is a flag lot, which does require the home to be built further back. The current code requires driveways be hard, dustless surface and this lot was platted under the current zoning regulations.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance could adversely affect the rights of adjacent property owners/residents, due to dust being created from a rock drive. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits and 1,000 feet in the County. To date there has been one contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the September 22nd, 2026, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The strict application of the provisions would not cause unnecessary hardship, as the lot was created through the platting process under current zoning regulations, which would make it have a long driveway. If not approved, the owner will be required to follow City Code and have a hard-surface driveway.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general, if the variance request is approved.

5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The variance will not be opposed to the general spirit and intent of these regulations as many homes in the area also have rock driveways.

Staff Recommendation: Staff recommend approval to have a rock driveway from the setback line (30') to the home at 2525 E. Ford St., Valley Center, KS 67147.

VARIANCE APPLICATION

This application is for a Variance before the City Board of 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) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address MCKNIGHT INVESTMENTS, LLC ; 538 S Fountain St, Wichita KS, 67218

Phone _____ fax# _____

Petitioners Name & Address (AGENT for Owner) K.E. Miller Engineering PA ; 117 E Lewis St, Wichita KS, 67202

Phone 316-264-0242 fax# _____

Contact email address kirk@kemiller.com Contact Cell Phone _____

Relationship of applicant to property is that of X Owner ____ Tenant ____ Lessee ____ Other

Variance Requested:

1) To allow minimum lot areas of less than 6,500 sq ft (5,270 sq ft more or less) in the R-2 District for single-family detached residential

2) To allow minimum lot widths of less than 60 feet (38 ft more or less) in the R-2 District

Address/Location of Request Lot 7, Block E, Harvest Place Addition, Valley Center

Parcel number(s) 30029674

Property Zoning is now R-2, Two-Family Residential District

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.

Douglas Andrew Mcknight

2026-08-21

Applicant	Date	Agent (If any)	Date
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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**.

Audit trail

Details

FILE NAME	VARIANCE APPLICATION- L7, Blk E - 8/21/26, 12:52PM.pdf
STATUS	Signed
STATUS TIMESTAMP	2026/08/21 17:59:52 UTC

Activity

SENT	austin@bidscontracting.com sent a signature request to: • Douglas Andrew McKnight	2026/08/21 17:52:43 UTC
SIGNED	Signed by Douglas Andrew McKnight	2026/08/21 17:59:52 UTC
COMPLETED	This document has been signed by all signers and is complete	2026/08/21 17:59:52 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.



Date: September 22nd, 2026

Present Zoning: R-2 (Two-Family Residential District)

Variance Requests: The applicant, KE Miller Engineering, pursuant to City Code 17.10.08, is petitioning for a variance to have lot widths and overall lot size less than the minimum required by code.

Applicant: KE Miller Engineering

Property Address: 1405/1407 N. Hornet Ln., Valley Center, KS 67147 (outlined in red below)

Applicant's Reasons for Variance Request:

The applicant is requesting the variance to be able to split one lot into two to be able to build 2 separate dwellings.



Review Standards for a Variance per 17.10.08.D. (*standards in italics*):

1. *That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.*

The subject property is an existing platted lot approximately 76 feet in width. The lot is wide enough for the proposed buildings and to still meet the required setbacks for the zoning district. If split, the lots would not meet the R-2 zoning standards necessary to create two conforming lots. The request for the variance arises from the existing size of the lot and the applicants desire to have two dwelling units on lots that are smaller in width and overall size than required in the zoning district.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The surrounding neighborhood is planned for two-family residences and other medium-density residential uses. The proposed lot split would create two detached single-family residential lots rather than additional two-family development. Detached single-family homes are a permitted use within the R-2 District.

The proposed buildings introduces an alternative housing product within an area predominantly characterized by two-family development while maintaining a residential scale and character that is compatible with adjacent properties. Staff find that the requested variances will not adversely affect the rights of adjacent property owners or residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries in the City limits. To date there has been no contact with the City Staff regarding this variance request. Any further responses received after the creation of this staff report will be shared with the Board of Zoning Appeals during the September 22nd, 2026, board meeting.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The property cannot be divided into two conforming lots under the current R-2 standards. Strict application of the lot area and width requirements would prevent the division of a lot that is capable of supporting two detached residential homes, based on the plans the developer has shared.

Staff find that application of the standards creates difficulty associated with the existing size of the property and limits the ability to establish a residential development pattern that is compatible with the neighborhood and consistent with comprehensive plan goals of supporting a diversity of housing opportunities.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The request concerns only lot area and lot width requirements and does not alter the permitted uses allowed within the zoning district. The resulting lots will continue to be served by existing public infrastructure, utilities, and public streets. Staff finds no evidence that approval of the requested variances would create impacts on public health, safety, or general welfare.

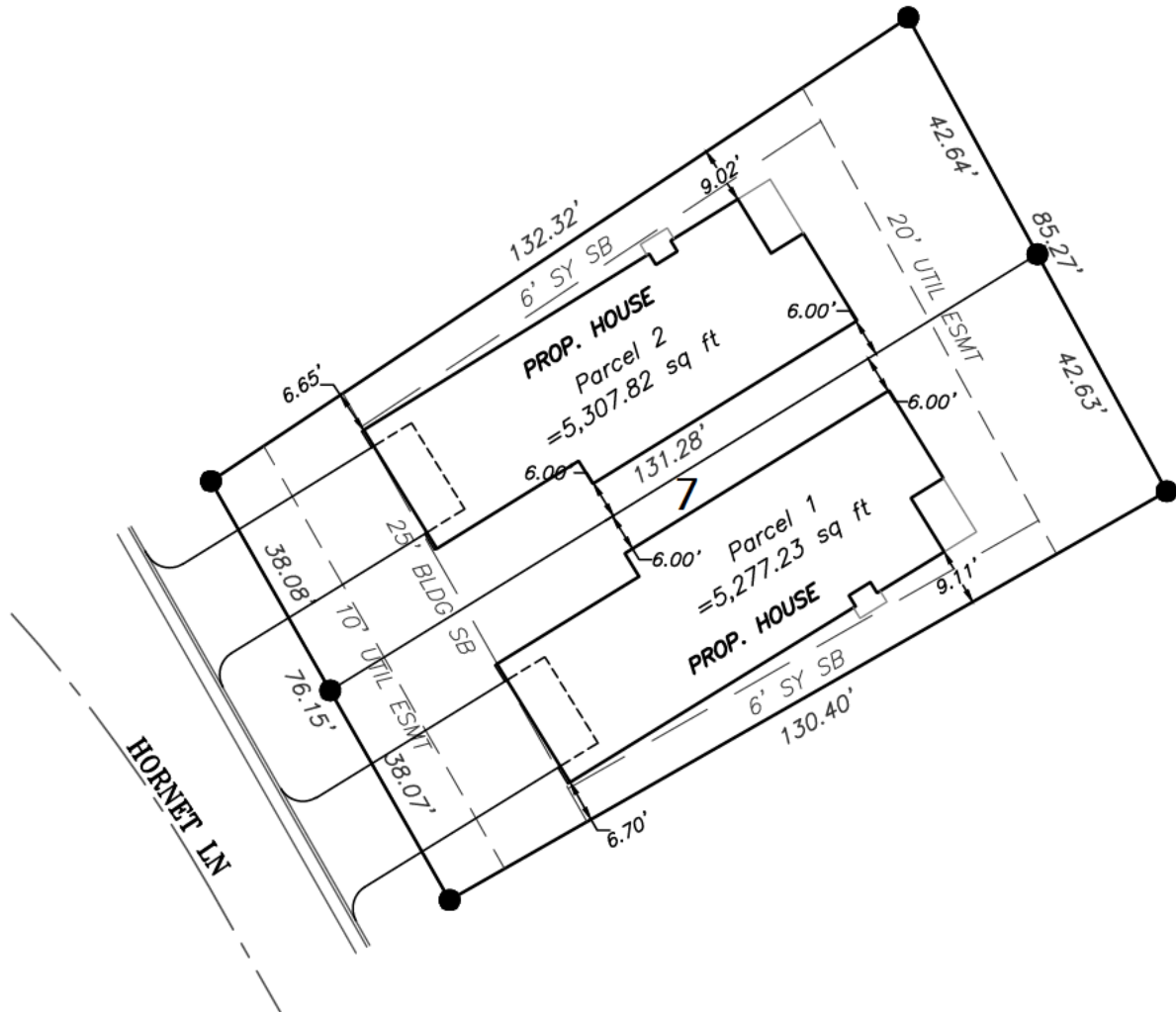
5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The proposed lots would be developed with detached single-family homes, a use that is permitted within the R-2 District. While the district is intended to accommodate medium-density residential development, it expressly allows a range of residential housing types, including detached single-family dwellings.

The surrounding area is predominantly planned for two-family units. Approval of the requested variance would introduce additional housing variety within the neighborhood. The request is consistent with both the purpose of the R-2 District and the general spirit and intent of the zoning regulations.

Staff Recommendation: Staff recommend approval to have front lot widths be narrower and overall lot size smaller than code requires at 1405/1407 N. Hornet Ln. Valley Center, KS 67147.

Variance Site Plan for
Lot 7, Block E
Harvest Place Addition
Valley Center, Sedgwick County, Kansas



ZONING: R-2
FRONT SETBACK: 25'
MIN. SIDE-YARD SETBACK: 6'
MIN. REAR SETBACK: 20'

SITE PLAN:
08.20.2026



SCALE: 1"=30'



LOT SPLIT APPLICATION

Lot Split Fee - \$150.00
(non refundable after application is submitted)

Property owner(s) Name & Address MCKNIGHT INVESTMENTS, LLC ; 538 S Fountain St, Wichita KS, 67218

Phone/Cell _____ Fax# _____

Petitioner's Name & Address (Agent for Owner) K.E. Miller Engineering PA ; 117 E Lewis St, Wichita KS, 67202

Phone/Cell 316-264-0242 Fax# _____

Email address of contact person: kirk@kemiller.com

Locaton of Lot Split Lot 7, Block E, Harvest Place Addition, Valley Center

Parcel(s) numbers 30029674

Property is zoned as R-2, Two-Family Residential District

Property shown on Valley Center Land Use Plan as Single & Multifamily Residential

Total acreage of Lot Split parcels Parcel 1= 5,308 sq ft (0.12 ac) ; Parcel 2= 5,277sq ft (0.12 ac); 10,585 sq ft Total

Total number of lots 2

Douglas Andrew Mcknight

2026-08-21

Property Owner

Date

Audit trail

Details

FILE NAME	LOTSPLIT APPLICATION- L7, Blk E - 8/21/26, 12:5PM.pdf
STATUS	Signed
STATUS TIMESTAMP	2026/08/21 19:31:50 UTC

Activity

SENT	austin@bidscontracting.comsent a signature request to: • Douglas Andrew McKnight	2026/08/21 17:51:42 UTC
SIGNED	Signed by Douglas Andrew McKnight	2026/08/21 19:31:50 UTC
COMPLETED	This document has been signed by all signers and is complete	2026/08/21 19:31:50 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.

Staff Review Comments:

Currently, the lot in question is undeveloped. The land is zoned R-2 (Two-family Residential District). Upon approval of this lot split, the intent is to build individual homes, which could be sold as individual parcels. The new lots proposed do not meet the minimum lot size in R-2, nor do they meet the minimum lot width for the zoning district. However, the proposed buildings are able to meet the setback regulations for the zoning district.

The minimum lot size in R-2 for a single-family detached dwelling is 6,500 sq. ft. The proposed lots would be around 5,250 sq. ft. The minimum lot width is 60 ft in the R-2 district, with the proposed lots being approximately 38 ft.

A public notice was sent out to all adjacent property owners. To date, no communications have been received regarding the proposed lot split. Any responses received after this report's creation will be shared with the board during the September 22nd, 2026 meeting.

City staff do recommend approval of this lot split application, pending the variance approval.



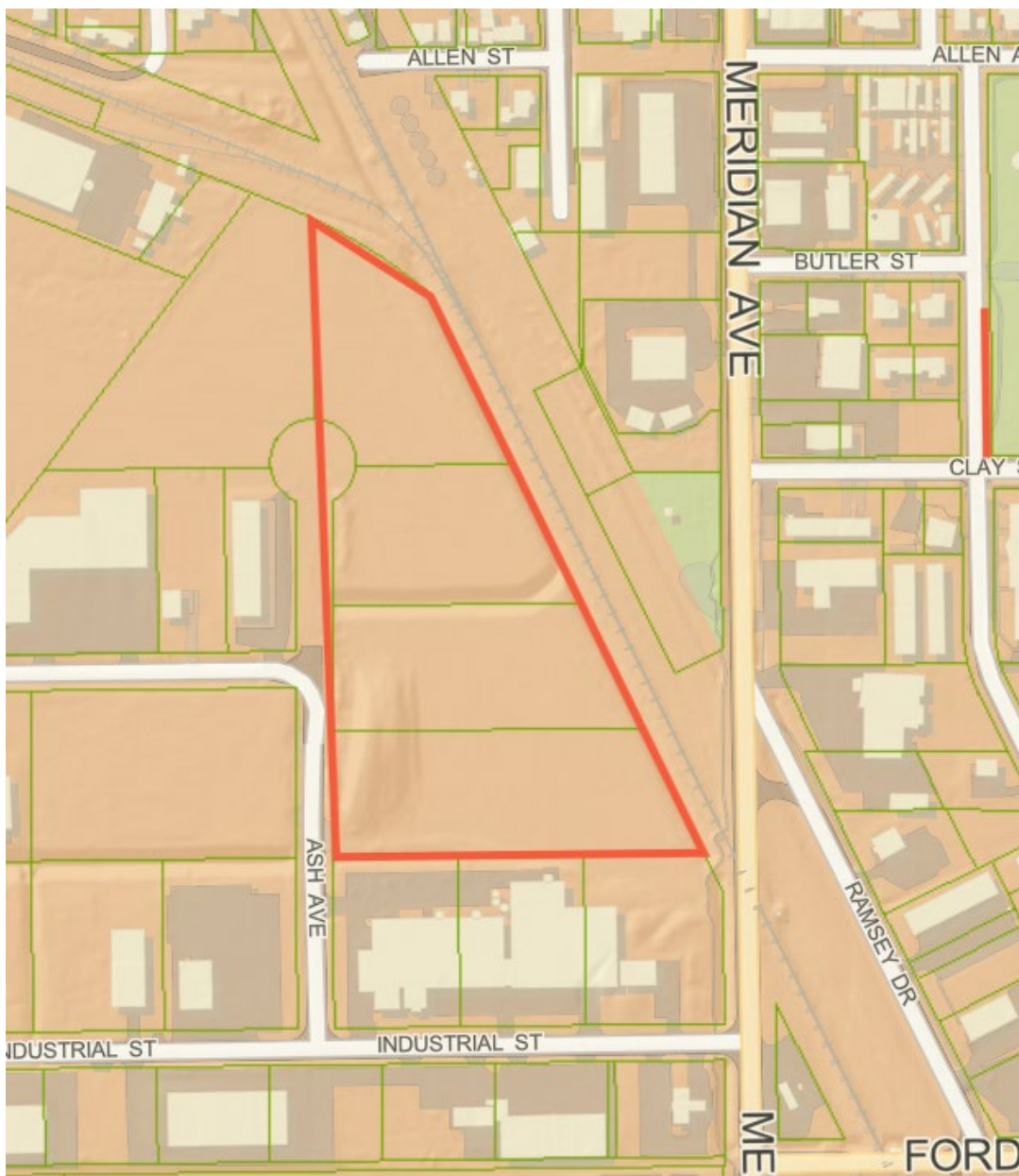
Date: September 22nd, 2026

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Applicant: National Plastics Color (SP-2026-03)

Location of Site Plan: The property is currently not addressed but located just north of 100 W. Industrial, along South Ash Ave., Valley Center, Ks. 67147.



Existing Zoning: I (Industrial District)

Size of Parcel: The property on which the building will occur is approximately 10 acres.

Purpose of Site Plan Application:

National Plastics Color is looking to build an additional 40,000 sq. ft. facility to the north of their existing facility along with a rail spur and silos to store material.

17.12.05 Site Plan Requirements:

Projects which are subject to review by the Planning and Zoning Board generally are required to meet the following standards:

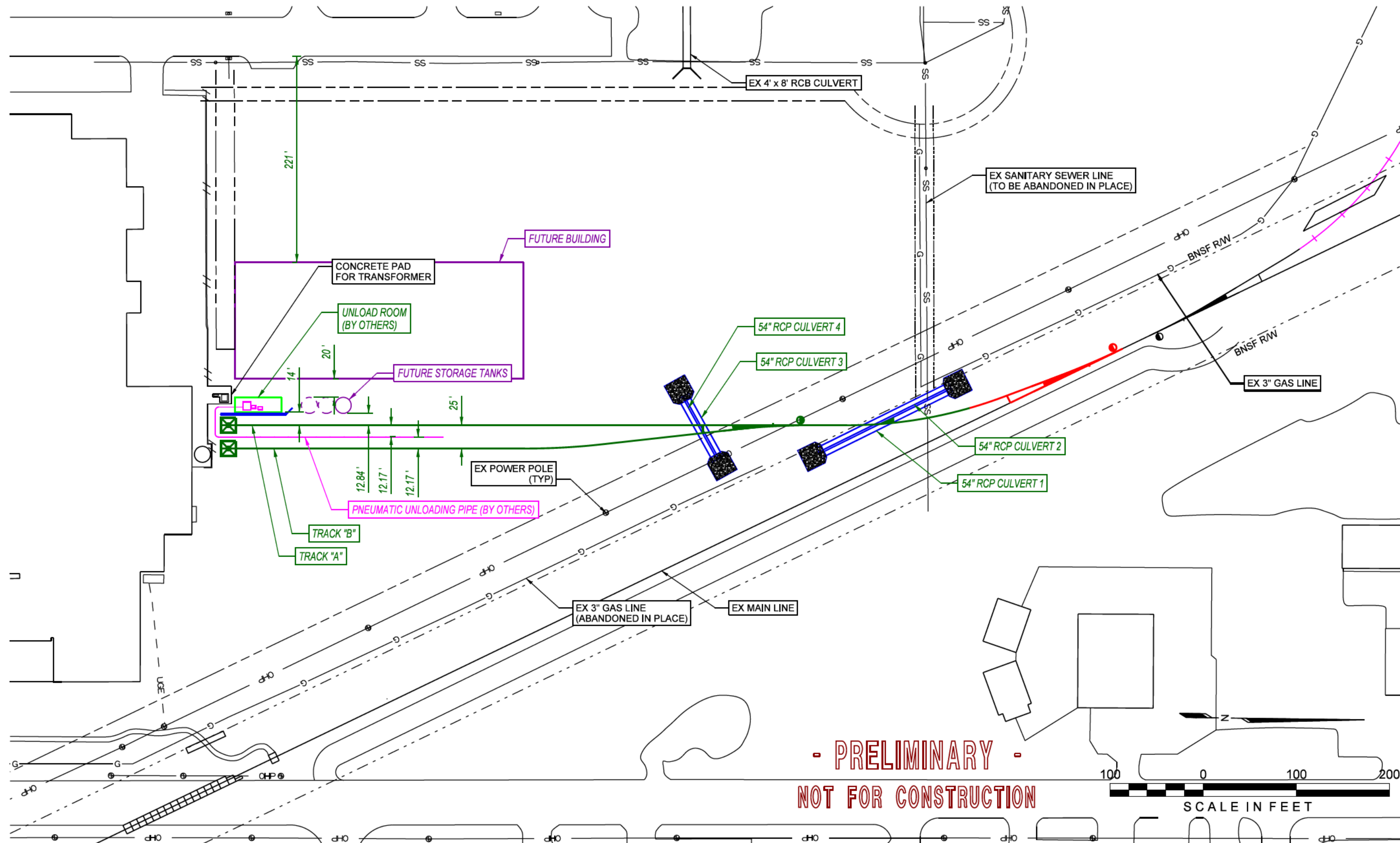
- A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*
 - The site plan is included. The building does not interfere with existing right-of-way, easements, or setbacks. There is one note on the site plan that shows a utility easement vacated in place, which the City has shared cannot be vacated, as there is an active sewer line in that easement.
- B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*
 - Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map, the four parcels of land have been combined.
- C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*
 - This area is relatively flat, and has received a Letter of Map Amendment from FEMA, removing it from the floodplain. Staff would like our engineers to review a drainage report prior to issuing a building permit to ensure drainage from this site is cohesive with the drainage in the area.
- D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*
 - Aerial view of proposed building with the interior layout are included.
- E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*
 - This land has one existing approach already installed, a second is not required, but may be installed at a later date for ease of truck traffic. They have planned 20 parking stalls, which is sufficient with our zoning regulations for the number of staff planned. Vehicular parking will be separate from semi loading docs.
- F. *Location, direction, and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*
 - This building is located in an industrial district, and exterior lighting is not as much of a concern as if it

was in or across from a residential building. They are proposing exterior lighting approximately every 50 feet around the building.

- G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.*
- No new signage is proposed at this time.
- H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*
- The disposal container will be somewhat contained or concealed by the building. Please see the large trash area near the south loading dock.
- I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*
- Vehicular ingress and egress to and from the site will be safe, efficient, and convenient. With the building being further setback off of the road, semis should have more room to turn around off of the road to keep the road more open for traffic flow.
- J. *Site plan provides for the safe movement of pedestrians within the site.*
- The proposed site plan keeps vehicular parking in the middle of the site with semi loading docks on both the north and south end which should help keep pedestrians out of the path of semis to easily walk between their vehicle and the building.

STAFF RECOMMENDATION: City staff recommends approval of this site plan application.

9/3/2026 2:24:55 PM C:\Users\jraun\OneDrive\PROJECTS\2026\Valley Center\2026\LS 7400\National Plastics Color Valley Center KS\Drawings\2026\ST-01 PRELIMINARY.dwg



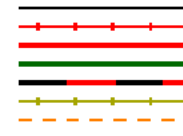
- PRELIMINARY -
NOT FOR CONSTRUCTION



PRELIMINARY
FOR INTERIM REVIEW ONLY.
NOT FOR PERMITTING
OR CONSTRUCTION.
PREPARED BY OR UNDER
THE CLOSEST SUPERVISION OF
COUNCIL SCHWARTZ, P.E.
PJS/2026
#550208
VIA RAIL ENGINEERING, INC. - KS

REV. #	BY	DATE	DESCRIPTION

LEGEND:
EXISTING MAINLINE TRACK
EXISTING INDUSTRY TRACK
PROPOSED RAILROAD TRACK
PROPOSED INDUSTRY TRACK
UPGRADE TRACK
REMOVE TRACK
SHIFT TRACK
MAPPED RIGHT OF WAY

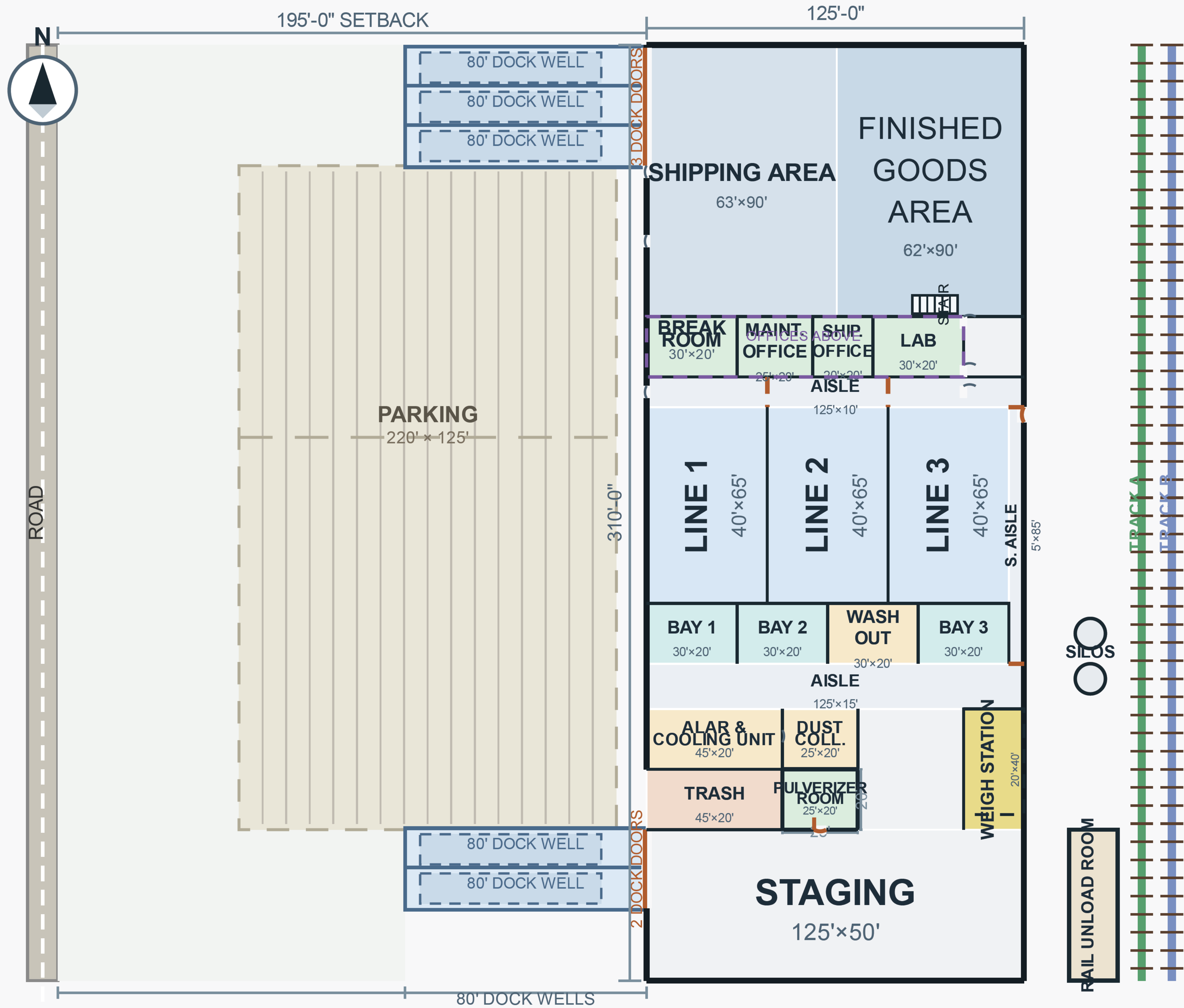


DRAWN BY:
RR
CHECKED BY:
CDS
DATE:
09/03/2026
SCALE:
AS NOTED



SITE PLAN
MP 201.90 ARKANSAS CITY SUB. LS 7400
NATIONAL PLASTICS COLOR, INC.
VALLEY CENTER, SEDGWICK COUNTY, KANSAS

SHEET #
ST-01
SHEET
01
OF
01



MANUFACTURING PLANT — FLOOR PLAN (MIRRORED)

125'x310' · Ht 30' · Rooms/Lines West · S.Aisle/Weigh East · Dock doors West wall

A4 (210x297mm) — Print at 100%

195' setback shown schematic · Not for construction



September 22nd, 2026

To: Planning and Zoning Board

From: Kyle Fiedler, Community Development Director

Subject: SD-2026-02

At the June 23rd, 2026 meeting this item was tabled to the July 28th, 2026 meeting, it was subsequently tabled to the August 25th, 2026 meeting and again tabled to the September 22nd, 2026 meeting.

Staff are anticipating receipt of the traffic study on Tuesday, September 29th, 2026 and should have time to review, provide comments and receive responses in time for the October 27th, 2026 meeting.

Sincerely, Kyle Fiedler, Community Development Director