AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, JUNE 20, 2024
9:00 AM
CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS

Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

Workshop - NO WORKSHOP

I. Chairman calls regular meeting to order

II. Approval of Minutes - May 16, 2024

Planning Commission Minutes- May 16, 2024
PC Minutes- 16MAY24.pdf

III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

IV. General Staff Report and Update

V. Submittal of Exhibits for the Record

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

VI. New Business

1. GC2023-13: Rezoning from "R-C" Condominium-Townhouse District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District for the property generally located at 1801 Palace Dr., Garden City, Kansas.
   Vicinity Map
   General Information
   Sligo Station PCD Plan

2. FC2024-21: Rezoning from "R-I" Rural Industrial District to "R-R" Rural Residential District,

for property generally located at 5657 West Seven Mile Road, Finney County, Kansas
Vicinity Map
General Information

3. GC2024-22: Rezoning from “C-2” General Commercial District to “I-2” Medium Industrial District for property generally located at 1914 Buffalo Jones Avenue, Garden City, Kansas.
Vicinity Map
General Information

4. GC2024-23: Rezoning from “A” Agricultural District (County zoning) to “R-3” Multiple Family Residential District (City zoning) for the property generally located at the West half of Section 3, Township 24, Range 32 West, Garden City, Kansas.
Vicinity Map
General Information

5. GC2024-24: Rezoning from “A” Agricultural District (County zoning) to “C-2” General Commercial District (City zoning) for the property generally located at the West half of Section 3, Township 24, Range 32 West, Garden City, Kansas.
Vicinity Map
General Information

6. GC2024-5, Final Plat, O'Reilly's Garden City
O'Reilly Garden City, Final Plat

7. FC2024-16 Parcel Plat – McGraw Second Addition
GC2024-16 Parcel Plat - McGraw Second Addition
Vicinity Map and Zoning Map

8. FC2024-17 Parcel Plat – Grandview Circle Addition
Vicinity Map
FC2024-17 Parcel Plat - Grandview Addition

9. FC2024-19 Parcel Plat – Lots 3 & 4, Block 5, Country Acres Addition – Phase One
Vicinity Map
FC2024-19 Lots 3&4, Block 5, Country Acres Addition Phase One Replat

10. GC2024-20 Lot Split – Minor Subdivision Lot Split Lot 1A, 1B, and 1C
Vicinity Map
GC2024-20 Lot Split - Minor Subdivision Lot Split Lot 1A, 1B, and 1C

11. GC2024-26 Preliminary Plat – Sligo Station Addition
Vicinity Map
GC2024-26 Preliminary Plat - Sligo Station Addition

12. GC2024-27 Final Plat – Sligo Station Addition
GC2024-27 Final Plat - Sligo Station Addition
Vicinity Map

13. FC2024-28 Parcel Plat – Deann Gillen-Lehman Addition

Vicinity Map
FC2024-28 Deann Gillen-Lehman Addition Parcel Plat

14. GC2024-30 Replat – Smith's Pit Second Addition
GC2024-30 Replat â€“ Smith's Pit Second Addition
Vicinity Map

VII. Commissioner Reports

VIII. Adjourn

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

May 16, 2024

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, May 16, 2024, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Germann called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Crist, Member Glass, Member Michel, Member Randall, and Member Rupp. Also present were Staff Charles, Staff Presisto, and Staff Thompson.

2. **APPROVAL OF MINUTES –** April 18, 2024

Member Randall made a motion to approve the minutes from April 18, 2024. *Member Michel* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Not Present	Not Present	Not Present	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

OPEN PUBLIC COMMENT for items not on agenda.
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Charles presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

a. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.
b. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
c. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
d. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
e. All application files in their entirety including Staff Reports

6. NEW BUSINESS

FC2024-15: Palmberg Land Surveying Services has filed an application for consideration of the Thackery Acres First Addition parcel plat, generally located at the NE corner of of Sec14, Twn 25, Rng 34, (South of 4985 S Holcomb Lane) Finney County, KS, at the request of Prox Properties.

Staff Thompson- Presented staff report.

Chair Germann- The lots are individually five acres each?

Duane Palmberg, Palmberg Land Surveying- Yes.

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE THACKERY ACRES FIRST ADDITION PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Collins	Crockett	Crist	Germann	Glass	Michel	Randall	Rupp
Not Present	Not Present	Not Present	Yea	Yea	Yea	Yea	Yea	Yea

Motion passed.

7. COMMISSION MEMBER REPORTS

Member Rupp- Requested a presentation regarding the County RHID process and asked Member Randall about his experience with his personal RHID request.

*Member Randall-*Shared his experience working through the RHID process with the County and KDOT staff thus far.

There was a general discussion between staff and the board members regarding the current RHID process and future RHID training.

ADJOURN

The meeting was adjourned at 9:27 A.M.

Trent Maxwell Secretary
Aleecya Charles Staff

Vicki Germann Chairman
Sean Collins Vice-Chairman

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: June 20, 2024
RE: GC2023-13: Rezone and PCD Plan for the property generally located at 1801 Palace Dr., Garden City, Kansas.

ISSUE:

The Planning Commission is asked to consider and provide a recommendation for the rezoning request and the PCD Plan for 1801 Palace Dr., Garden City, Kansas.

BACKGROUND:

Hawkeye Development is requesting to rezone the property generally located at 1801 Palace Drive, Garden City, Kansas from "R-C" Condominium-Townhouse District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District, (Figure 1). The property is currently vacant and contains +/- 5.7 acres. The owner intends to phase this development into three phases. The first phase being a +/- 62-unit apartment building, phase two will consist of a new commercial building, and phase three will be a mixed-use development of commercial and residential units.

STAFF ANALYSIS

The proposed land use is consistent with the Comprehensive Plan. The Comprehensive Plan/Future Land Use map has this property categorized as mixed-use potential. "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District would be the most appropriate zoning district and overlay district for a mixed-use development. This project is also going through the platting process, and will need to go through the site plan review process for the entire development. The developer intends to use the Reinvestment Housing Incentive District for Phase 1. Rezoning the property will not affect any of the surrounding properties.

The Planning Commission may make its recommendation and state their findings according to the criteria in Section 27.040. Below is the complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for ar amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request and the PCD Plan.
2. The Planning Commission may not recommend approval of the request and the PCD Plan.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the rezoning request and the PCD Plan.

FISCAL NOTE:

None.

ATTACHMENTS:

Vicinity Map
General Information
Sligo Station PCD Plan



Case Number: GC2023-13
Applicant: Hawkeye Development LLC
Address: 1801 Palace Drive
Request: Rezone from "R-C" Condominium-Townhouse District to "C-2" General with Commercial District with a "PCD" Planned Commercial Development Overlay



STAFF REPORT

GC2023-13: Rezoning from "R-C" Condominium-Townhouse District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District for property generally located at 1801 Palace Drive, Garden City, Kansas

GENERAL INFORMATION

Date:	June 20, 2024	**Jurisdiction:**	Garden City
Owner:	Hawkeye Development		
Applicant:	Hawkeye Development		
Requested Action:	Rezoning from "R-C" Condominium-Townhouse District to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District		
Purpose:	The owner intends to create a residential and a commercial/mixed use development.		
Location address:	1801 Palace Drive, Garden City, Kansas		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"R-C" Condominium-Townhouse District		
Surrounding Zoning:	North "G-C" General Commercial District South "G-C" General Commercial District East "G-C" General Commercial District West "G-C" General Commercial District		
Land Area:	Contains +/- 5.7 acres		
Notice Date:	This project was published and noticed by mail as required by code.		

PLANNED COMMERCIAL DEVELOPMENT PLAN
SLIGO STATION

RECITALS

A. **HAWKEYE DEVELOPMENT LLC**, a Kansas limited liability company ("DEVELOPER") is the owner and developer of certain real property situated in Garden City, Finney County, Kansas and more particularly described herein.

B. Said property is currently zoned as R-C, Condominium – Townhouse District and the Property is currently vacant with no current use.

C. DEVELOPER has tentative plans for future development to occur on said property to consist of Phase 1, Phase 2, and Phase 3, as more particularly described herein, and desires for all phases to be subject to this PCD Plan at this time.

D. DEVELOPER desires for the development to be a mix of both residential and commercial units and such mixed-use is not permitted by the Zoning Regulations of the City of Garden City, Kansas ("Zoning Regulations") for the existing zoning district.

E. DEVELOPER has made application to the **CITY OF GARDEN CITY, KANSAS**, a Kansas municipal corporation ("CITY"), for the rezoning of such real property to a Planned Commercial Development Overlay District, pursuant to Article 20-A, "PCD" Planned Commercial Development Overlay District, of the Zoning Regulations, with an underlying zoning district of C-2, General Commercial District ("Underlying District").

F. The rezoning application was presented to and approved for recommendation by the Holcomb-Garden City-Finney County Area Planning Commission ("Planning Commission") pursuant to a staff report, a copy of which is attached hereto as **Exhibit A** and is hereby incorporated by reference as if fully set forth herein to the extent approved by the Governing Body ("Planning Commission Staff Report").

G. The CITY desires to promote the innovative and efficient uses of the Property by providing greater flexibility than what is provided by the fixed standards of the Underlying District.

PLAN

NOW, THEREFORE, CITY proposes this Planned Commercial Development Plan ("PCD Plan") pursuant to Article 20-A, "PCD" Planned Commercial Development Overlay District, of the Zoning Regulations, as follows:

1. **COPIES AND COUNTERPARTS.** This PCD Plan may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same PCD Plan. Delivery of signatures by electronic method, including electronic mail of PDF signature pages, shall have the same effect as an original signature. CITY and DEVELOPER shall each receive one (1) hard copy of the executed PCD Plan, which shall include any documents, exhibits, attachments, and other documents submitted in support thereof. CITY shall retain one (1) digital copy of the same and the digital copy shall be retained at the discretion of the Director of the Neighborhood & Development Services department.

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2. **PROPOSED PRELIMINARY PLAT OR REPLAT.** A preliminary plat of the real property subject to this PCD Plan and more particularly described herein was presented to and approved for recommendation by the Planning Commission, a copy of which is attached hereto as **Exhibit B** and

is hereby incorporated by reference as if fully set forth herein ("Preliminary Plat"). All lots, parcels, and tracts of land within said property are shown to have been platted into a single subdivision by way of the Preliminary Plat and, therefore, the Preliminary Plat is in compliance with Section 20-A.070(B)(2) of the Zoning Regulations.

3. **LEGAL DESCRIPTION.** The following described real estate situated in Garden City, Finney County, Kansas shall be subject to this PCD Plan, to wit:

> **All of Miriah Heights Two, Garden City, Finney County, Kansas, recorded on December 5, 1990 at the Finney County Register of Deeds Office, except that part dedicated for Palace Drive Roadway and Utility Easement, being more particularly described as follows: Beginning at the southeast corner of lot 17, block 1 of Miriah Heights Two, Garden City, Finney County, Kansas; thence on along the east line of said Miriah Heights Two, N 00°20'00" E, a distance of 376.15 feet to the northeast corner of said Miriah Heights Two; thence N 89°41'32" W along the north line of said Miriah Heights Two, a distance of 696.18 feet; thence N 00°16'01" E, a distance of 9.90 feet; thence N 89°43'59" W, a distance of 43.01 feet to the northwest corner of said Miriah Heights Two; thence S 00°24'49" E, a distance of 339.24 feet to the southwest corner of said Miriah Heights Two; thence S 89°41'28" E, a distance of 556.22 feet; thence S 62°01'41" E, a distance of 99.97 feet; thence S 89°27'14" E, a distance of 90.00 feet to the point of beginning. Said tract contains 5.73 acres, more or less ("Property").**

4. **DEVELOPMENT NAME.** The development upon on the Property shall be named the Sligo Station and such name is found to be consistent with any existing or proposed plat.

5. **MULTI-PHASED DEVELOPMENT.** The Property shall be developed in accordance with the Preliminary Site Plan and this PCD Plan. The Property will be developed as a multi-phased development with: (a) Phase 1 consisting of one 62 +/- unit apartment building; (b) Phase 2 consisting of a new commercial building; and (c) Phase 3 consisting of a new mixed-use development of commercial and residential uses. The boundaries of the entire development and the individual phases are designated on the Preliminary Master Plan, as defined below. Nothing in this PCD Plan, or any document, exhibit, attachment, or other document submitted in support thereof, shall be construed as authorizing or approving the development of any real property, structure, or infrastructure situated outside of Phase 1, Phase 2, or Phase 3. Notwithstanding the foregoing and in the event that DEVELOPER desires to proceed with the future phase designated on the Preliminary Master Plan as Public Plaza Design TBD (Future Phase)", DEVELOPER shall request an amendment to this PCD Plan to include such future phase. DEVELOPER understands and acknowledges that any such amendment, if approved by CITY, shall require each such phase to comply with Article 20-A, "PCD" Planned Commercial Development Overlay District, of the Zoning Regulations and all other applicable codes, ordinances, regulations, and policies of CITY.

6. **SITE PLAN.** DEVELOPER has submitted a preliminary master plan to show the location of all proposed or existing buildings, signs, drives, parking areas, and sidewalks for all phases of the Property, a copy of which is attached hereto as **Exhibit C** and is hereby incorporated by reference as if fully set forth herein ("Preliminary Master Plan"). The Preliminary Master Plan is submitted to show compliance with Section 20-A.070(B)(6) of the Zoning Regulations, exclusively, and for no other purpose. Nothing in this PCD Plan, or any document, exhibit, attachment, or other document submitted

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in support thereof, shall be construed as authorizing or approving the development or any part thereof for purposes of the site plan requirements of Section 1.090 of the Zoning Regulations. DEVELOPER shall, independent to this PCD Plan, undergo the process for showing compliance with the site plan requirements of Section 1.090 of the Zoning Regulations.

7. **BUILDING LAYOUT.** The Preliminary Master Plan includes a building layout that provides a description, rendering, and graphic examples of the proposed buildings and the general characteristics to be found in all phases of the Property.

8. **PROJECT STATEMENT.** DEVELOPER has prepared and submitted a project statement meeting the requirements of Section 20-A.070(B)(8) of the Zoning Regulations, a copy of the Project Statement is attached hereto as **Exhibit D** and is hereby incorporated by reference as if fully set forth herein.

9. **DEVELOPMENT TIMELINE.** The improvements for Phase 1 shall commence on or before January 1, 2025, subject to the availability and delivery of equipment and materials. Notwithstanding the foregoing, the development of infrastructure, site, and building improvements shall be subject to the following:

a. **SUBSTANTIAL COMPLETION**

i. **SUBSTANTIAL COMPLETION – PHASE 1.** Each building within Phase 1, whether existing or proposed, that is subject to this PCD Plan shall be substantially completed for occupant use within two (2) years following the date of approval of this PCD Plan by the Governing Body. In the event that all such buildings are not substantially completed for occupant use by such deadline, the district classification shall revert to the Underlying District and this PCD Plan shall be null and void. Any such reversion and nullification shall take effect immediately on the day immediately following the last day of the aforementioned two (2) year period.

ii. **SUBSTANTIAL COMPLETION – PHASE 2**. Each building within Phase 2, whether existing or proposed, that is subject to this PCD Plan shall be substantially completed for occupant use on or before December 31, 2027. In the event that all such buildings are not substantially completed for occupant by such deadline, the district classification shall revert to the Underlying District and this PCD Plan shall be null and void. Any such reversion and nullification shall take effect immediately on the day immediately following the last day of the aforementioned period.

iii. **SUBSTANTIAL COMPLETION – PHASE 3**. Each building within Phase 3, whether existing or proposed, that is subject to this PCD Plan shall be substantially completed for occupant use on or before December 31, 2031. In the event that all such buildings are not substantially completed for occupant by such deadline, the district classification shall revert to the Underlying District and this PCD Plan shall be null and void. Any such reversion and nullification shall take effect immediately on the day immediately following the last day of the aforementioned period.

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b. **ADMINISTRATIVE EXTENSION.** The sole owner or all owners, as the case may be, of each lot, parcel, or tract of land within the Property may make a request for an administrative extension of any deadline pursuant to Paragraph 9(a), Substantial Completion, herein. Any request for an administrative extension shall be submitted in writing to the Neighborhood & Development Services department. Any such administrative request shall be subject to the approval of the Director of the Neighborhood & Development Services department, subject to the following limitations: (1) no such administrative extension shall be granted if any administrative extension has been previously granted, in any manner; and (2) no such administrative extensions shall grant an extension for a period of more than two (2) years from the last day of the original two-year (2-year) period.

c. **ADDITIONAL EXTENSIONS.** Any further extensions of any deadline pursuant to Paragraph 9(a), Substantial Completion, herein, beyond the administrative extension set forth in Paragraph 9(b), Administrative Extension, herein, shall be made to and subject to the approval of the Governing Body.

10. **LANDSCAPING PLAN.**

a. A preliminary landscaping plan showing the general layout of landscaping, screening, and buffering within the Property has been submitted by DEVELOPER, a copy of which is attached hereto as **Exhibit E**. The preliminary landscaping plan has not yet been approved by CITY for purposes of Article 36 of the Zoning Regulations. DEVELOPER shall, independent to this PCD Plan, submit a final landscaping plan that complies with Article 36 of the Zoning Regulations. DEVELOPER shall submit any such final landscaping plan as part of the process for showing compliance with the site plan requirements of Section 1.090 of the Zoning Regulations.

11. **ADDITIONAL PROVISIONS – SIDEWALKS.**

a. **PUBLIC SIDEWALK.** DEVELOPER shall construct a new public sidewalk, including, but not limited to, any ramp, landing, or other pedestrian accessibility feature, within the right-of-way of Palace Drive and College Drive along the Property and in a manner that connects the existing public sidewalk situated to the west of Phase 1 with the existing public sidewalk situated to the east of Phase 3.

b. **CONSTRUCTION TIMELINE.** Construction of such sidewalk shall commence and be substantially completed as follows:

i. **SUBSTANTIAL COMPLETION – PHASE 1.** The construction of the portion of the sidewalk within Phase 1 shall commence and be substantially completed in accordance with the development timeline for Phase 1 set forth in Paragraph 9, Substantial Completion, herein.

ii. **SUBSTANTIAL COMPLETION – PHASE 2.** The construction of the portion of the sidewalk within Phase 2 shall commence and be substantially completed in accordance with the development timeline for Phase 2 set forth in Paragraph 9, Substantial Completion, herein. In the event that Phase 2 is not substantially completed within such development timeline, DEVELOPER shall construct the portion of the sidewalk within Phase 2

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on or before December 31, 2027.

iii. **SUBSTANTIAL COMPLETION – PHASE 3.** The construction of the portion of the sidewalk within Phase 3 shall commence and be substantially completed in accordance with the development timeline for Phase 3 set forth in Paragraph 9, Substantial Completion, herein. In the event that Phase 3 is not substantially completed within such development timeline, DEVELOPER shall construct the portion of the sidewalk within Phase 3 on or before December 31, 2031.

c. **FAILURE TO TIMELY CONSTRUCT.** Notwithstanding the foregoing and in the event that DEVELOPER fails to commence construction or substantially complete any portion of the sidewalk by its respective deadline set forth in subparagraph (b) of Paragraph 11, Additional Provisions – Sidewalks, herein, the district classification shall revert to the Underlying District and this PCD Plan shall be null and void. Any such reversion and nullification shall take effect immediately on the day immediately following the last day of the aforementioned two (2) year period.

d. **SPECIFICATIONS NOT AFFECTED.** Nothing contained herein shall be construed as a variance, exception, or waiver of any requirement for DEVELOPER to construct the sidewalk in accordance with the *General Improvements Handbook* of the CITY, the *Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way* of the United States Access Board, or any applicable provisions of any code, ordinance, regulation, or statute of any local, state, or federal government, or agency thereof, relating to sidewalks, including, but not limited to, the Code of Ordinances of Garden City, Kansas notwithstanding the private property exception set forth in Section 78-79 of said code, the International Building Code as incorporated by reference by CITY, and any federal statute, regulation, or guideline relating to the Americans With Disabilities Act of 1990, 42 U.S.C. § 12101 et seq. (2018), and amendments thereto.

12. **PERMITTED USES.** The permitted uses upon and within the Property shall be limited to the following uses and no others:

a. **COMMERCIAL USES.** Any permitted use of the respective Underlying District; and

b. **RESIDENTIAL USES.** All permitted uses for a R-3 Multiple Family Residential District are authorized for the Property and any such uses shall be subject to any further definitions and limitations for such use contained in the Zoning Regulations for a R-3 Multiple Family Residential District.

13. **DISTRICT CLASSIFICATION.** Any reference to the district classification of the Property shall be C-2 (PCD).

14. **APPLICABILITY OF UNDERLYING DISTRICT.** The provisions of the Zoning Regulations applicable to the Underlying District shall remain in effect, notwithstanding this PCD Plan, unless any such provision is specifically amended, changed, deleted, added to, or supplemented by this PCD Plan. Nothing in this PCD Plan shall be construed to in any way limit, bar, or waive any right, authority, or ability of CITY to change any ordinance, regulation, code, policy, rule, or other requirement that is not specifically amended, changed, deleted, added to, or supplemented in this PCD Plan.

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15. **ISSUANCE OF PERMITS.** No building permit or occupancy certificate shall be issued for any building within the Property that is not in compliance with this PCD Plan.

16. **VIOLATIONS.** A violation of any term or condition of this PCD Plan shall constitute a violation of the Zoning Regulations and shall be punishable as provided for in Section 30.040 thereof. Nothing in this PCD Plan shall preclude the CITY from exercising any other rights or remedies that may now or subsequently be available at law, in equity, by statute, by ordinance, or otherwise.

17. **AMENDMENTS; VARIANCES.** This PCD Plan shall not be amended, changed, deleted, added to, or supplemented except by written agreement signed and approved by the Governing Body. Any such request shall be initiated by the sole owner or all owners, as the case may be, of each lot, parcel, or tract of land within the Property. The provisions of Article 29, Variances and Exceptions to the District Regulations, of the Zoning Regulations shall not apply to the Property. Any request for variance or exception to a provision of this PCD Plan shall be governed by the procedure for amendments set forth in the first sentence of this paragraph.

18. **COVENANTS TO RUN WITH THE LAND.** This PCD Plan shall constitute covenants that run with the land and are binding on any successors-in-interest.

19. **EFFECTIVE DATE.** The effective date of this PCD Plan shall be the date of approval of this PCD Plan by the Governing Body, irrespective of the date executed by the CITY and DEVELOPER.

20. **RECORDATION.** A Notice of this PCD Plan shall be recorded with the Register of Deeds, Finney County, Kansas, not later than thirty (30) days after its execution. This PCD Plan is too voluminous and/or not in an appropriate form for recording and, therefore, shall be available for review and inspection during normal business hours at:

City of Garden City, Kansas
Neighborhood & Development Services Department
301 N. 8th Street
Garden City, Kansas 67846

21. **REPRESENTATIVE CAPACITY.** The undersigned person executing this PCD Plan for DEVELOPER represents and warrants that said person is executing this PCD Plan in said person's capacity as the managing member of DEVELOPER, that said person is authorized by DEVELOPER to execute this PCD Plan on behalf of DEVELOPER, and that said person is authorized by DEVELOPER to bind DEVELOPER to this PCD Plan.

22. **CORPORATE AUTHORITY.** DEVELOPER hereby represents and warrants it has full company power to execute, deliver, and perform the terms and obligations of this PCD Plan and all of the foregoing has been duly and validly authorized by all necessary company proceedings. This PCD Plan constitutes the legal, valid, and binding obligation of DEVELOPER, enforceable in accordance with its terms.

[EXECUTIONS APPEAR ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the CITY and DEVELOPER have executed this Agreement on this__ day of _____, 2024.

CITY OF GARDEN CITY, KANSAS

_____
Date

By DRAFT
MANUEL F. ORTIZ, Mayor

ATTEST:

DRAFT
CELYN N. HURTADO, City Clerk
KORI A. LONGORIA, Deputy City Clerk

HAWKEYE DEVELOPMENT LLC

_____
Date

By DRAFT
TIMOTHY HANNIGAN, Managing Member

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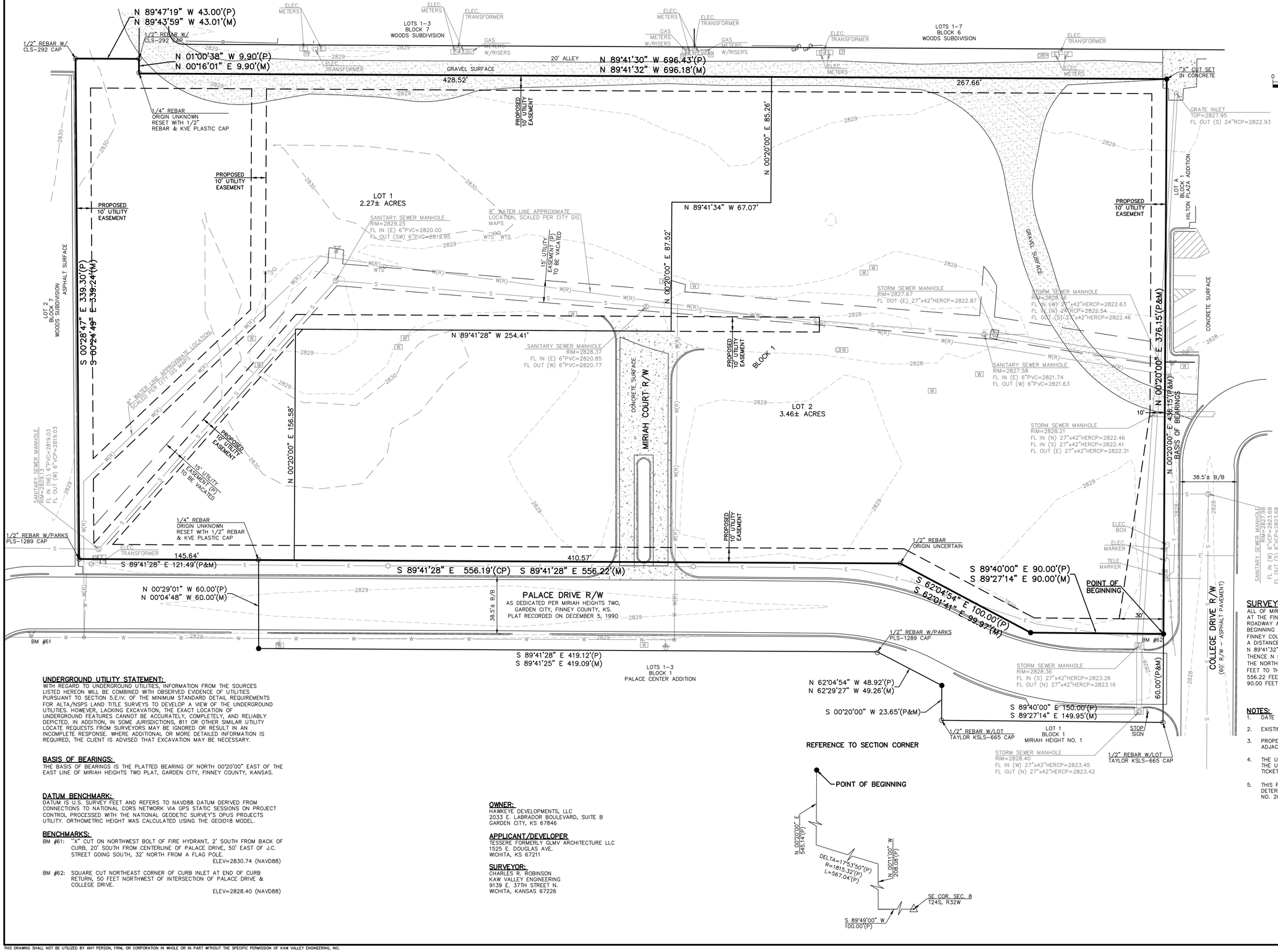
PRELIMINARY PLAT

SLIGO STATION ADDITION

A REPLAT OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS

Exhibit B



VICINITY MAP
GARDEN CITY, KS.

LEGEND

- MONUMENT FOUND
- 1/2" X 24" REBAR W/KVE CLS 20 PLASTIC CAP SET OR AS NOTED OTHERWISE
- (P) PLATTED PER MIRIAH HEIGHTS TWO, RECORDED ON DEC. 5, 1990 IN ENV. 328A.
- (M) MEASURED
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY MANHOLE
- E — UNDERGROUND ELECTRIC LINE
- CABLE TV PEDESTAL
- GAS METER
- GAS GATE VALVE
- WATER METER
- FIRE HYDRANT
- WTS WATER CATHODIC PROTECTION STATION
- W(R) — WATER LINE (SCALED PER CITY GIS MAPS)
- SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- S — SANITARY SEWER LINE
- STORM SEWER MANHOLE
- TELEPHONE PEDESTAL
- T — UNDERGROUND TELEPHONE LINE
- STREET SIGN
- GP GATE POST
- WOOD FENCE
- 2830 SPOT ELEVATION AT GROUND/PAVEMENT
- B/B BACK OF CURB TO BACK OF CURB
- LINE NOT DRAWN TO SCALE

SURVEYED PROPERTY DESCRIPTION:

ALL OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS, RECORDED ON DECEMBER 5, 1990 AT THE FINNEY COUNTY REGISTER OF DEEDS OFFICE, EXCEPT THAT PART DEDICATED FOR PALACE DRIVE ROADWAY AND UTILITY EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 1 OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS; THENCE ON ALONG THE EAST LINE OF SAID MIRIAH HEIGHTS TWO, N 00°20'00" E, A DISTANCE OF 376.15 FEET TO THE NORTHEAST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE N 89°41'32" W ALONG THE NORTH LINE OF SAID MIRIAH HEIGHTS TWO, A DISTANCE OF 696.18 FEET; THENCE N 00°16'01" E, A DISTANCE OF 9.90 FEET; THENCE N 89°43'59" W, A DISTANCE OF 43.01 FEET TO THE NORTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 00°24'49" E, A DISTANCE OF 339.24 FEET TO THE SOUTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 89°41'28" E, A DISTANCE OF 556.22 FEET; THENCE S 62°01'41" E, A DISTANCE OF 99.97 FEET; THENCE S 89°27'14" E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.73 ACRES, MORE OR LESS.

NOTES:

1. DATE OF FIELD SURVEY: MARCH 31, 2024
2. EXISTING USE OF PROPERTY: VACANT LOT.
3. PROPERTY IS ZONED: R-C GENERAL CONDOMINIUM-TOWNHOUSE DISTRICT, ADJACENT PROPERTIES ZONED C-2 GENERAL COMMERCIAL DISTRICT.
4. THE UNDERGROUND UTILITY SHOWN HEREON WERE MARKED IN THE FIELD BY THE UTILITY OWNERS OR THEIR AGENTS IN RESPONSE TO KANSAS ONE CALL TICKET #24120259.
5. THIS PROPERTY IS LOCATED IN THE ZONE X, OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. PER FIRMETTE MAP NO. 2051860005 D DATED SEPTEMBER 3, 1997.

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE PLATTED BEARING OF NORTH 00°20'00" EAST OF THE EAST LINE OF MIRIAH HEIGHTS TWO PLAT, GARDEN CITY, FINNEY COUNTY, KANSAS.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL.

BENCHMARKS:

BM #61: "X" CUT ON NORTHWEST BOLT OF FIRE HYDRANT, 2' SOUTH FROM BACK OF CURB, 20' SOUTH FROM CENTERLINE OF PALACE DRIVE, 50' EAST OF J.C. STREET GOING SOUTH, 32' NORTH FROM A FLAG POLE.
ELEV=2830.74 (NAVD88)

BM #62: SQUARE CUT NORTHEAST CORNER OF CURB INLET AT END OF CURB RETURN, 50 FEET NORTHWEST OF INTERSECTION OF PALACE DRIVE & COLLEGE DRIVE.
ELEV=2828.40 (NAVD88)

REFERENCE TO SECTION CORNER

OWNER:
HAWKEYE DEVELOPMENTS, LLC
2033 E. LABRADOR BOULEVARD, SUITE B
GARDEN CITY, KS 67846

APPLICANT/DEVELOPER
TESSERE FORMERLY GLMV ARCHITECTURE LLC
1525 E. DOUGLAS AVE.
WICHITA, KS 67211

SURVEYOR:
CHARLES R. ROBINSON
KAW VALLEY ENGINEERING
9139 E. 37TH STREET N.
WICHITA, KANSAS 67226

9139 E. 37TH STREET NORTH
WICHITA, KANSAS 67226
PH. (316) 440-4304
wh@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING

PROJECT NO. 024_2941
DRAWN BY AL
CHECKED BY CRR
CFN 2941PRLM
SHEET 1 OF 1

PROJECT:
SLIGO STATION
1129 PALACE DRIVE
GARDEN CITY, KS.

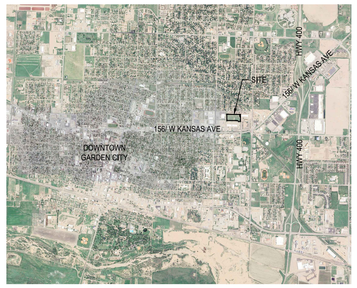
PREPARED FOR:
TESSERE formerly GLMV ARCHITECTURE LLC
1525 E. DOUGLAS AVE.
WICHITA, KS. 67211

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

Exhibit C

VICINITY MAP



DEVELOPMENT SUMMARY

Zoning
C-2 to be rezoned to C-3/CUP

Existing / Proposed Use
Vacant/ Mixed Use: Residential, Retail, Office

Building Program

Item	Units	Acreage	% of Acres	DU/AC
Phase 1 Apartments	63	2.3	39.62%	27.75
Future Development	TBD	3.5	60.38%	
Total	**TBD**	**5.7**	**100.00%**	

PARKING SUMMARY

Item	Requirement	Required	Provided
Phase 1 Parking			
Multi-Family	Parking: *2 spaces/unit*	126	140
	Loading: *40,000sf-60,000sf - 3 loading spaces (12'x50') 60,000sf-80,000sf - 4 loading spaces (12'x50')*	4	1
	ADA: *1 ADA space/ 25*	5	5
Phase 2 & 3 Parking			
Program / Land Use TBD	Parking: *2 spaces/unit*	TBD	70
	TBD	TBD	0
	ADA: *1 ADA space/ 25 parking spaces*	3	3

ZONING INFORMATION

Dimensional Requirements
*(Based on **C-3** District Regulations)*

Item	Requirement	Required	Provided
Apartments			
Max. Bldg Ht. (Ft.)	None*	None *	TBD
Setbacks			
Front (Ft.)	None	0	10
Side (Ft.)	None	0	149.21
Rear (Ft.)	10	10	80.43

* A Building may be erected to any height not in conflict with other ordinances.

SITE NOTES

1. THIS DRAWING IS PRELIMINARY AND IS SUBJECT TO CHANGE.

LEGAL DESCRIPTION

ALL OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS, RECORDED ON DECEMBER 5, 1990 AT THE FINNEY COUNTY REGISTER OF DEEDS OFFICE, EXCEPT THAT PART DEDICATED FOR PALACE DRIVE ROADWAY AND UTILITY EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 1 OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS; THENCE ON ALONG THE EAST LINE OF SAID MIRIAH HEIGHTS TWO, N 00°20'00" E, A DISTANCE OF 376.15 FEET TO THE NORTHEAST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE N 89°41'32" W ALONG THE NORTH LINE OF SAID MIRIAH HEIGHTS TWO, A DISTANCE OF 696.18 FEET; THENCE N 00°16'01" E, A DISTANCE OF 9.90 FEET; THENCE N 89°41'59" W, A DISTANCE OF 43.01 FEET TO THE NORTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO, THENCE S 00°24'49" E, A DISTANCE OF 339.24 FEET TO THE SOUTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 89°41'28" E, A DISTANCE OF 556.22 FEET; THENCE S 62°01'41" E, A DISTANCE OF 99.97 FEET; THENCE S 89°27'14" E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.73 ACRES, MORE OR LESS.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PUBLIC PLAZA, DESIGN TBD
- CONCRETE SIDEWALK PAVEMENT
- BIKE RACK
- LIGHT POLE
- TRASH RECEPTACLE

HAWKEYE DEVELOPMENT

Sligo Station Planned Commercial Development Plan

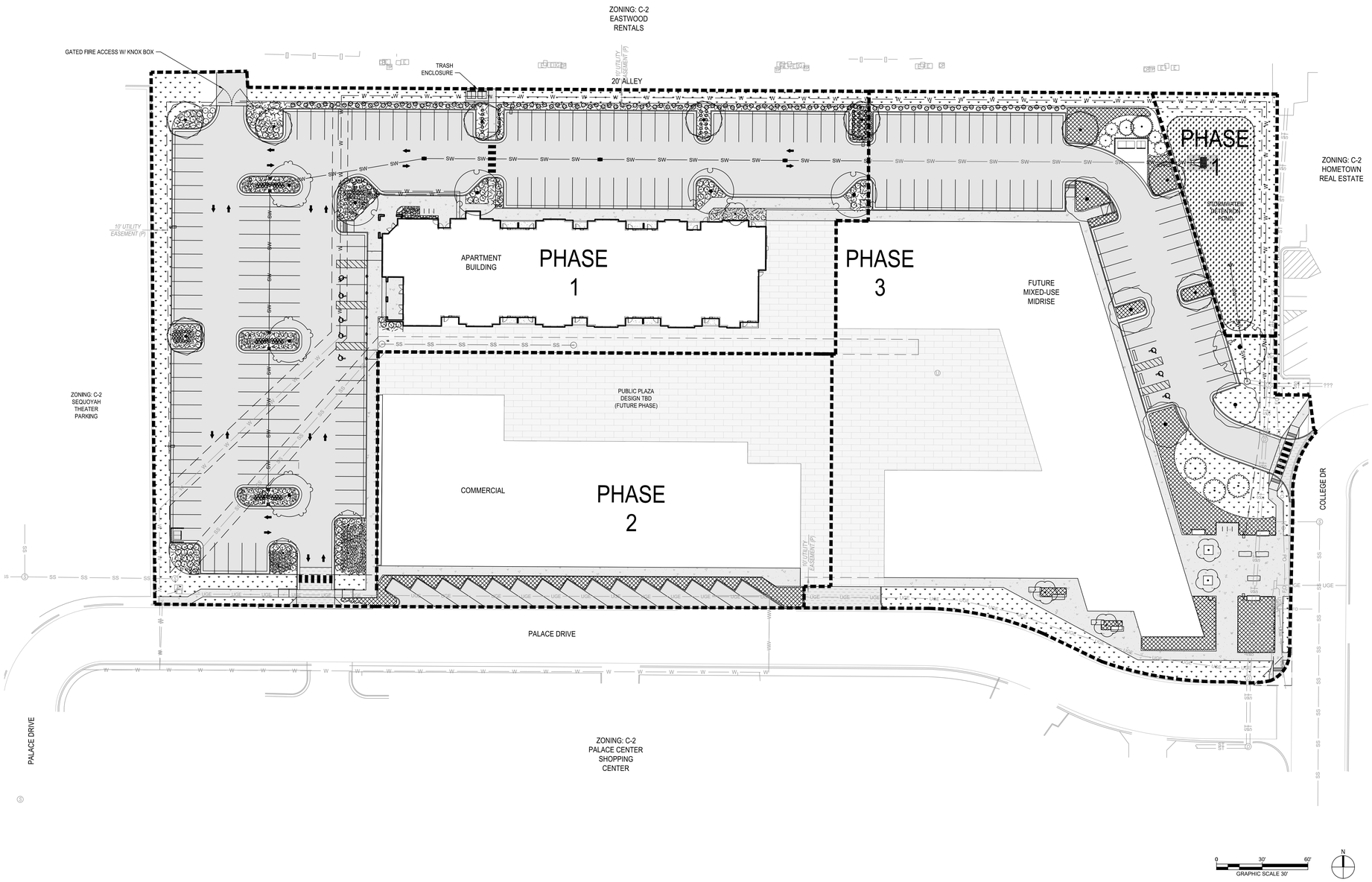
1. Project Statement:
    a. The target market to be served by the development is the Greater Garden City Micropolitan Statistical Area.
    b. The development respects the character of the adjacent neighborhoods, as it is surrounded by commercial uses on three sides and multi-family on the fourth side. All adjacent properties are zoned General Commercial (C-2) District. The development will be compatible with the surrounding area with quality construction.
    c. The 2023 Garden City Comprehensive Plan Future Land Use Plan shows this property as Mixed Use; therefore, this development complies with the comprehensive plan.
    d. This development is not in conflict with the Comprehensive Plan.

2. Timeline for the project / multi-phasing:
    a. Multi-family 63-unit apartment building: 2024
    b. Commercial building: 2025
    c. Mixed-use building: 2026-2028

Timothy Hanigan timhanigan@hawkeyedevelopment.net

Hawkeye Development LLC
P.O. Box 816
Garden City, KS 67846
Mobile 620-640-0019
timhanigan@hawkeyedevelopment.net

Exhibit E



LANDSCAPE CODE SUMMARY

Item	Requirement	Required	Provided
Developing Lot Landscape	10% of developing lot to be landscaping except the sf of buildings	5.73 ac.- 76,630 sf = 172,968.8 (10% = 17,296.88 sf)	35,858 sf
Parking Area Landscape	10% of gross parking lot area	80,839sf parking area 10% = 8,083.9 sf	14,274 sf (17.6%)
Adjacent Lot Buffer Landscape	non-residential use that adjoins residential zoning district determined by Planning Director	None (surrounding zoning c-2 each side)	6-15' ht. evergreen hedge along north property line
Dumpster Screening	Screened from view of abutting properties with solid fence or wall	Solid fence or wall min. of 6' ht.	6' ht. masonry wall

LANDSCAPE NOTES

1. THIS DRAWING IS PRELIMINARY AND IS SUBJECT TO CHANGE.
2. THE PROPOSED LANDSCAPE EXCEEDS REQUIREMENTS SET FORTH IN CHAPTER 36 OF THE GARDEN CITY ZONING REGULATIONS.
3. ALL TREES TO BE MINIMUM 15 GALLON.
4. ALL PLANT MATERIAL IS NONINVASIVE AND EITHER THE APPROVED SPECIES LIST PROVIDED BY THE CITY OR HARDY NATIVES/ CULTIVARS.
5. PLANT MATERIAL SHALL BE MOSTLY NATIVE AND LOW MAINTENANCE.
6. A PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED FOR EACH PHASE OF DEVELOPMENT.
7. AFTER TWO GROWING SEASONS, LANDSCAPE SHALL PROVIDE AT LEAST 50% COVERAGE OVER MULCHED AREA.
8. LANDSCAPE AREA SHALL NOT INTERFERE WITH SIGHT TRIANGLES.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE MIN
EVERGREEN TREES		
	Juniperus virginiana 'Canaerti' Canaerti Eastern Redcedar	6' Ht.
	Juniperus virginiana 'Spartan' Spartan Eastern Redcedar	6' Ht.
	Picea abies Norway Spruce	6' Ht.
	Picea pungens glauca Colorado Blue Spruce	6' Ht.
	Thuja occidentalis 'Techny' Techny Arborvitae	6' Ht.
ORNAMENTAL TREES		
	Acer ginnala Amur Maple	2" Cal.
	Cercis canadensis Eastern Reobud Multi-trunk	2" Cal.
	Ulmus parvifolia Lacebark Elm	2" Cal.
SHADE TREES		
	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	2" Cal.
	Gymnocladus dioicus 'Espresso' Kentucky Coffeetree	2" Cal.
	Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree	2" Cal.
	Quercus shumardii Shumard Oak	2" Cal.
	Taxodium distichum 'Mickelson' Shawnee Brave™ Bald Cypress	2" Cal.
	Tilia cordata Littleleaf Linden	2" Cal.
	Zelkova serrata 'Green Vase' Green Vase Japanese Zelkova	2" Cal.
SHRUBS		
	Chaenomeles japonica alpina Japanese Flowering Quince	5 gal & 18" H
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red Twig Dogwood	5 gal & 18" H
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	5 gal & 18" H
	Ilex verticillata 'Red Sprite' Red Sprite Winterberry	5 gal & 18" H
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal & 18" H
	Viburnum plicatum tomentosum 'Summer Snowflake' Summer Snowflake Viburnum	5 gal & 18" H
	Viburnum x juddii Judd Viburnum	5 gal & 18" H
EVERGREEN SHRUBS		
	Buxus sinica insularis 'Wintergreen' Wintergreen Korean Boxwood	5 gal & 18" H
	Ilex aquifolium 'Blue Girl' Blue Girl English Holly	5 gal & 18" H
	Ilex x meserveae 'Blue Girl' & 'Blue Boy' Bern-Magic® Kids Combination Holly	5 gal & 18" H
	Juniperus chinensis 'Old Gold' Old Gold Juniper	5 gal & 18" H
	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 gal & 18" H
	Juniperus sabina 'Buffalo' Buffalo Juniper	5 gal & 18" H
GRASSES & PERENNIALS		
	Asclepias incarnata Swamp Milkweed	1 gal & 18" H
	Carex glauca 'Blue Zinger' Blue Zinger Sedge	1 gal & 18" H
	Echinops bannaticus 'Blue Glow' Blue Glow Globe Thistle	1 gal & 18" H
	Liatris spicata 'Kobold' Kobold Blazing Star	1 gal & 18" H
	Oenothera macrocarpa Evening Primrose	1 gal & 18" H
	Panicum virgatum 'Northwind' Northwind Switch Grass	1 gal & 18" H
	Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little Bluestem	1 gal & 18" H
GROUND PLANTS		
	Ceratostigma abyssinicum Plumbago	1 gal.
	Pachysandra terminalis Japanese Pachysandra	1 gal.
GROUND COVERS		
	Bouteloua dactyloides Buffalo Grass	sod
	Detention basin Native Seed Mix	Seed
	Turf synthetic Turf Synthetic Turf	SF

SLIGO STATION, GARDEN CITY, KS

PCD PLAN | 6/13/24

PRELIMINARY LANDSCAPE PLAN

TESSERE

EX02

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: June 20, 2024
RE: FC2024-21: Rezone for property generally located at 5657 West Seven Mile Road, Finney County, Kansas

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ISSUE:

The Planning Commission is asked to consider and provide a recommendation for the rezoning request at 5657 West Seven Mile Road, Finney County, Kansas

BACKGROUND:

Cristino Pera Carrasco is requesting to rezone the property generally located at 5657 W. Seven Mile Road from "R-I" Rural Industrial to "R-R" Rural Residential District (Figure 1). The property is currently vacant and contains +/- 3.0 acres. The applicant intends to place a Residential-Design Manufactured Home (RDMH) on the property. Single-family homes, including RDMH's, are permitted with the "R-R" Rural Residential District and will require a building permit. This property is also located within the Special Flood Hazard Area Zone A and will require a pre-construction elevation certificate along floodplain development permit before building permit may be issued.

STAFF ANALYSIS

The proposed land use is consistent with the Comprehensive Plan. The Comprehensive Plan/Future Land Use map has this property categorized as mixed-use potential, which includes residential, commercial, and light industrial. Single-family homes, including RDMH's, are permitted with the "R-R" Rural Residential District. The surrounding properties include a primary use of residential and agricultural; rezoning the property will not affect any of the surrounding properties.

The Planning Commission may make its recommendation and state its findings according to the criteria in Section 27.040. Below is the complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration,
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned,
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),

F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the request.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the rezoning request.

FISCAL NOTE:

None.

ATTACHMENTS:

Vicinity Map
General Information



Case Number: FC2024-21
Applicant: Cristino Pena Carrasco
Address: 5657 W. Seven Mile Road
Request: Rezone request from "R-I" Rural Industrial District to "R-R" Rural Residential District.



FC2024-21: Rezoning from "R-I" Rural Industrial District to "R-R" Rural Residential District, for property generally located at 5657 West Seven Mile Road, Finney County, Kansas

GENERAL INFORMATION

Date:	June 20, 2024	**Jurisdiction:**	Finney County
Owner:	Cristino Pera Carrasco		
Applicant:	Cristino Pera Carrasco		
Requested Action:	Rezone from "R-I" Rural Industrial District to "R-R" Rural Residential District		
Purpose:	To be able to construct a home on the property.		
Location address:	5657 West Seven Mile Road, Finney County, Kansas		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"R-I" Rural Industrial District		
Surrounding Zoning:	North "A" Agricultural District South "A" Agricultural District East "R-R" Rural Residential District West "A" Agricultural District		
Land Area:	Contains 3.0 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: June 20, 2024
RE: GC2024-22: Rezone for property generally located at 1914 Buffalo Jones Avenue, Garden City, Kansas.

ISSUE:

The Planning Commission is asked to consider and provide a recommendation for the rezoning request for property generally located at 1914 Buffalo Jones Avenue, Garden City, Kansas.

BACKGROUND:

Linda Dela Cruz is requesting to rezone the property generally located at 1914 Buffalo Jones Avenue from "C-2" General Commercial District to "I-2" Medium Industrial District (Figure 1). The property currently contains +/- 0.34 acres with one building located on the property. The owner intends to board dogs at this location; however, dog kennels (boarding) is not a permitted use within the C-2 General Commercial District. The owner intends to construct dog kennels outside of the existing building with chain link fencing.

STAFF ANALYSIS

The proposed land use is not consistent with the Comprehensive Plan. The current Comprehensive Plan/Future Land Use map has this property categorized as Mixed use potential, which generally consists of residential and commercial uses. However, the surrounding zoning districts are a combination of commercial, light-medium and heavy industrial. "I-2" Medium Industrial district will be the most appropriate zoning district for this use, as dog kennels (boarding) are a permitted use within this zoning district. Rezoning the property will not affect any of the surrounding properties.

The Planning Commission may make its recommendation and state their findings according to the criteria in Section 27.040. Below is the complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),

F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the request.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the rezoning request.

FISCAL NOTE:

None.

ATTACHMENTS:

Vicinity Map
General Information



Case Number: GC2024-22
Applicant: Linda Dela Cruz
Address: 1914 Buffalo Jones Avenue
Request: Rezone request from "G-C" General Commercial District to "I-2" Medium Industrial District



GC2024-22: Rezoning from "C-2" General Commercial District to "I-2" Medium Industrial District for property generally located at 1914 Buffalo Jones Avenue, Garden City, Kansas

GENERAL INFORMATION

Date:	June 20, 2024	**Jurisdiction:**	Garden City
Owner:	Linda Dela Cruz		
Applicant:	Linda Dela Cruz		
Requested Action:	Rezone from "C-2" General Commercial District to "I-2" Medium Industrial District		
Purpose:	To operate a dog kennel (boarding) business.		
Location address:	The property is generally located at 1914 Buffalo Jones Avenue		
Comprehensive Plan:	The proposed land use is not consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"C-2" General Commercial District		
Surrounding Zoning:	North "I-2" Medium Industrial District South "I-2" Medium Industrial District East "I-2" Medium Industrial District West "C-2" General Commercial District and "I-3" Heavy Industrial District		
Land Area:	Contains 0.34 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: June 20, 2024
RE: GC2024-23: Rezone for the property generally located at the West half of Section 2, Township 24, Range 32 West, Garden City, Kansas.

ISSUE:

The Planning Commission is asked to consider and provide a recommendation for the rezoning request generally located at West half of Section 3, Township 24, Range 32 West, Garden City, Kansas.

BACKGROUND:

Lucky 4 Investment is requesting to rezone the property generally located at West half of Section 3, Township 24, Range 32 West, Garden City, Kansas from "A" Agricultural District (County) to "R-3" Multiple Family Residential District (City Zoning), (Figure 1). The property being rezoned contains +/- 63 acres and is currently vacant. The property was annexed into the City on November 15, 2022. The property owner intends develop this property for multi-family housing in the future.

STAFF ANALYSIS

The proposed land use is consistent with the Comprehensive Plan. The current Comprehensive Plan/Future Land Use map has this property categorized as residential potential. "R-3" Multiple Family Residential district (City Zoning) will be the most appropriate zoning district for an apartment complex as they are a permitted use within this zoning district. Rezoning the property will not affect any of the surrounding properties.

The Planning Commission may make its recommendation and state their findings according to the criteria in Section 27.040. Below is the complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for ar amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),

E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the request.

RECOMMENDATION:

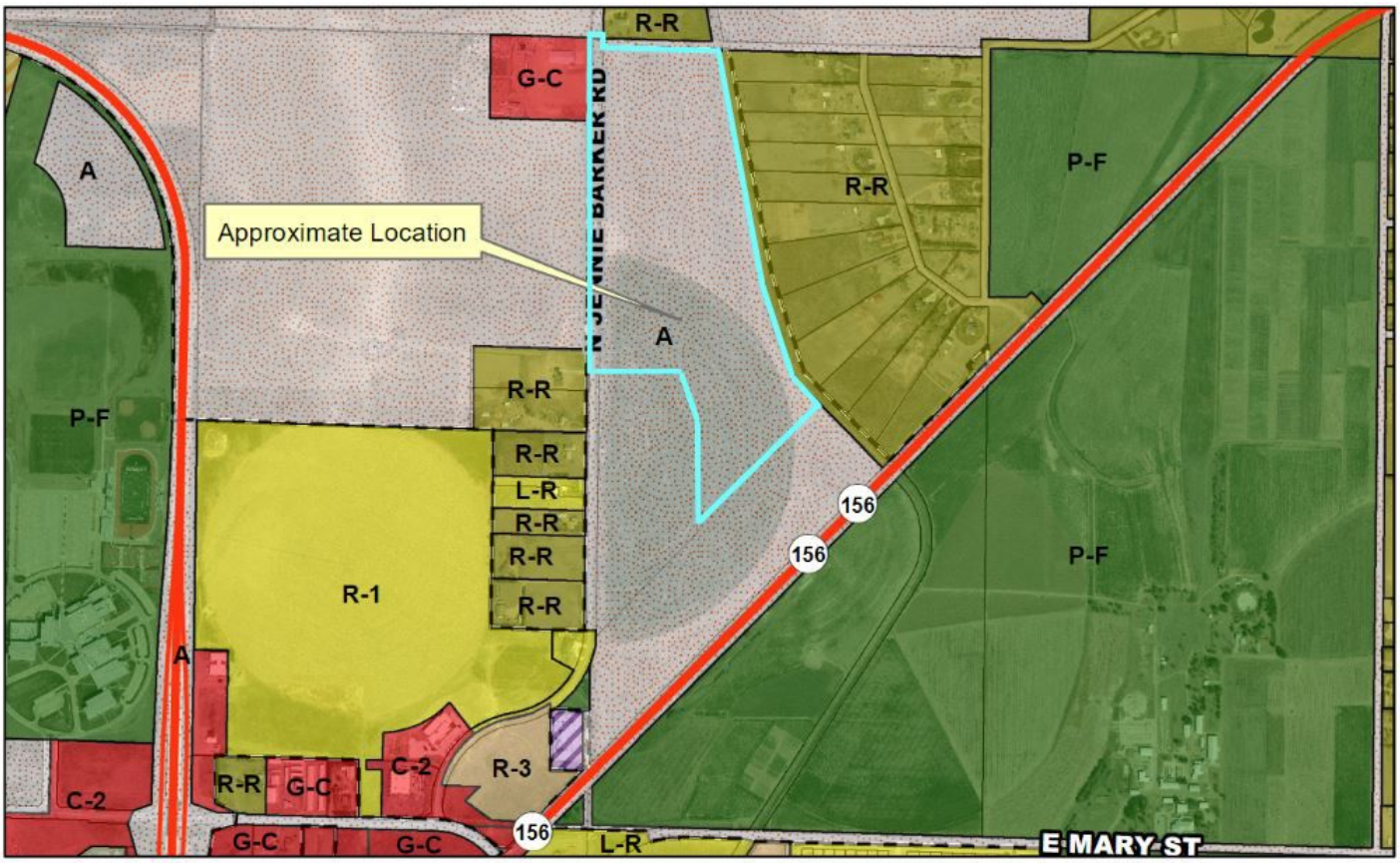
Staff recommends the Planning Commission recommend approval of the rezoning request.

FISCAL NOTE:

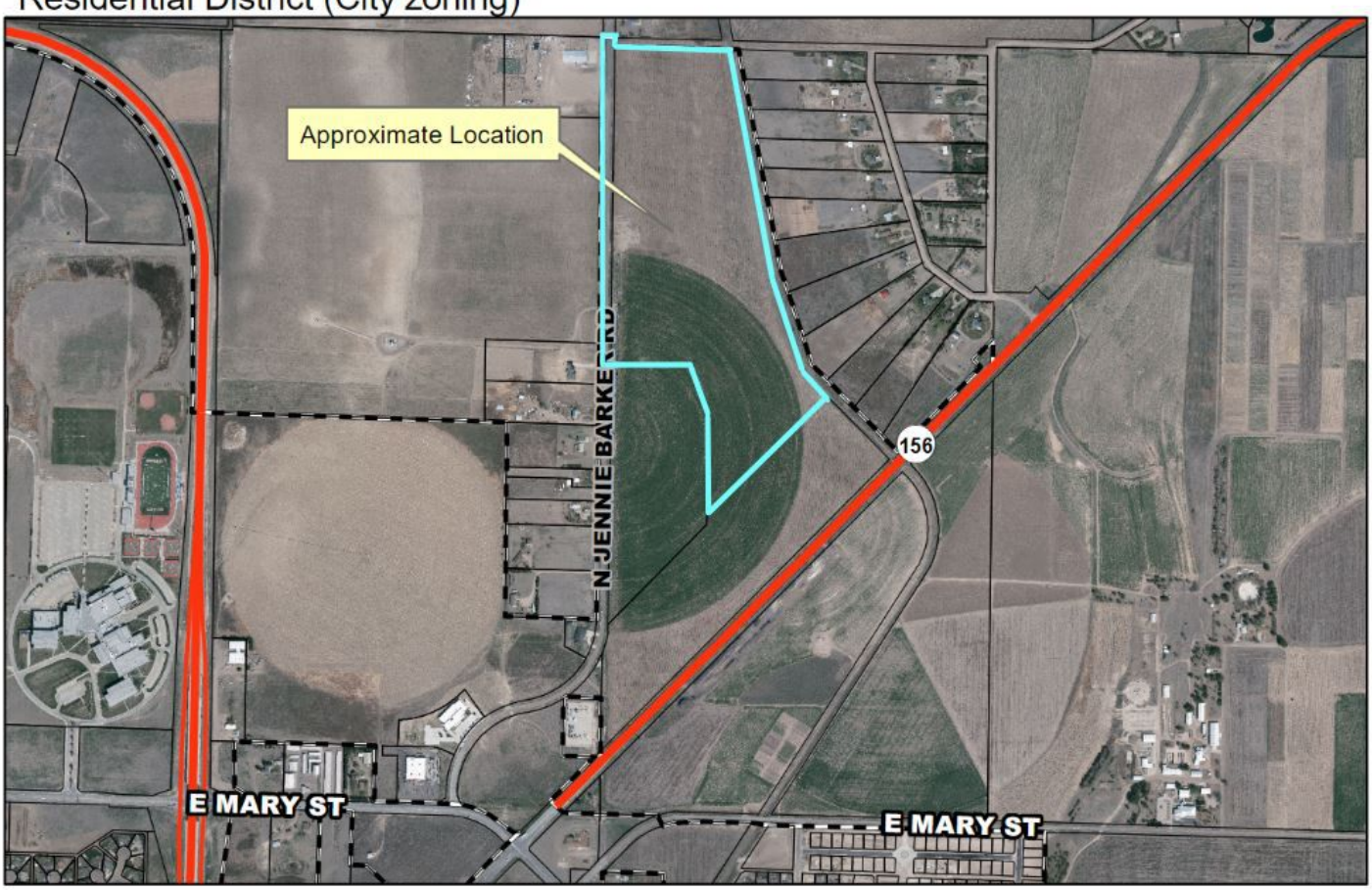
None.

ATTACHMENTS:

Vicinity Map
General Information



Case Number: GC2024-23
Applicant: Lucky 4 Investment
Address: Generally located at West half of Section 3, Township 24, Range 32 West, Garden City, Kansas
Request: A rezone from "A" Agricultural District (County zoning) to "R-3" Multiple Family Residential District (City zoning)



STAFF REPORT

GC2024-23: Rezoning from "A" Agricultural District (County Zoning) to "R-3" Multiple Family Residential District (City Zoning) for property generally located at the West half of Section 3, Township 24, Range 32 West, Garden City, Kansas

GENERAL INFORMATION

Date:	June 20, 2024	**Jurisdiction:**	Garden City
Owner:	Lucky 4 Investment		
Applicant:	Lucky 4 Investment		
Requested Action:	Rezone from "A" Agricultural District (County Zoning) to "R-3" Multiple Family Residential District (City Zoning)		
Purpose:	To create more housing units.		
Location address:	West half of Section 3, Township 24, Range 32 West, Garden City, Kansas		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"A" Agricultural District (County Zoning)		
Surrounding Zoning:	North: "R-R" Rural Residential District (County Zoning) South: "P-F" Public Facilities District (County Zoning) East: "R-R" Rural Residential District (County Zoning) West: "A" Agricultural District and "R-R" Rural Residential District (County Zoning)		
Land Area:	Contains 63 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: June 20, 2024
RE: GC2024-24: Rezone for the property generally located at the West half of Section 3, Township 24, Range 32 West, Garden City, Kansas.

ISSUE:

The Planning Commission is asked to consider and provide a recommendation for the rezoning request generally located at West half of Section 3, Township 24, Range 32 West, Garden City, Kansas.

BACKGROUND:

Lucky 4 Investment is requesting to rezone the property generally located at West half of Section 3, Township 24, Range 32 West, Garden City, Kansas from "A" Agricultural District (County zoning) to "C-2" General Commercial District (City zoning), (Figure 1). The property being rezoned contains +/- 34.43 acres and is currently vacant. The property was annexed into the City on November 15, 2022. The property owner intends to develop this property as a commercial development.

STAFF ANALYSIS

The proposed land use is consistent with the Comprehensive Plan. The current Comprehensive Plan/Future Land Use map has this property categorized as commercial potential. "C-2" General Commercial district (City Zoning) will be the most appropriate zoning district for a commercial development. There are no current plans as of now. Rezoning the property will not affect any of the surrounding properties.

The Planning Commission may make its recommendation and state their findings according to the criteria in Section 27.040. Below is the complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for ar amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the

landowner's property compared to any hardship that may be imposed upon the landowner,

G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the request.

RECOMMENDATION:

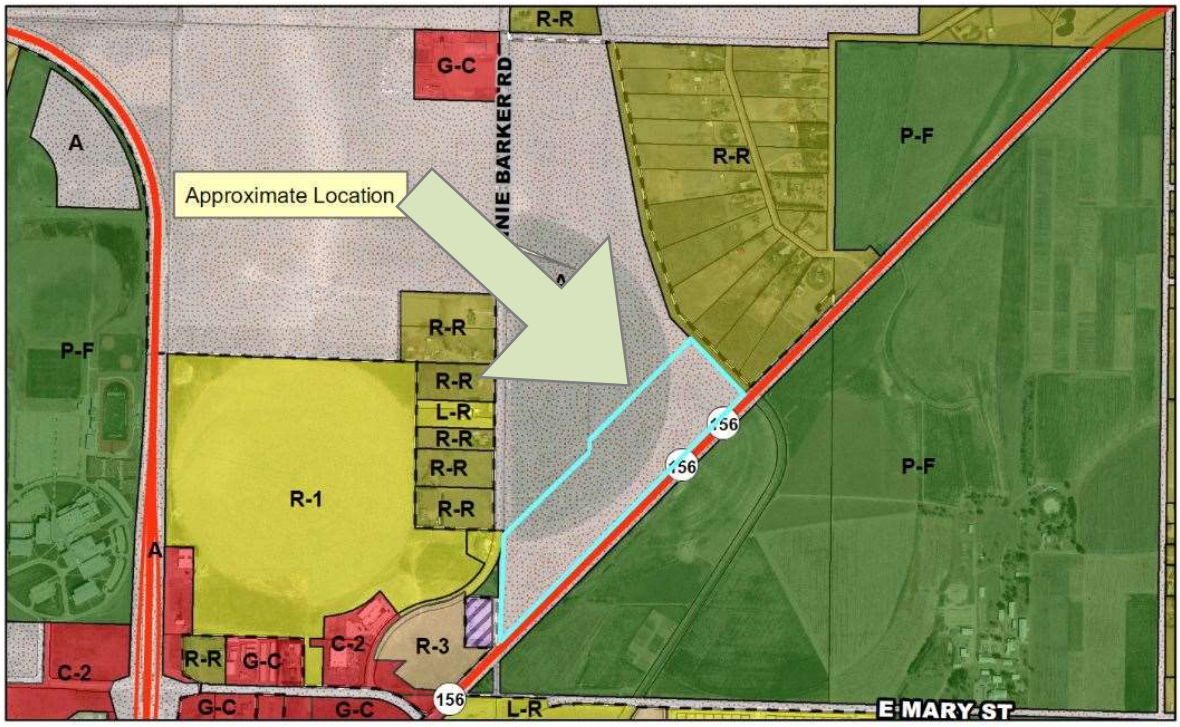
Staff recommends the Planning Commission recommend approval of the rezoning request.

FISCAL NOTE:

None.

ATTACHMENTS:

Vicinity Map
General Information



Case Number: GC2024-24
Applicant: Lucky 4 Investment
Address: Generally located at West half of Section 3, Township 24, Range 32 West, Garden City, Kansas
Request: A rezone from "A" Agricultural District (County zoning) to "C-2" General Commercial District (City zoning)

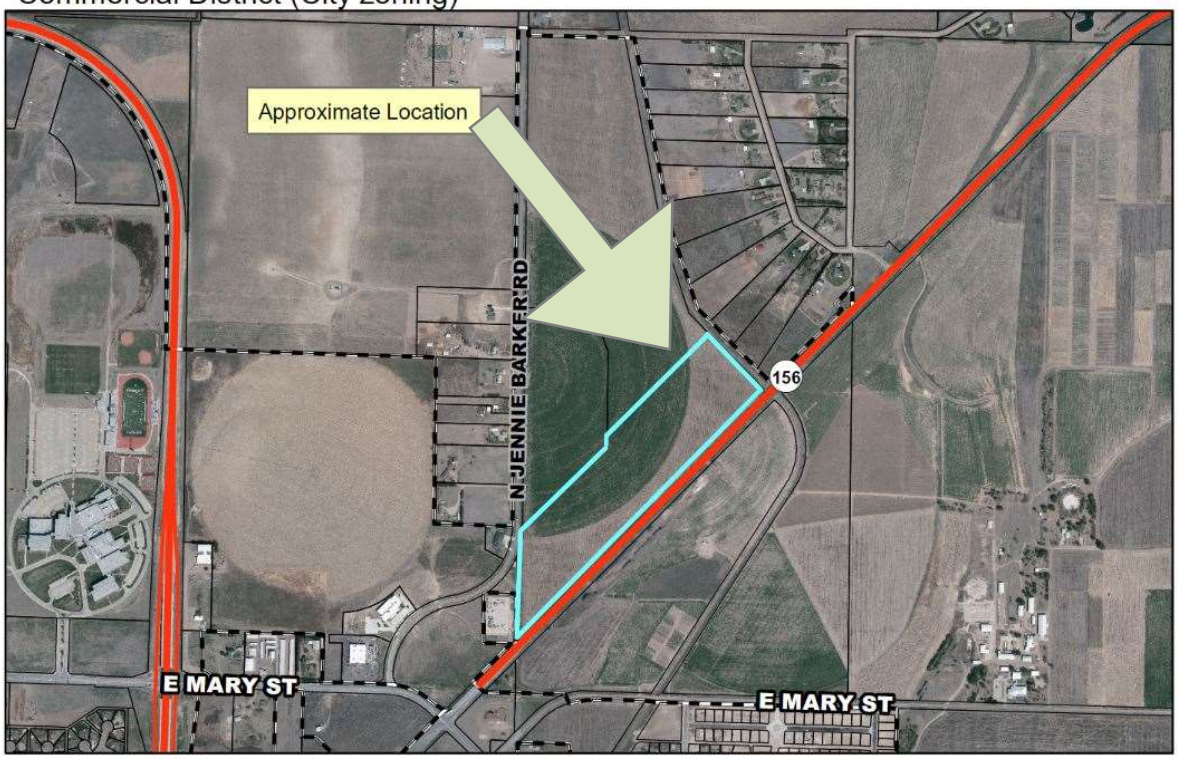


Figure 1: Vicinity Map

STAFF REPORT

GC2024-24: Rezoning from "A" Agricultural District (County Zoning) to "C-2" General Commercial District (City Zoning) for property generally located at the West half of Section 3, Township 24, Range 32 West, Garden City, Kansas

GENERAL INFORMATION

Date:	June 20, 2024	**Jurisdiction:**	Garden City
Owner:	Lucky 4 Investment		
Applicant:	Lucky 4 Investment		
Requested Action:	Rezone from "A" Agricultural District (County Zoning) to "C-2" General Commercial District (City Zoning)		
Purpose:	Intentions to develop as a commercial property.		
Location address:	West half of Section 3, Township 24, Range 32 West, Garden City, Kansas		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"A" Agricultural District (County Zoning)		
Surrounding Zoning:	North: "R-R" Rural Residential District (County Zoning) South: "P-F" Public Facilities District (County Zoning) East: "R-R" Rural Residential District (County Zoning) West: "A" Agricultural District and "R-R" Rural Residential District (County Zoning)		
Land Area:	Contains 34.43 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Aleecya Charles, Assistant Neighborhood & Development Services Director
DATE: June 20, 2024
RE: GC2024-5, Final Plat, O'Reilly's Garden City

ISSUE:
The Planning Commission is asked to consider and make a recommendation for the Final Plat, O'Reilly's Garden City.

BACKGROUND:
O'Reilly's Auto Enterprises, LLC on behalf on Worf Land, LLC is requesting to plat O'Reilly's Garden City, final plat. The property is generally located at 3208 E. Mary Street and contains 0.88 +/- acres. The property is zoned "G-C'" General Commercial District (County) and the property will go through the rezone application to rezone the property to a city zoning district in the future. The property is currently vacant and is going through the site plan review process for a commercial business.

An ordinance was approved by the City Commission to annex the 0.88 +/- acres plus the surrounding 10 +/- acres to be annexed into city limits. As part of the annexation, the applicant and the City must enter into a development agreement. The development agreement between the City and the applicant is for the sanitary sewer extension and public improvements. The 4th submittal of the plat was presented for review on June 3, 2024 and the plat met the minimum requirements of the zoning and subdivision regulations.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat contingent to an executed development agreement.
2. The Planning Commission may not recommend approval of the plat.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the final plat contingent upon an executed development agreement.

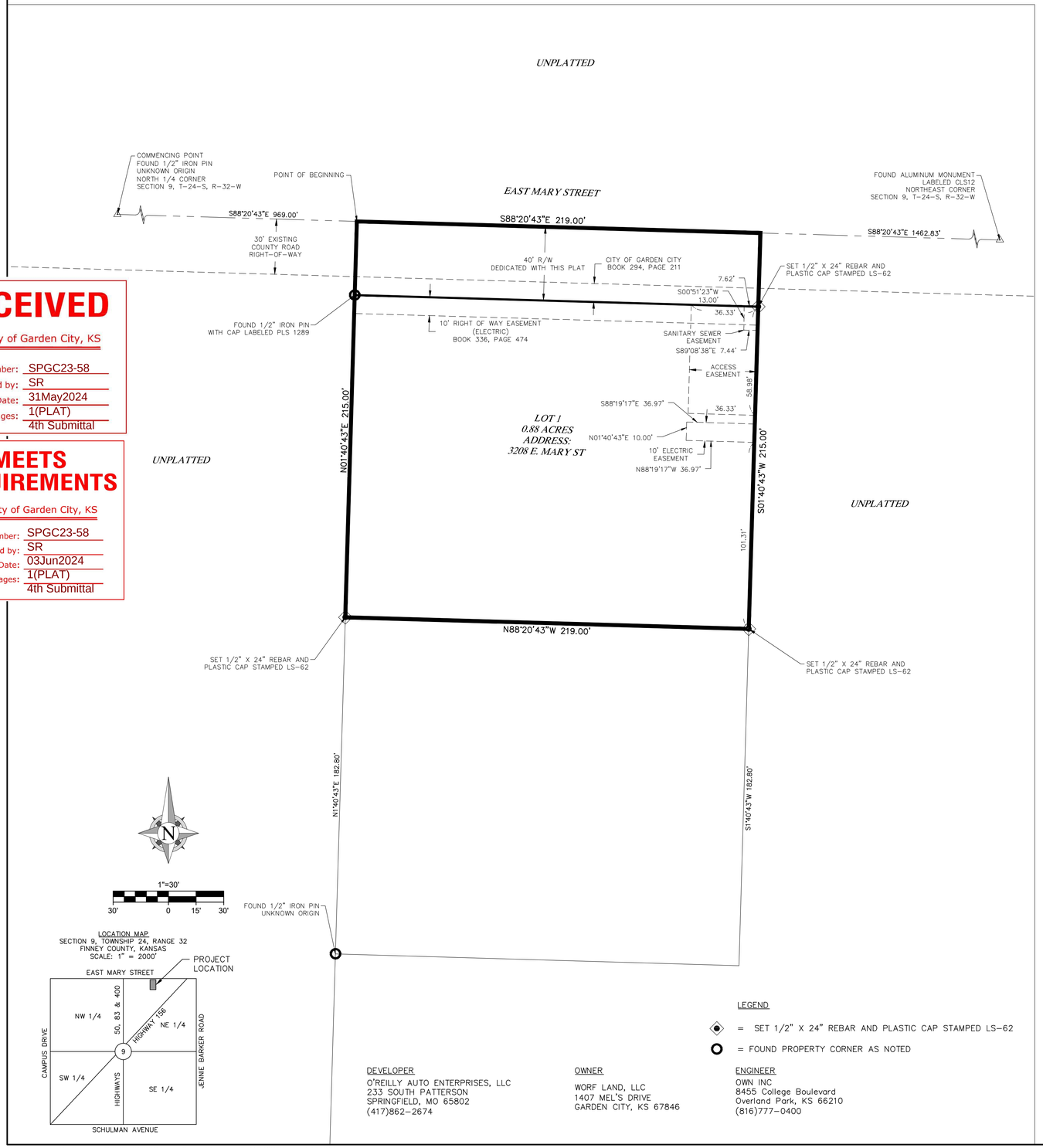
FISCAL NOTE:
N/A

ATTACHMENTS:
O'Reilly Garden City, Final Plat

FINAL PLAT

O'REILLY'S GARDEN CITY

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 32 WEST IN THE CITY OF GARDEN CITY, FINNEY COUNTY, KANSAS



LOCATION MAP
SECTION 9, TOWNSHIP 24, RANGE 32
FINNEY COUNTY, KANSAS
SCALE: 1" = 2000'

LEGEND

◈ = SET 1/2" X 24" REBAR AND PLASTIC CAP STAMPED LS-62

O = FOUND PROPERTY CORNER AS NOTED

DEVELOPER
O'REILLY AUTO ENTERPRISES, LLC
233 SOUTH PATTERSON
SPRINGFIELD, MO 65802
(417)862-2674

OWNER
WORF LAND, LLC
1407 MEL'S DRIVE
GARDEN CITY, KS 67846

ENGINEER
OWN INC
8455 College Boulevard
Overland Park, KS 66210
(816)777-0400

DESCRIPTION

Part of a tract of land described in Book 292 at Page 262 in the Recorder of Deeds Office in Finney County, Kansas, and being part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 24 South, Range 32 West of the 6th p.m., Finney County, Kansas, being more particularly described as follows: Commencing at the northwest corner of the Northeast Quarter of said Section 9; thence South 88 degrees 20 minutes 43 seconds East, with the north line of said Section 9, a distance of 969.00 feet to the point of beginning; thence continuing South 88 degrees 20 minutes 43 seconds East, with the north line of said Section 9, a distance of 219.00 feet; thence South 01 degree 40 minutes 43 seconds West, no longer with the north line of Section 9, a distance of 215.00 feet; thence North 88 degrees 20 minutes 43 seconds West, a distance of 219.00 feet; thence North 01 degree 40 minutes 43 seconds East, a distance of 215.00 feet to the point of beginning. The above described tract contains 47,085 square feet or 1.08 acres.

EASEMENT DEDICATION

An easement or license for ingress and egress for the purposes of the installation, construction, reconstruction, maintenance, inspection, repair and removal of electrical and service lines and any other purpose incidental to the construction, reconstruction, improvement, maintenance or operation of any aspect of electricity or the construction, reconstruction, improvement, maintenance, inspection, repair and removal of any facilities or operations related to any aspect of electrical service upon, in, over, under and through those areas outlined and designated on this plat as "Electric Easement", is hereby granted to the City of Garden City, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

DEDICATION OF ROADWAY OR UTILITY RIGHT-OF-WAY

KNOW ALL MEN BY THESE PRESENTS: that _____ (is,are) the owner(s) of the land included within the plat shown hereon, that (I, we) (am, are) the only person(s) whose consent is necessary to pass clear title to said land and (I, we) hereby consent to the making and recording of said plat and (I, we) hereby dedicate to the public for use as such, and (public roadways, public utility easements) as shown on said plat and included in the above described premises:

OWNER 1

In witness whereof this consent is executed this _____ day of _____, 2024.

_____ _____
, Owner Date

State of _____
SS
County of _____

This dedication was acknowledged before me, the undersigned officer, by _____, this _____ day of _____, 2024.

OWNER 2

In witness whereof this consent is executed this _____ day of _____, 2024.

_____ _____
Manuel F. Ortiz, Mayor Date

_____ _____
Attest: Celyn Hurtado, City Clerk Date

State of Kansas
SS
County of Finney

This dedication was acknowledged before me, the undersigned officer, by _____, this _____ day of _____, 2024.

SURVEY NOTES

1. The basis of bearing is based on Kansas State Plane Coordinate System, South Zone, NAD83.

2. Theory of location: The boundary for this plat was established from existing property corner monuments as shown, along with found monuments at the northwest corner and northeast corner of the Northwest Quarter of Section 9.

3. The future zoning for this property is C-2 General Commercial District.

4. The subject property lies in Zone X, as shown on Flood Insurance Rate Map Community Panel No. 200099 0300 B, Effective Date of September 3, 1997.

5. This property has a calculated closure error of 0.000 over 868' perimeter for a closure ratio of 1:1,470,850.

PLANNING CERTIFICATE

This plat of O'Reilly's Garden City has been submitted to and approved by the Holcomb-Garden City-Finney County Area Planning Commission this _____ day of _____, _____.

PLANNING COMMISSION

Approved by Planning Commission.

_____ _____ _____ _____
Vicki Germann, Chairperson Date Trent Maxwell, Secretary Date

GARDEN CITY CITY COMMISSION

These rights-of-ways and easements accepted by the Governing Body of the City of Garden City, Kansas, as shown on said plat, are hereby dedicated this _____ day of _____, _____.

_____ _____ _____ _____
Manuel F. Ortiz, Mayor Date Celyn Hurtado, City Clerk Date

REGISTER OF DEEDS CERTIFICATE

FINNEY COUNTY REVIEW SURVEYOR

I, hereby ceritfy, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

Approved: _____
Date: _____
License No: _____

SURVEYOR'S CERTIFICATE

I hereby certify that I am a duly Registered Land Surveyor under the laws of the State of Kansas, and that to the best of my knowledge this survey meets or exceeds the current minimum standards for property boundary surveys, and that said survey was conducted under my direct supervision.

_____ _____
Samuel J. DePriest, Kansas PLS 1351 Date

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined this _____ day of _____, _____, for compliance with the requirements of the Act Concerning Land Surveys in the State of Kansas.

_____
County Surveyor, Finney County, Kansas

OWN
Engineering beyond.™
8455 College Boulevard
Overland Park, KS 66210
816.777.0400
weareown.com
FORMERLY ANDERSON ENGINEERING

O'REILLY'S GARDEN CITY FINAL PLAT

3210 EAST MARY STREET
GARDEN CITY, KANSAS

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	03/28/2024

DRAWING INFORMATION

PROJECT NO: 23JO20046
DRAWN BY: MLB
CHECK BY: SJD
ISSUED DATE: 11/10/2023

SAMUEL J. DEPRIEST
PLS 1351
05/31/2024
KANSAS
PROFESSIONAL SURVEYOR

ISSUED BY: SAMUEL J. DEPRIEST
LICENSE NO: PLS 1351

A licensed Kansas
Surveying Corporation
COA# LS-17

SHEET TITLE

O'REILLY'S GARDEN CITY FINAL PLAT

SHEET NUMBER

SHEET
1 OF 1

RECEIVED
City of Garden City, KS
Project Number: SPGC23-58
Received by: SR
Date: 31May2024
No. of Pages: 1(PLAT)
4th Submittal

MEETS REQUIREMENTS
City of Garden City, KS
Project Number: SPGC23-58
Approved by: SR
Date: 03Jun2024
No. of Pages: 1(PLAT)
4th Submittal

G:\Shared drives\JO2 - Surveying_2023\23JO20046 OReillys - Garden City Kansas\CAD\23JO20046 Final Plat 5.10.24.dwg

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: June 20, 2024
RE: FC2024-16 Parcel Plat – McGraw Second Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the McGraw Second Addition parcel plat.

BACKGROUND:
ProStake Surveying is requesting to plat the McGraw Second Addition. The property is generally located at 10515 S. Road 17, Finney County, Kanas (Figure 1). The property is currently zoned "R-R" Rural Residential and is currently used for residential purposes. Lot 1, Block 1 contains +/- 9.55 acres.

The 2nd submittal was presented for plat review on May 28, 2024, and met requirements

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat.
2. The Planning Commission may not recommend approval of the plat.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat.

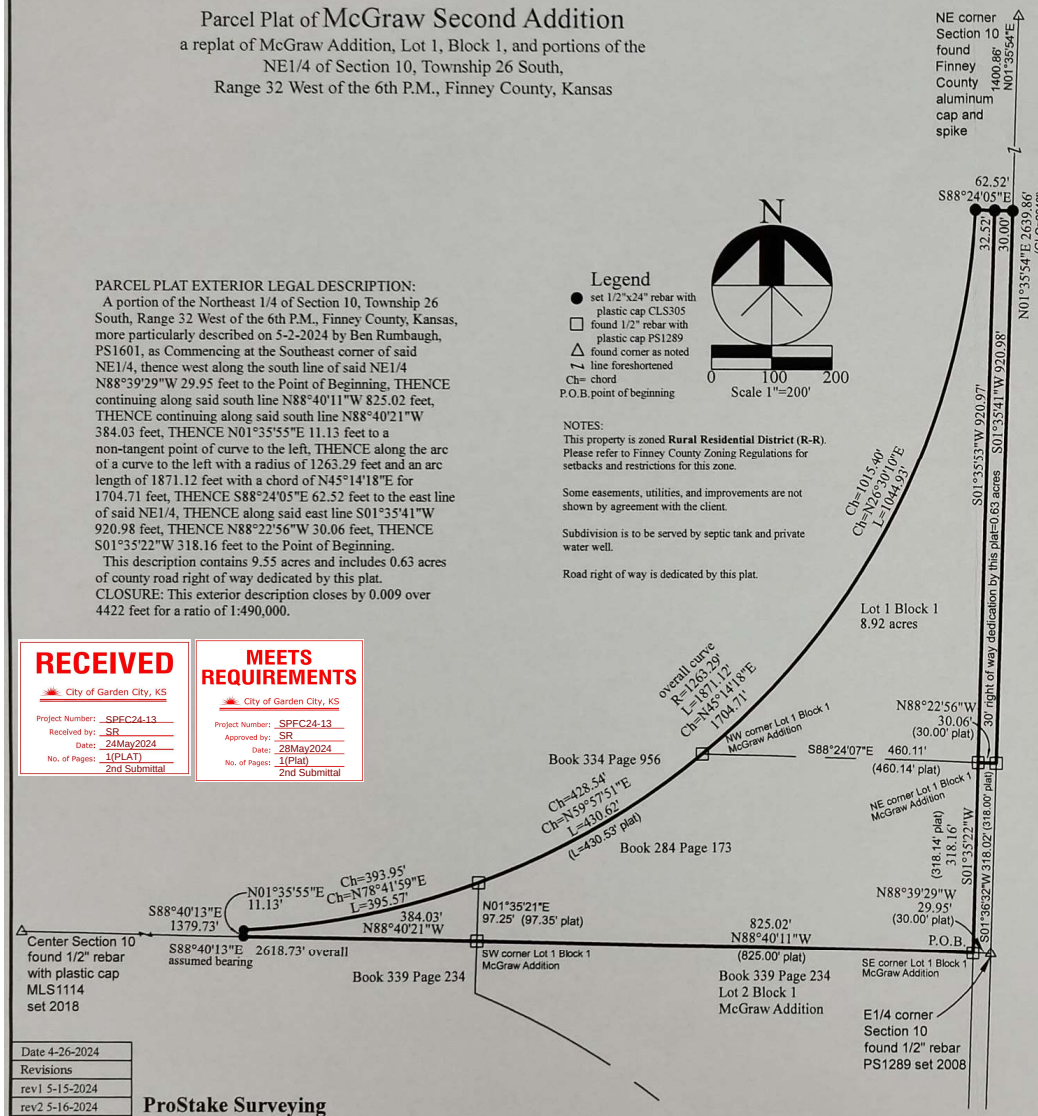
FISCAL NOTE:
None.

ATTACHMENTS:
GC2024-16 Parcel Plat - McGraw Second Addition
Vicinity Map and Zoning Map

Parcel Plat of McGraw Second Addition

a replat of McGraw Addition, Lot 1, Block 1, and portions of the
NE1/4 of Section 10, Township 26 South,
Range 32 West of the 6th P.M., Finney County, Kansas

PARCEL PLAT EXTERIOR LEGAL DESCRIPTION:
A portion of the Northeast 1/4 of Section 10, Township 26 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described on 5-2-2024 by Ben Rumbaugh, PS1601, as Commencing at the Southeast corner of said NE1/4, thence west along the south line of said NE1/4 N88°39'29"W 29.95 feet to the Point of Beginning, THENCE continuing along said south line N88°40'11"W 825.02 feet, THENCE continuing along said south line N88°40'21"W 384.03 feet, THENCE N01°35'55"E 11.13 feet to a non-tangent point of curve to the left, THENCE along the arc of a curve to the left with a radius of 1263.29 feet and an arc length of 1871.12 feet with a chord of N45°14'18"E for 1704.71 feet, THENCE S88°24'05"E 62.52 feet to the east line of said NE1/4, THENCE along said east line S01°35'41"W 920.98 feet, THENCE N88°22'56"W 30.06 feet, THENCE S01°35'22"W 318.16 feet to the Point of Beginning.
This description contains 9.55 acres and includes 0.63 acres of county road right of way dedicated by this plat.
CLOSURE: This exterior description closes by 0.009 over 4422 feet for a ratio of 1:490,000.



RECEIVED
City of Garden City, KS
Project Number: SPEC24-13
Received by: SR
Date: 24May2024
No. of Pages: 1(PLAT) 2nd Submittal

MEETS REQUIREMENTS
City of Garden City, KS
Project Number: SPEC24-13
Approved by: SR
Date: 28May2024
No. of Pages: 1(Plat) 2nd Submittal

Date 4-26-2024
Revisions
rev1 5-15-2024
rev2 5-16-2024
Sheet 1 of 1

ProStake Surveying
PO Box 2324
Garden City, KS 67846
620-385-0547

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Reigan J. McGraw and Darrin J. McGraw are the owners of that land included on the plat shown hereon, and that they are the only persons whose consent is necessary to pass clear title to said land and that they hereby consent to the making and recording of said plat and they hereby dedicate said plat to the public.

IN WITNESS WHEREOF this dedication is executed

this _____ day of _____, 2024.

_____ _____
Reigan J. McGraw Darrin J. McGraw
10515 S Rd 17, Garden City
620-272-6383

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Reigan J. McGraw and Darrin J. McGraw

this _____ day of _____, 2024.

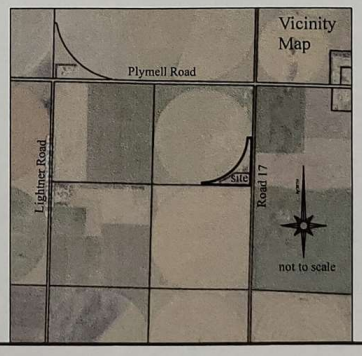
_____
Notary Public

FINNEY COUNTY COMMISSION
This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Finney County, Kansas.

Dated this _____ day of _____, 2024.

_____
Gerry Schultz, Chairman

ATTEST:_____
County Clerk, Dori Munyan



REGISTER of DEEDS

HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
The Parcel Plat described hereon has been reviewed and considered by the Holcomb Garden City Finney County Area Planning Commission at its regular meeting held

this _____ day of _____, 2024, and the same is hereby recommended for approval.

_____ _____
Vicki Germann, Chairperson Date

_____ _____
Trent Maxwell, Secretary Date

SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed under my supervision on 4-26-2024, and all of the monuments shown exist and their positions are correct to the best of my knowledge.

BENJAMIN A RUMBAUGH LICENSED 5-16-2024 PS1601 KANSAS LAND SURVEYOR

FINNEY COUNTY REVIEW SURVEYOR
I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

DAVID V. MATTHEWS LICENSED PS-1114 5-22-24 KANSAS PROFESSIONAL SURVEYOR

FINNEY COUNTY
KANSAS

NEIGHBORHOOD &
DEVELOPMENT
SERVICES
SERVING
GARDEN CITY
HOLCOMB
AND
FINNEY COUNTY
620-276-1170

INSPECTIONS
620-276-1120
Inspections@gardencityks.us

CODE COMPLIANCE
620-276-1120
Code.Enforcement@gardencityks.us

PLANNING AND ZONING
620-276-1170
Planning@gardencityks.us

CITY ADMINISTRATIVE
CENTER
301 N. 8TH
P.O. BOX 998
GARDEN CITY, KS
67846-0998
PH 620.276.1170
FAX 620.276.1173

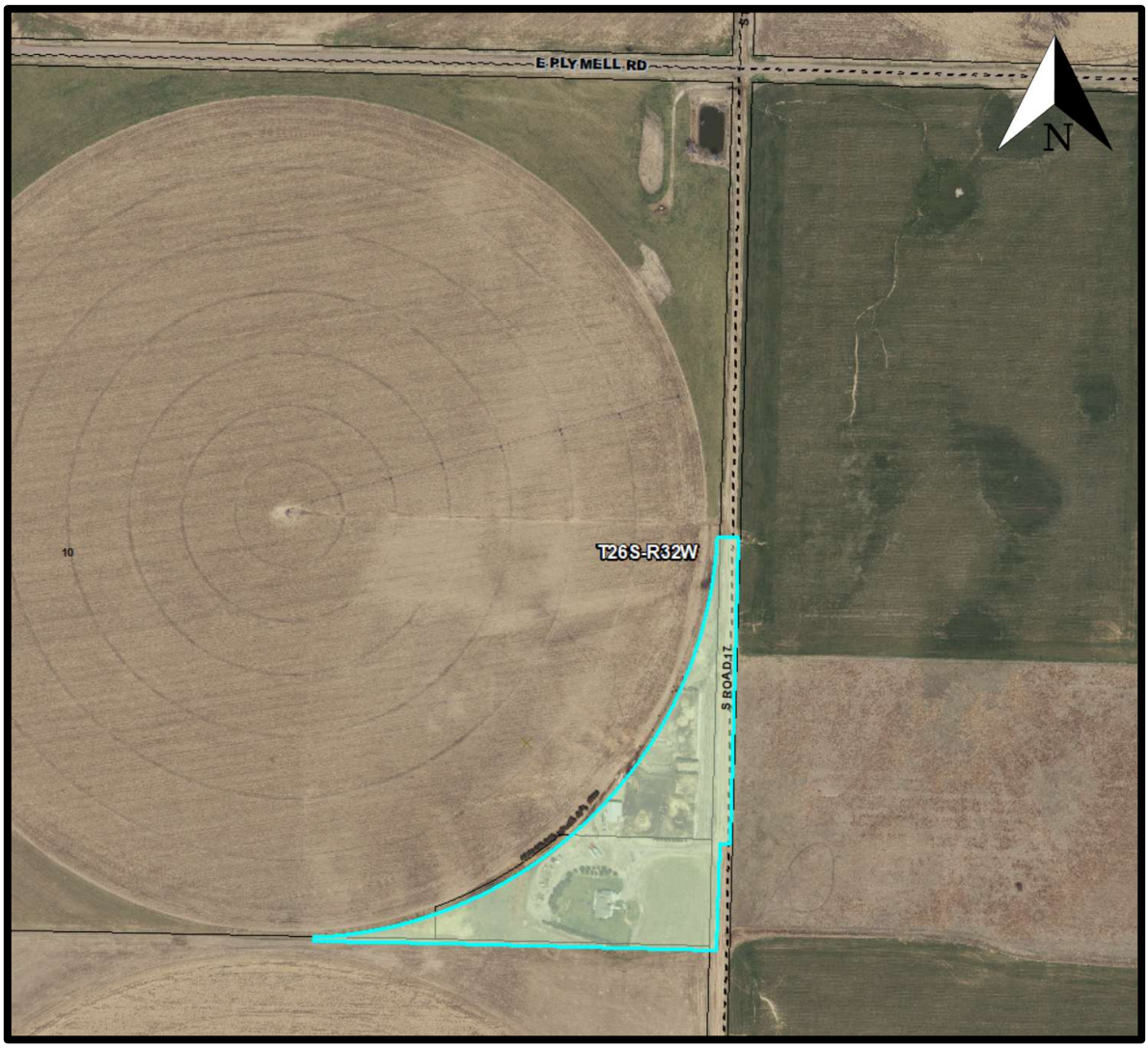


Figure 1: Vicinity Map

FINNEY COUNTY
KANSAS

NEIGHBORHOOD &
DEVELOPMENT
SERVICES
SERVING
GARDEN CITY
HOLCOMB
AND
FINNEY COUNTY
620-276-1170

INSPECTIONS
620-276-1120
Inspections@gardencityks.us

CODE COMPLIANCE
620-276-1120
Code.Enforcement@gardencityks.us

PLANNING AND ZONING
620-276-1170
Planning@gardencityks.us

CITY ADMINISTRATIVE
CENTER
301 N. 8TH
P.O. BOX 998
GARDEN CITY, KS
67846-0998
PH 620.276.1170
FAX 620.276.1173

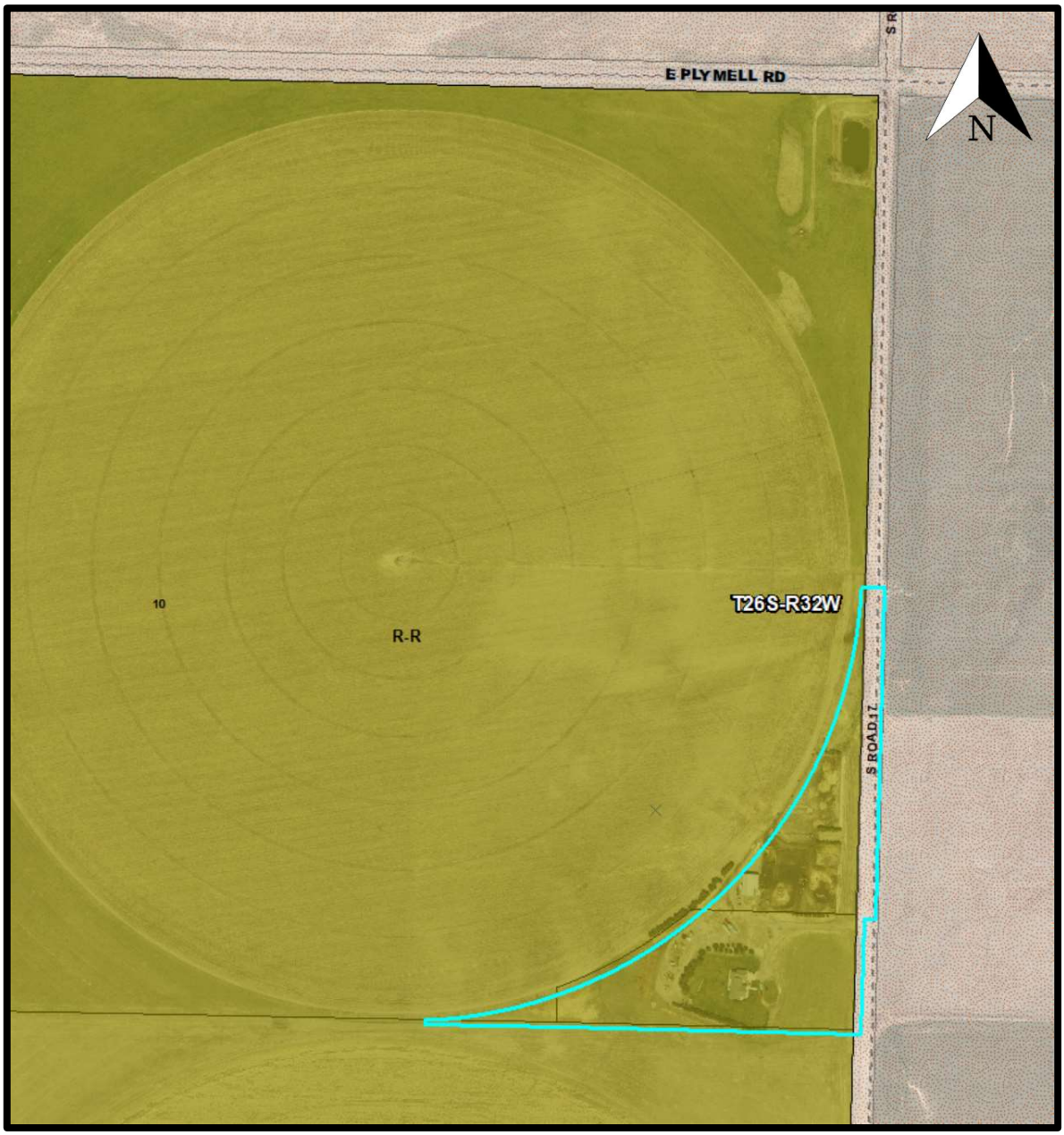


Figure 2: Zoning Map

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: June 20, 2024
RE: FC2024-17 Parcel Plat – Grandview Circle Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Parcel Plat – Grandview Circle Addition

BACKGROUND:
ProStake Surveying is requesting to plat the Grandview Circle Addition. The property is generally located at 306 Grandview Circle, Finney County, Kanas (Figure 1). The property is currently zoned "M-R" Medium Density Residential District, and the property owner intends to construct a home on the lot. The proposed lot contains +/- 0.27 acres and will be serviced by the Finney County Sewer District.

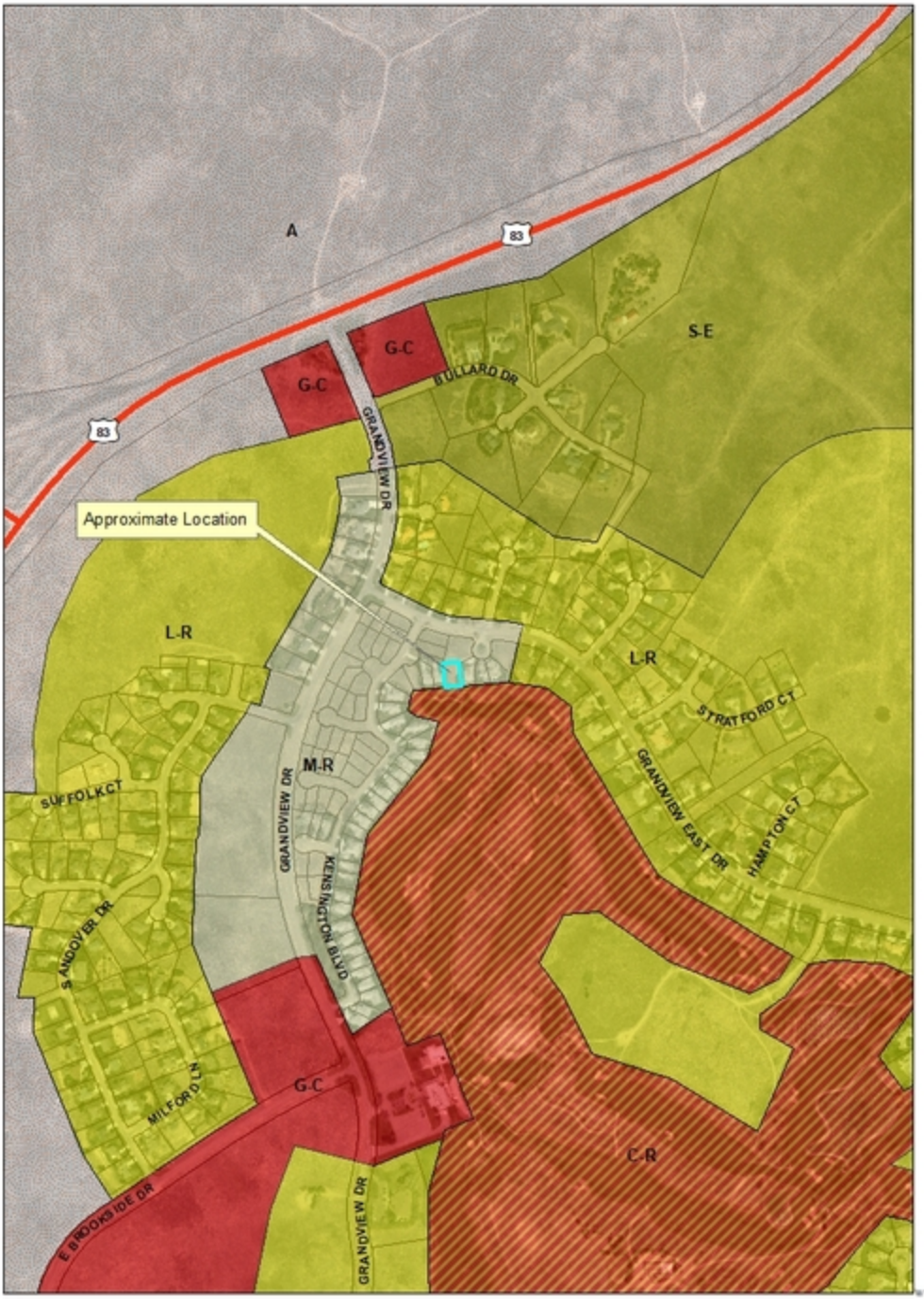
The second submittal was presented for plat review on June 7, 2024, and met the minimum requirements of the zoning and subdivision regulations.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat.
2. The Planning Commission may not recommend approval of the plat.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat.

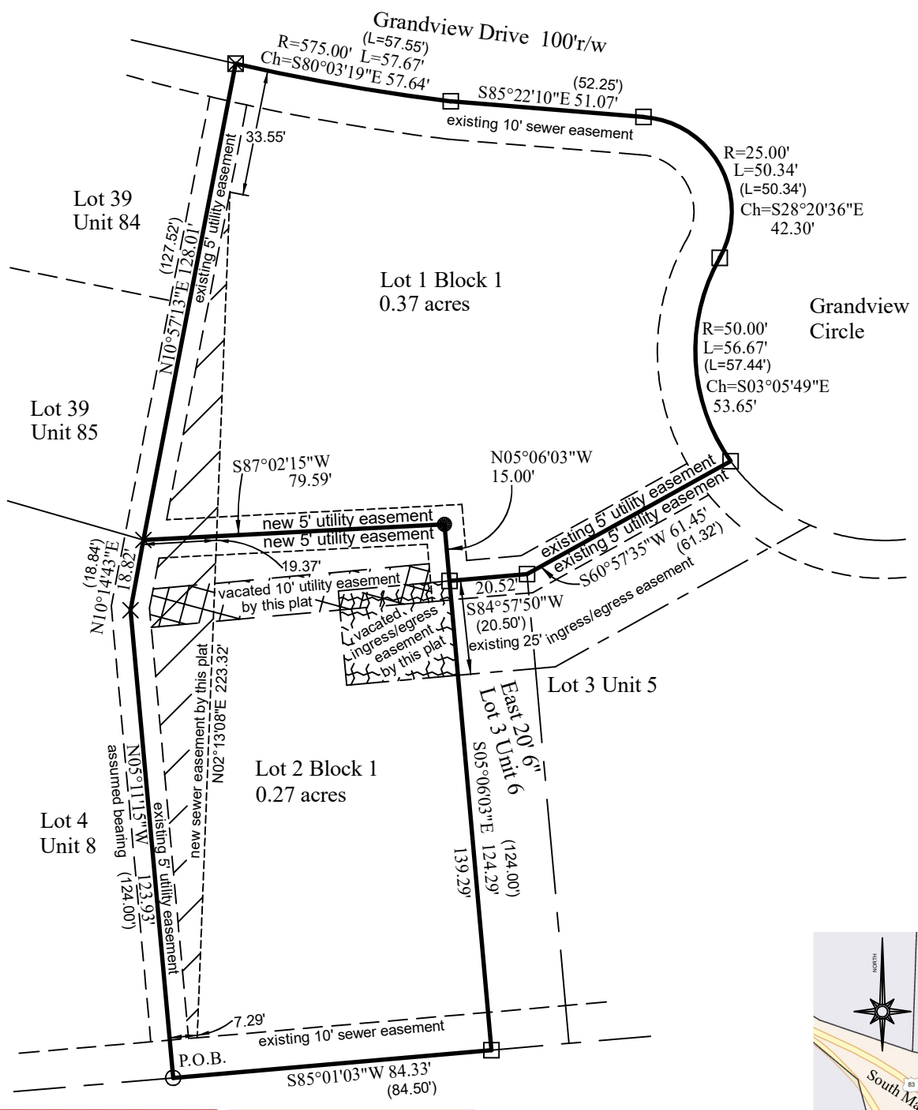
FISCAL NOTE:
None.

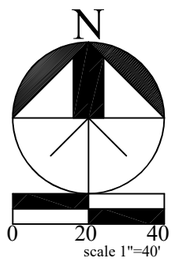
ATTACHMENTS:
Vicinity Map
FC2024-17 Parcel Plat - Grandview Addition


A
83
83
G-C
G-C
S-E
BULLARD DR
GRANDVIEW DR
Approximate Location
L-R
L-R
M-R
STRATFORD CT
GRANDVIEW EAST DR
HAMPTON CT
SUFFOLK CT
GRANDVIEW DR
KENSINGTON BLVD
SANDOVER DR
MILFORD LN
G-C
C-R
E BROOKSIDE DR
GRANDVIEW DR

Parcel Plat of
Grandview Circle Addition

a REPLAT of Lot 3 Unit 6 except the East 20 feet 6 inches thereof, and
Lot 3 Unit 7, and Lot 40 Unit 84, and Lot 40 Unit 85,
A Kansas Townhouse Ownership Act:
Townhouse located in Tract 4 in Southwind in Finney County, Kansas



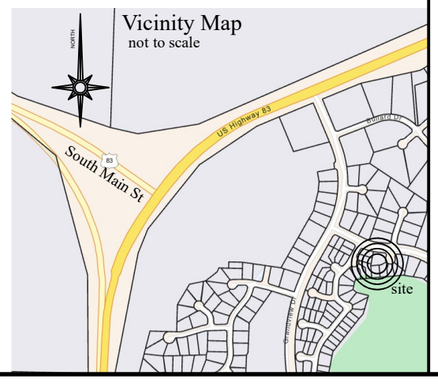


Legend

- set 1/2"x24" rebar with plastic cap CLS305
- found 1/2" rebar by LS665
- found 5/8" rebar o.u.
- found 3/4" rebar o.u.
- found 1/2" rebar by CLS292

(0.00') platted distance
o.u. origin unkown
R= radius length
L= arc length
Ch= chord bearing and distance

NOTES:
1) Some easements, utilities and improvements have not been shown by agreement with the client.
2) This map does not certify as to ownership.
3) Property is vacant.
4) Zoning and setbacks are governed by the Medium Density Residential Zoning District. See Finney Zoning Regulations for details.



PARCEL PLAT EXTERIOR DESCRIPTION:
A portion of Lot 3 Unit 6, all of Lot 3 Unit 7, all of Lot 40 Unit 84 and all of Lot 40 Unit 85, A Kansas Townhouse Ownership Act: Townhouse located in Tract 4 in Southwind in Finney County, Kansas, a portion of Section 29, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described on 5-7-2024 by Ben Rumbaugh, PS1601, as Beginning at the Southwest corner of said Lot 3 Unit 7 as shown on the Kensington Plat recorded at Envelope 277A in the Finney County records, THENCE N05°11'15"W 123.93 feet along the west line of said Lot 3, THENCE N10°14'43"E 18.82 feet along the west line of said Lot 40, THENCE N10°57'13"E 128.01 feet along the west line of said Lot 40, THENCE along a non-tangent curve to the left having a radius of 575.00 feet, an arc length of 57.67 feet, and a chord on S80°03'19"E 57.64 feet along the north line of said Lot 40, THENCE S85°22'10"E 51.07 feet along the north line of said Lot 40, THENCE along a curve to the right with a radius of 25.00 feet, an arc length of 50.34 feet, and a chord of S28°20'36"E 42.30 feet along the east line of said Lot 40, THENCE along a curve to the left with a radius of 50.00 feet, an arc length of 56.67 feet, and a chord of S03°05'49"E 53.65 feet along the east line of said Lot 40, THENCE S60°57'35"W 61.45 feet along the south line of said Lot 40, THENCE S84°57'50"W 20.52 feet along the south line of said Lot 40, THENCE S05°06'03"E 124.29 feet to the south line of said Lot 3, THENCE S85°01'03"W 84.33 feet along the south line of said Lot 3 to the Point of Beginning.
This description contains 0.64 acres.
CLOSURE: This property has a calculated closure error of 0.011 over 773' perimeter for a closure ratio of 1:70,000.

FINNEY COUNTY REVIEW SURVEYOR
I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed under my supervision on 5-7-2024, and all of the monuments shown exist and their positions are correct to the best of my knowledge.

ProStake Surveying
PO Box 2324
Garden City, KS 67846
620-385-0547

Date 5-7-2024
Revisions
rev3 6-5-2024
rev4 6-7-2024
Sheet 1 of 1

REGISTER of DEEDS

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Vivian F. Fankhauser, LLC, is the owner of that land included on the plat shown hereon, and that it is the only entity whose consent is necessary to pass clear title to said land and that it hereby consents to the making and recording of said plat and it hereby dedicates said plat to the public.

IN WITNESS WHEREOF this dedication is executed

this _____ day of _____ , 2024.

_____
Vivian F. Fankhauser
for Vivian F. Fankhauser, LLC
1001 Center, Garden City
620-276-8767

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Vivian F. Fankhauser for Vivian F. Fankhauser, LLC,

this _____ day of _____ , 2024.

_____
Notary Public

HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
The Parcel Plat described hereon has been reviewed and considered by the Holcomb Garden City Finney County Area Planning Commission at its regular meeting held

this _____ day of _____ , 2024, and the same is hereby recommended for approval.

_____ _____
Vicki Germann, Chair Date

_____ _____
Trent Maxwell, Secretary Date

FINNEY COUNTY COMMISSION
This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Finney County, Kansas.

Dated this _____ day of _____ , 2024.

_____
Gerry Schultz, Chair

ATTEST:_____
County Clerk, Dori Munyan

RECEIVED
City of Garden City, KS
Project Number: SPFC24-14
Received by: SR
Date: 07June2024
No. of Pages: 1(PLAT)
2nd Submittal

MEETS REQUIREMENTS
City of Garden City, KS
Project Number: SPFC24-14
Approved by: SR
Date: 12Jun2024
No. of Pages: 1(PLAT)
2nd Submittal

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: June 20, 2024
RE: FC2024-19 Parcel Plat – Lots 3 & 4, Block 5, Country Acres Addition – Phase One

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ISSUE:

The Planning Commission is asked to consider and provide a recommendation for Lots 3 & 4, Block 5, Country Acres Addition – Phase One Replat.

BACKGROUND:

Cornerstone Professional Services, Inc. is requesting to plat the Lots 3 & 4, Block 5, Country Acres Addition – Phase One Parcel Plat. The property is generally located at 2060 and 2070 E. Whitetail Lane, Finney County, Kanas (Figure 1). The property is currently zoned "R-R" Rural Residential District, and the property owner intends to construct a home across the two existing lots. The proposed lot contains +/- 2 acres.

The second submittal was presented for plat review on June 12, 2024 and is still under review. However, the following major concerns were declared or are still pending:

N&DS

1. WATER LINE: Please depict the water line that runs parallel to the west property line.

WATER UTILITY (CITY OF GARDEN CITY)

1. WATER SERVICE: The City does not have a water line there, but eliminating this easement will make it difficult for the developer to provide water services for future phases of this subdivision. Please refer to the 2nd attachment which indicates the lots that will be impacted by this easement being removed those areas are circled in red.
2. WATER MAIN: The City will not approve running a dead-end (non-looped) water main to serve these properties.
3. SEPTIC SERVICE: The increase of the lot size to two acres may also impact the installation of a septic service. Boundaries between the public water supply and private septic system must be maintained.
4. DEAD-END ASSEMBLY: There is a dead-end assembly currently within the existing easement. If the easement is vacated it will impact water infrastructure and those changes will need to be addressed at the developer's expense. Please refer to the 3rd attachment.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

2. The Planning Commission may not recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

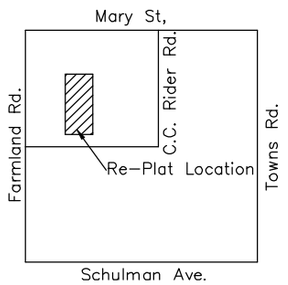
FISCAL NOTE:
None.

ATTACHMENTS:
Vicinity Map
FC2024-19 Lots 3&4, Block 5, Country Acres Addition Phase One Replat

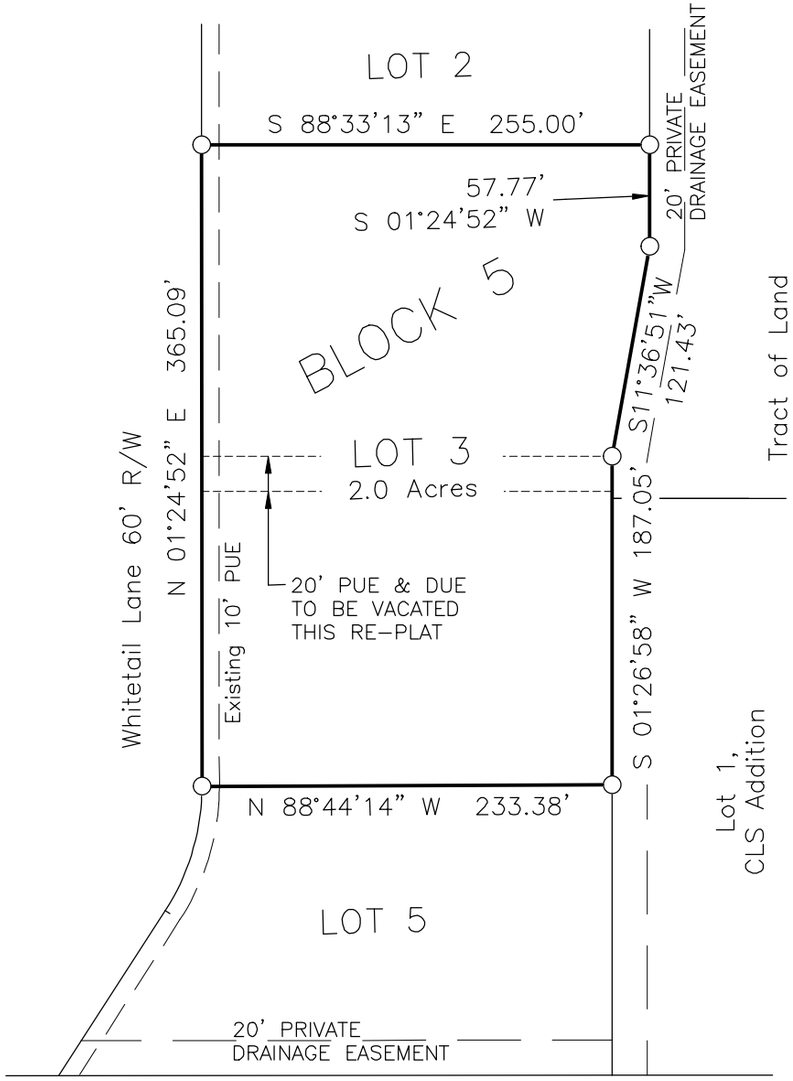

E MARY ST
E MARY ST
Approximate Location
P-F
R-R
R-1
L-R
S-E
A
M-R
I-1
I-2

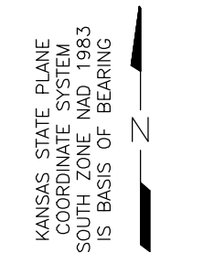
A REPLAT OF LOTS 3 & 4, BLOCK 5, COUNTRY ACRES ADDITION - PHASE ONE

A Portion of the NW/4 of Section 11, T24S, R32W, of the 6th P.M., Finney County, KS.



VICINITY MAP
Not To Scale





GENERAL NOTES

1. This survey does not certify to ownership.
2. R-R Building Setback Lines:
   Front 45'
   Side 20'
   Rear 50'
3. Latest Date of Field Work was 1 May, 2024.
4. Dimensions shown are recorded and measured.

Boundary Closure Information:
Closure Error Distance =0.004'
Error Bearing = N 75°03'24" W
Closure Precision = 1 in 320,934

LEGEND

○	Found Monument 1/2"x24" R-bar w/CPS CLS289 plastic cap unless noted otherwise
0.00'	Measured = M
PUE	Pubic Utility Easement
DUE	Drainage Utitily Easement

CORNERSTONE Professional Services, Inc.
P.O. Box 1968
Garden City, KS. 67846
2342 620-272-7592

13 May, 2024 Copyrighted

A REPLAT OF LOTS 3 & 4, BLOCK 5, COUNTRY ACRES ADDITION - PHASE ONE

A Portion of the NW/4 of Section 11, T24S, R32W, of the 6th P.M., Finney County, KS.

PLAT LEGAL DESCRIPTION:

Lots 3 and 4, Block 5, Country Acres Addition – Phase One, A Portion of the NW/4 of Section 11, T24S, R32W, of the 6th P.M., Finney County, KS., as described by Ken Parks, PS 1289 on 13 May, 2024

SURVEYOR'S CERTIFICATION

This is to certify to the best of my knowledge that the survey of the described land division is accurately represented on this plat.

Ken Parks, PS No. 1289

COUNTY REVIEW SURVEYOR'S CERTIFICATION

I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58–2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews

OWNER'S CONSENTS

KNOW ALL MEN BY THESE PRESENTS that We, the undersigned, being the sole proprietors and owners of the land included within the plat shown hereon, are the only persons whose consents are necessary to pass clear title to said land and We hereby consent to the making and recording of said plat and the vacation of the public utility easement and drainage utility easement.

IN WITNESS WHEREOF these consents are executed this day of , 2024.

Steven W. Sterling . Melodie F. Sterling .

State of Kansas ss.
Finney County

These consents were acknowledged before me, the undersigned officer, by Steven W. Sterling and Melodie F. Sterling this day of , 2024.

Notary Public

HOLCOMB/GARDEN CITY/FINNEY COUNTY AREA PLANNING COMMISSION

State of Kansas ss.
Finney County

This plat has been reviewed and is hereby approved this day of , 2024.

Vicki Germann, Chairman Trent Maxwell, Secretary

BOARD OF COUNTY COMMISSIONERS

State of Kansas ss.
Finney County

I, Dori J. Munyan, Clerk of the Board of County Commissioners of Finney County, hereby certify that said Board on the day of , 2024, accepted on behalf of the public the foregoing described parcel of real property for roadway right of way, easements and Tract A offered for dedication for public use, in conformity with the terms of the offer of dedication.

Gerry Schultz, Chairman

Clerk, Board of County Commissioners, Finney County, Kansas

CORNERSTONE Professional Services, Inc.
P.O. Box 1968
Garden City, KS. 67846
2342 620-272-7592
13 May, 2024 Copyrighted

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: June 20, 2024
RE: GC2024-20 Lot Split – Minor Subdivision Lot Split Lot 1A, 1B, and 1C

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Minor Subdivision Lot Split Lot 1A, 1B, and 1C.

BACKGROUND:
Woodmont Garden City Plaza LLC. is requesting to split the lot generally located at 2310 E. Kansas Avenue, Garden City, KS. The property is currently zoned "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District. The applicant intends to split the lot into three individual lots to create additional commercial developments. The property currently contains +/-9.099 acres, Lot 1A will be +/- 0.585 acres, Lot 1B will be +/- 0.993, and Lot 1C will be +/- 7.521 acres. There are no official plans for these lots at this time.

The first submittal was presented for plat review on May 22, 2024, and the following concerns were declared:

NDS:
1. SUBTITLE: Please correct the subtitle to include "Replat of Lot 1, Block 1 of the C.B.L Addition-Second Plat".
2. CLOSURE CALCULATIONS: Please provide the error of closure calculations.
3. EASEMENT: Shared parking & access easement covenant/agreement for all properties is needed and to be recorded (24.080 (G)(2)) prior to replat/lot split. Utilities could also be accounted for similar to the agreement with the Garden City Plaza property, or else individual easements need created for all cross-lot utility services, both existing and future.
4. PLANNING COMMISSION: Please correct the Planning Commission approval language to the following
    a. "The Minor Subdivision Lot Split has been approved this ____ day of _____ 20____."

ENGINEERING:
1. FUTURE SITE PLANS: Future site plan submittals will need to provide evidence of meeting the requirements of Sections 4.2 and 4.4 of Construction, Operating, and Reciprocal Easement Agreement between the developer's property and the Garden City Plaza property (Bk54 pg163).
2. TRAFFIC IMPACT STUDY: We recommend requiring a TIS for the subdividing of the land based on the anticipated uses for lots 1A and 1B so that the impact (if any) is analyzed as a whole and collectively addressed. If we wait for individual sites to sub-develop incrementally then the impacts could disproportionately be attributed to one sub-development.

ELECTRIC UTILITY

1. ELECTRIC SERVICE: Please refer to the 2nd attachment for Electric comments.

GAS (BLACK HILLS ENERGY)

1. GAS EASEMENT: BHE will need a 10’ easement for the gas line that runs along the property.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

RECOMMENDATION:

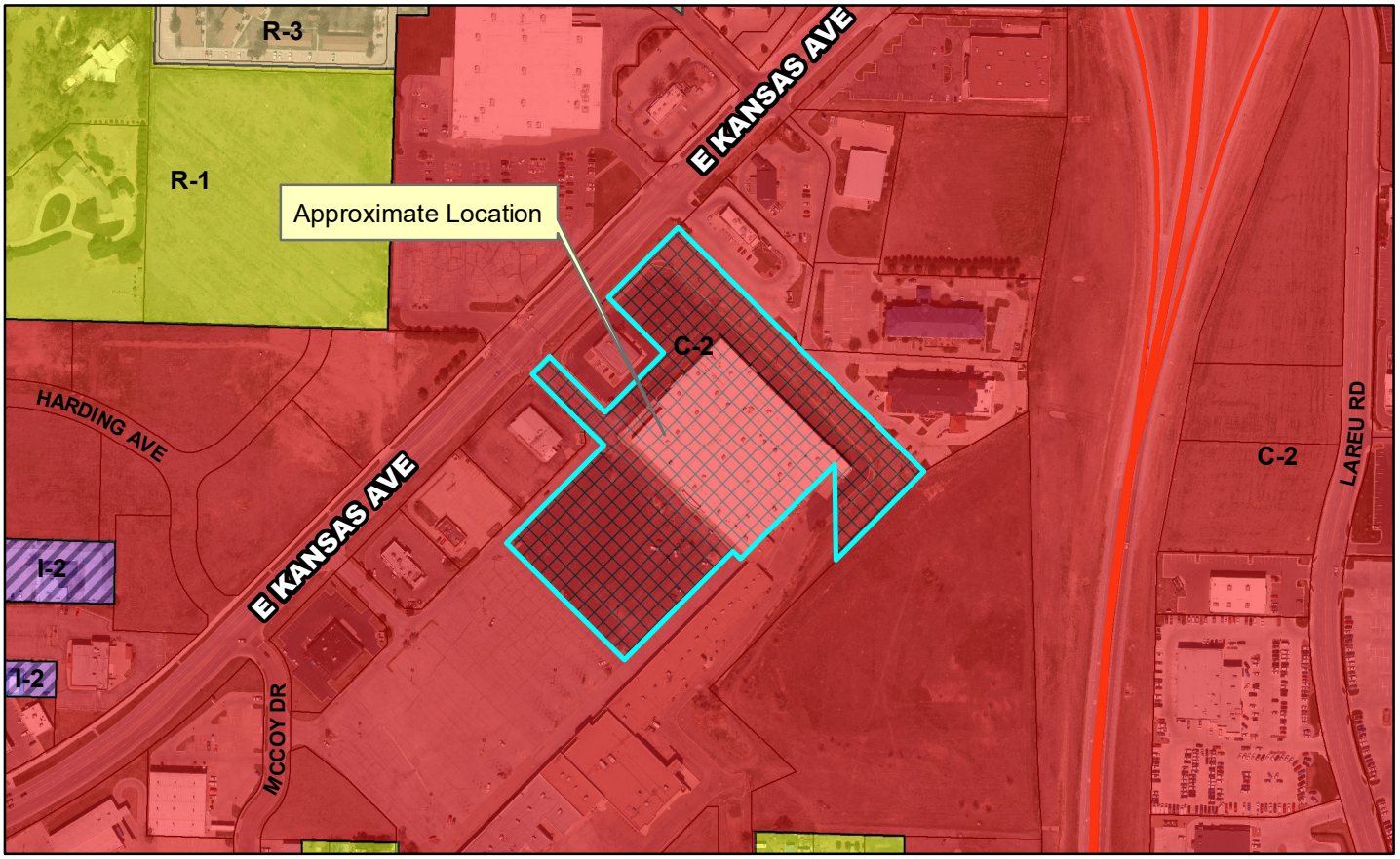
Staff recommends the Planning Commission recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

FISCAL NOTE:

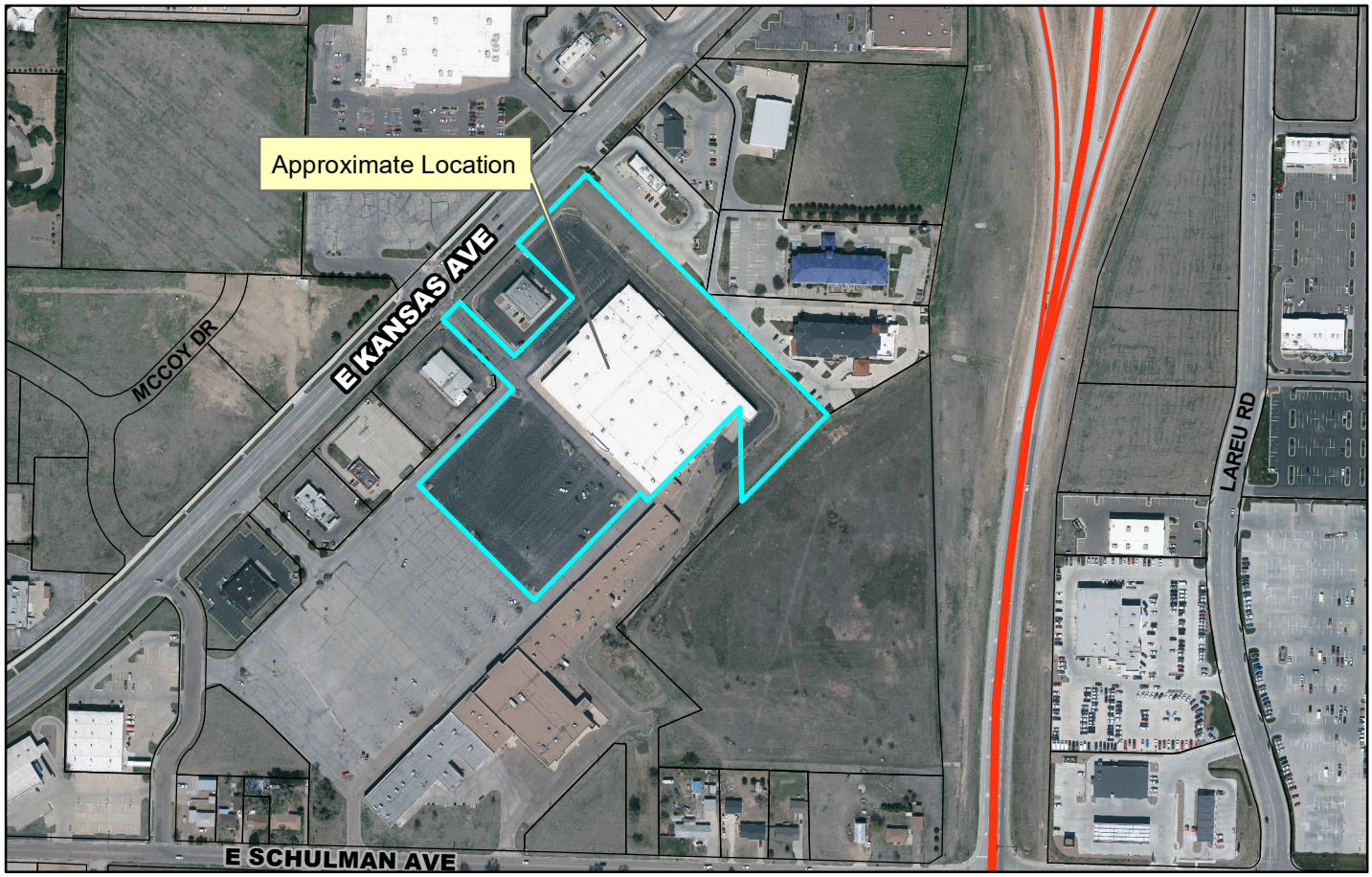
None.

ATTACHMENTS:

Vicinity Map
GC2024-20 Lot Split - Minor Subdivision Lot Split Lot 1A, 1B, and 1C

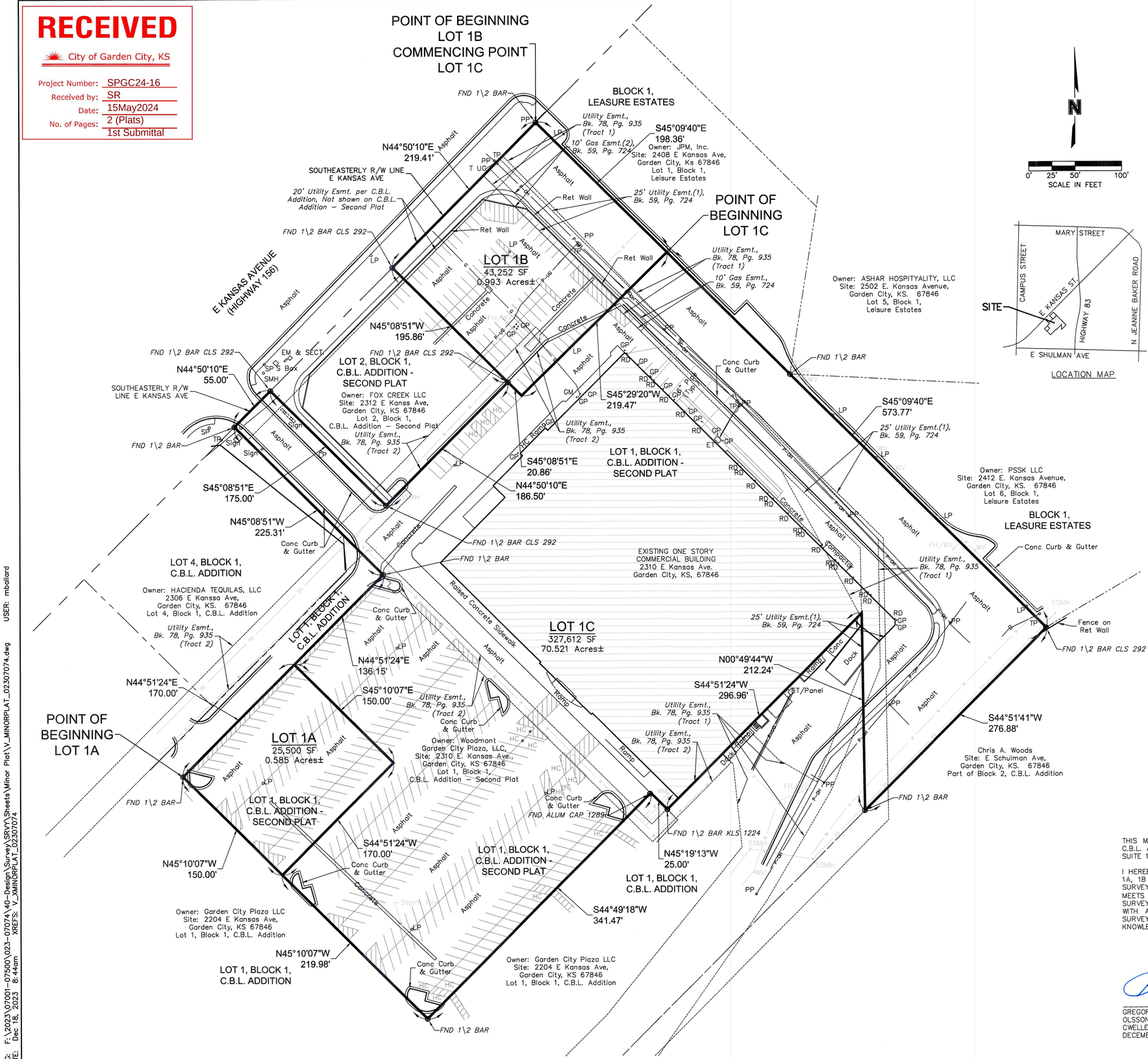


Case Number: GC2024-20
Applicant: Woodmont Garden City Plaza LLC
Address: Generally located at 2310 E. Kansas Avenue, Garden City, KS
Request: Approval of the lot split.



RECEIVED
City of Garden City, KS
Project Number: SPGC24-16
Received by: SR
Date: 15May2024
No. of Pages: 2 (Plats)
1st Submittal

MINOR SUBDIVISION LOT SPLIT
LOT 1A, 1B AND 1C, LOT 1, BLOCK 1, C.B.L. ADDITION - SECOND PLAT
SW 1/4, SECTION 9 - T24S - R32W
GARDEN CITY, FINNEY COUNTY, KANSAS



LOCATION MAP

LEGEND	
GENERAL	
CTR	CONIFEROUS TREE
DTR	DECIDUOUS TREE
GPL	GUY POLE
GUY	GUY WIRE
SGN	SIGN
	EXISTING TREELINE
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE
EASEMENTS & SETBACKS	
G.E.	NATURAL GAS EASEMENT
T.E.	TELEPHONE EASEMENT
E.E.	POWER\ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
SURVEY MARKERS	
BMK	BENCHMARK
CPT	CONTROL POINT
FND	FOUND MONUMENT
ROW	ROW MARKER
SCR	SECTION CORNER
SET	SET MONUMENT
UTILITIES	
GMH	GAS MANHOLE
GMK	GAS MARKER
GM	GAS METER
EG	EXISTING NATURAL GAS LINE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEUG	EXISTING TELEPHONE LINE, UNDERGROUND
LTP	LIGHT POLE
PWP	POWER POLE
TRF	ELECTRIC TRANSFORMER
EBX	ELECTRIC BOX
ELR	ELECTRIC RISER
EMT	ELECTRIC METER
OP	EXISTING POWER\ELECTRIC LINE, OVERHEAD
E	EXISTING POWER\ELECTRIC LINE, UNDERGROUND
FH	FIRE HYDRANT
WMH	WATER MANHOLE
WMK	WATER MARKER
WM	WATER METER
WVL	WATER VALVE
W	EXISTING WATER LINE

THIS MINOR SUBDIVISION LOT SPLIT AND SURVEY OF LOT 1A, 1B AND 1C, BLOCK 1, C.B.L. ADDITION – SECOND PLAT, WERE EXECUTED BY OLSSON, 302 S. FOURTH STREET, SUITE 110, MANHATTAN, KANSAS 66502.

I HEREBY CERTIFY: THAT THE MINOR SUBDIVISION LOT SPLIT AND SURVEY PLAT OF LOT 1A, 1B AND 1C, BLOCK 1, C.B.L. ADDITION – SECOND PLAT, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

GREGORY CHAD WELLER KS PLS No. 1417
OLSSON, LC–114
CWELLER@OLSSON.COM
DECEMBER 18, 2023

olsson
OLSSON, LC CIVIL ENGINEERING
302 S Fourth Street, Suite 110
Manhattan, KS 66502
TEL 785.539.6900
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

MINOR SUBDIVISION LOT SPLIT
LOT 1A, 1B AND 1C, BLOCK 1, C.B.L. ADDITION - SECOND PLAT
SOUTHWEST QUARTER, SECTION 9 - T24S - R32W
GARDEN CITY, FINNEY COUNTY, KANSAS
2023

drawn by: BAL
checked by: BAL-GCW
approved by: GCW
QA/QC by: GCW
project no.: 023-07074
file: V-MINORPLAT_02307074
date: December 18, 2023

SHEET
01 OF 02

DWG: F:\2023\07001-07500\023-07074\40-Design\Survey\SRVY\Sheets\Minor Plat\V_MINORPLAT_02307074.dwg USER: mballard
DATE: Dec 18, 2023 8:44am XREFS: V_XMINORPLAT_02307074

MINOR SUBDIVISION LOT SPLIT
LOT 1A, 1B AND 1C,
LOT 1, BLOCK 1,
C.B.L. ADDITION - SECOND PLAT
SW 1/4, SECTION 9 - T24S - R32W
GARDEN CITY, FINNEY COUNTY, KANSAS

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: LOT 1A

PART OF LOT 1, BLOCK 1, C.B.L. ADDITION – SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 32 WES, OF THE 6TH PRINCIPAL MERIDIAN, IN GARDEN CITY, FINNEY, COUNTY, KANSAS, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF GREGORY CHAD WELLER, KS PLS NO. 1417 AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1, BLOCK 1, C.B.L. ADDITION – SECOND PLAT; THENCE NORTH 44°51'24" EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 1, 170.00 FEET; THENCE SOUTH 45°10'07" EAST, 150.00 FEET; THENCE SOUTH 44°51'24" WEST, 170.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 45°10'07" WEST, ON SAID SOUTHWESTERLY LINE, 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 25,500 SQUARE FEET OR 0.585 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION: LOT 1B

PART OF LOT 1, BLOCK 1, C.B.L. ADDITION – SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 32 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN GARDEN CITY, FINNEY, COUNTY, KANSAS, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF GREGORY CHAD WELLER, KS PLS NO. 1417 AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 1, C.B.L. ADDITION – SECOND PLAT; THENCE SOUTH 45°09'40" EAST, ON THE NORTHEASTERLY LINE OF SAID LOT 1, 198.36 FEET; THENCE SOUTH 45°29'20" WEST, 219.47 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 2, BLOCK 1, SAID C.B.L. ADDITION – SECOND PLAT; THENCE NORTH 45°08'51" WEST, ON SAID EXTENSION LINE AND SAID NORTHEASTERLY LINE, ALSO BEING THE SOUTHWESTERLY LINE OF PART OF LOT 1, BLOCK 1, SAID C.B.L. ADDITION – SECOND PLAT, 195.86 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING AN ANGLE POINT ON SAID LOT 1 AND A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF E KANSAS AVENUE (STATE HIGHWAY NO. 56) AS NOW ESTABLISHED; THENCE NORTH 44°50'10" EAST, ON SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ON THE NORTHWESTERLY LINE OF SAID LOT 1, 219.41 FEET TO THE POINT OF BEGINNING. CONTAINING 43,252 SQUARE FEET OR 0.993 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION: LOT 1C

PART OF LOT 1, BLOCK 1, C.B.L. ADDITION – SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 32 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN GARDEN CITY, FINNEY, COUNTY, KANSAS, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF GREGORY CHAD WELLER, KS PLS NO. 1417 AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 1, C.B.L. ADDITION – SECOND PLAT; THENCE SOUTH 45°09'40" EAST, ON THE NORTHEASTERLY LINE OF SAID LOT 1, 198.36 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 45°09'40" EAST, ON SAID NORTHEASTERLY LINE, 573.77 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 44°51'41" WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 1, 276.88 FEET; THENCE NORTH 00°49'44" WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 1, 212.24 FEET; THENCE SOUTH 44°51'24" WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 1, 296.96 FEET; THENCE NORTH 45°19'13" WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 1, 25.00 FEET; THENCE SOUTH 44°49'18" WEST, ON THE SOUTHEASTERLY LINE OF SAID LOT 1, 341.47 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 45°10'07" WEST, ON THE SOUTHWESTERLY LINE OF SAID LOT 1, 219.98 FEET; THENCE NORTH 44°51'24" EAST, 170.00 FEET; THENCE NORTH 45°10'07" WEST, 150.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 1; THENCE NORTH 44°51'24" EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 1, 136.15 FEET TO AN ANGLE POINT IN SAID LOT 1; THENCE NORTH 45°08'51" WEST, ON THE NORTHWESTERLY LINE OF SAID LOT 1, 225.31 FEET TO AN ANGLE POINT IN SAID LOT 1, AND A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF E KANSAS AVENUE (STATE HIGHWAY NO. 56) AS NOW ESTABLISHED; THENCE NORTH 44°50'10" EAST, ON SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ON SAID NORTHWESTERLY LINE OF SAID LOT 1, 55.00 FEET TO AN ANGLE POINT IN SAID LOT 1 AND THE MOST WESTERLY CORNER OF LOT 2, BLOCK 1, SAID C.B.L. ADDITION – SECOND PLAT; THENCE SOUTH 45°08'51" EAST, ON THE SOUTHWESTERLY LINE OF SAID LOT 2, AND ON THE NORTHWESTERLY LINE OF SAID LOT 1, 175.00 FEET TO AN ANGLE POINT IN SAID LOT 1 AND THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 44°50'10" EAST, ON THE SOUTHEASTERLY LINE OF SAID LOT 2 AND THE NORTHWESTERLY LINE OF SAID LOT 1, 186.50 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2 AND AN ANGLE POINT IN SAID LOT 1; THENCE SOUTH 45°08'51" EAST, ON THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 2, 20.86 FEET; THENCE NORTH 45°29'20" EAST, 219.47 FEET TO THE POINT OF BEGINNING. CONTAINING 327,612 SQUARE FEET OR 7.521 ACRES, MORE OR LESS.

OWNERS CERTIFICATION:

IN WITNESS WHEREOF:

WOODMONT GARDEN CITY PLAZA LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF LOT 1, BLOCK 1, C.B.L. ADDITION – SECOND PLAT, A SUBDIVISION IN GARDEN CITY, FINNEY COUNTY, KANSAS, HAS HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2023.

WOODMONT GARDEN CITY PLAZA LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: WOODMONT GARDEN CITY GP LLC
A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
STEPHEN COSLIK, MANAGER

STATE OF _____
SS:
COUNTY OF _____

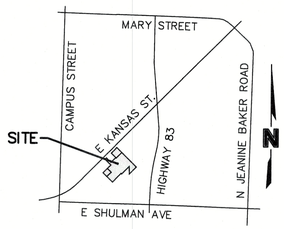
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME STEPHEN COSLIK, MANAGER OF WOODMONT GARDEN CITY PLAZA LLC, A TEXAS LIMITED LIABILTY COMPANY, KNOWN TO ME TO THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



LOCATION MAP

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION APPROVAL:

THE MINOR SUBDIVISION LOT SPLIT SHOWN AND DESCRIBED HEREIN HAS BEEN REVIEWED AND CONSIDERED BY THE HOLCOMB – GARDEN CITY – FINNEY COUNTY AREA PLANNING COMMISSION, THIS _____ DAY OF _____, 2023, AND SAME IS HEREBY RECOMMENDED FOR FINAL APPROVAL

_____
TRENT MAXWELL, DIRECTOR
NEIGHBORHOOD AND DEVELOPMENT SERVICES

SURVEY REVIEW
I, HEREBY CERTIFY, THAT THIS PLAT WAS REVIEWED BY ME AND THAT IT IS IN COMPLIANCE WITH THE K.S.A. 58-2005 AND THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THIS MINOR SUBDIVISION LOT SPLIT AND SURVEY OF LOT 1A, 1B AND 1C, BLOCK 1, C.B.L. ADDITION – SECOND PLAT, WERE EXECUTED BY OLSSON, 302 S. FOURTH STREET, SUITE 110, MANHATTAN, KANSAS 66502.

I HEREBY CERTIFY: THAT THE MINOR SUBDIVISION LOT SPLIT AND SURVEY PLAT OF LOT 1A, 1B AND 1C, BLOCK 1, C.B.L. ADDITION – SECOND PLAT, IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

GREGORY CHAD WELLER LICENSED LAND SURVEYOR KANSAS

_____
GREGORY CHAD WELLER KS PLS No. 1417
OLSSON, LC-114
CWELLER@OLSSON.COM
DECEMBER 18, 2023

olsson
OLSSON_CIVIL_ENGINEERING
302 S Fourth Street, Suite 110
Manhattan, KS 66502
TEL 785.539.6900
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

MINOR SUBDIVISION LOT SPLIT

LOT 1A, 1B AND 1C, BLOCK 1, C.B.L. ADDITION - SECOND PLAT
SOUTHWEST QUARTER, SECTION 9 - T24S - R32W

GARDEN CITY, FINNEY COUNTY, KANSAS

2023

drawn by:	BAL
checked by:	BAL-GCW
approved by:	GCW
QA/QC by:	GCW
project no.:	023-07074
file:	V-MINORPLAT_02307074
date:	December 18, 2023

SHEET
02 OF 02

DWG: F:\2023\07001-07500\023-07074\40-Design\Survey\SRVY\Sheets\Minor Plat\V_MINORPLAT_02307074.dwg USER: mballard
DATE: Dec 18, 2023 8:45am XREFS: V_XMINORPLAT_02307074

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: June 20, 2024
RE: GC2024-26 Preliminary Plat – Sligo Station Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Sligo Station Addition preliminary plat.

BACKGROUND:
Hawkeye Development, is requesting approval of the Preliminary Plat for the Sligo Station Addition. The property is generally located at 1801 Palace Drive, Garden City, KS. The property is currently zoned "R-C" Condominium-Townhouse District and is currently going through the rezone process. The property is currently vacant and contains +/- 5.7 acres. The owner intends to phase this development into three phases. The first phase being a +/- 62-unit apartment building, phase two will consist of a new commercial building, and phase three will be a mixed-use development of commercial and residential units.

The first submittal of the Preliminary Plat was presented for review on May 29, 2024, and the following concerns were declared:

N&DS:
1. SUBTITLE: Please include section, township, and range in the subtitle.
2. SIDEWALKS: Please depict the proposed sidewalks.
3. ZONING: Please correct note #2 to state:
   a. The current zoning is "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District.

ENGINEERING:
1. RIGHT-OF-WAY: Right-of-way dedication needed if sidewalk of Phase 1 being constructed outside existing right-of-way as currently proposed. Coordinate with site plan designers.
2. COVENANTS: Covenants/agreement/easements will be needed for use and maintenance of shared parking & access (ref Zoning Code 24.080.G), utility services, and private drainage between lots. While full covenants could probably wait for development of Lot 2 since there is not cross-lot parking and access usage with Phase 1, but at least need easement or something for private drainage and temporary turn around.

ELECTRIC UTILITY:
1. ELECTRICAL EASEMENT: An electrical easement will be required; however, it is hard to determine the exact location of the easement since an official site plan has not been submitted yet.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

FISCAL NOTE:

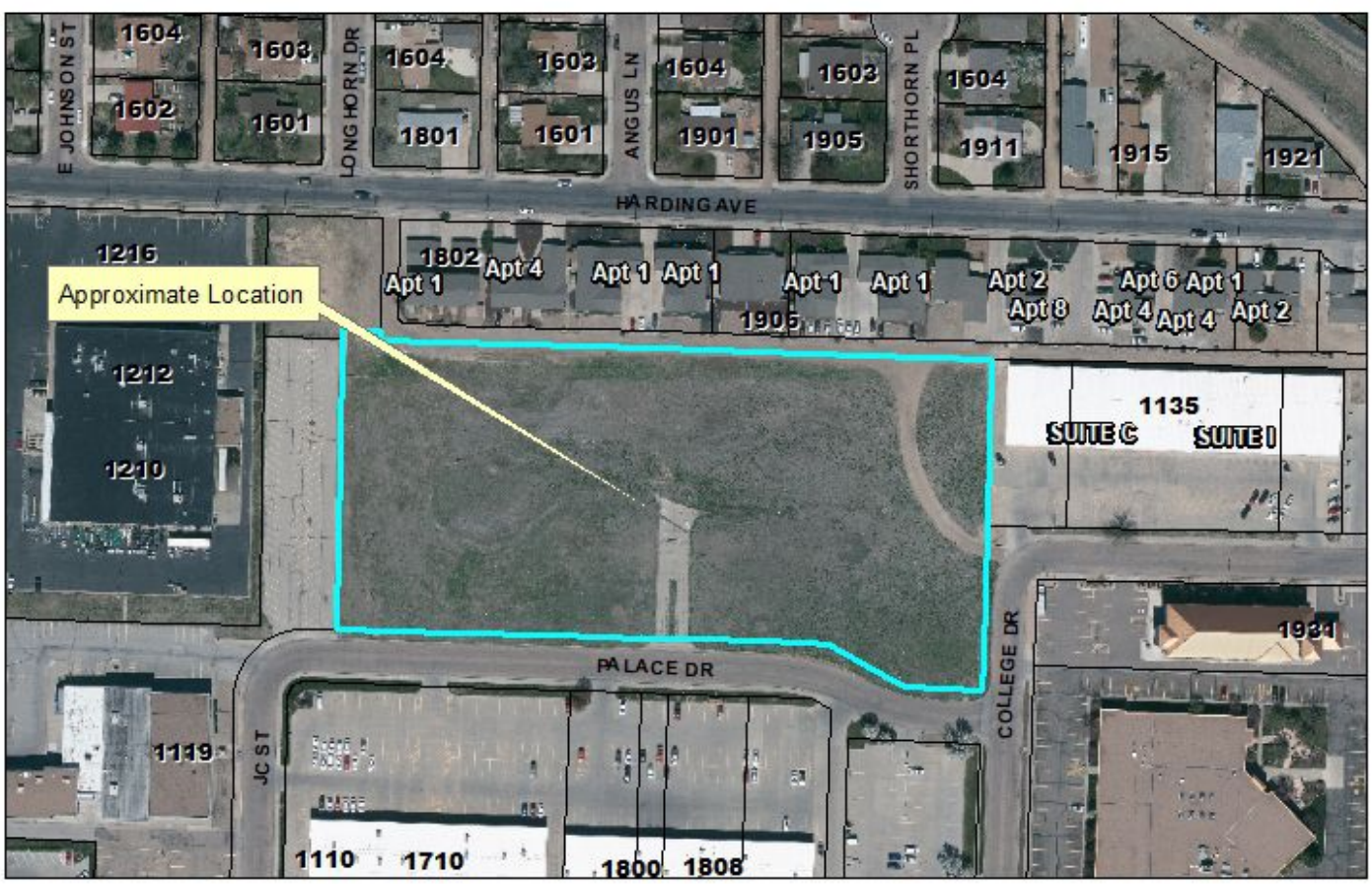
None.

ATTACHMENTS:

Vicinity Map
GC2024-26 Preliminary Plat - Sligo Station Addition



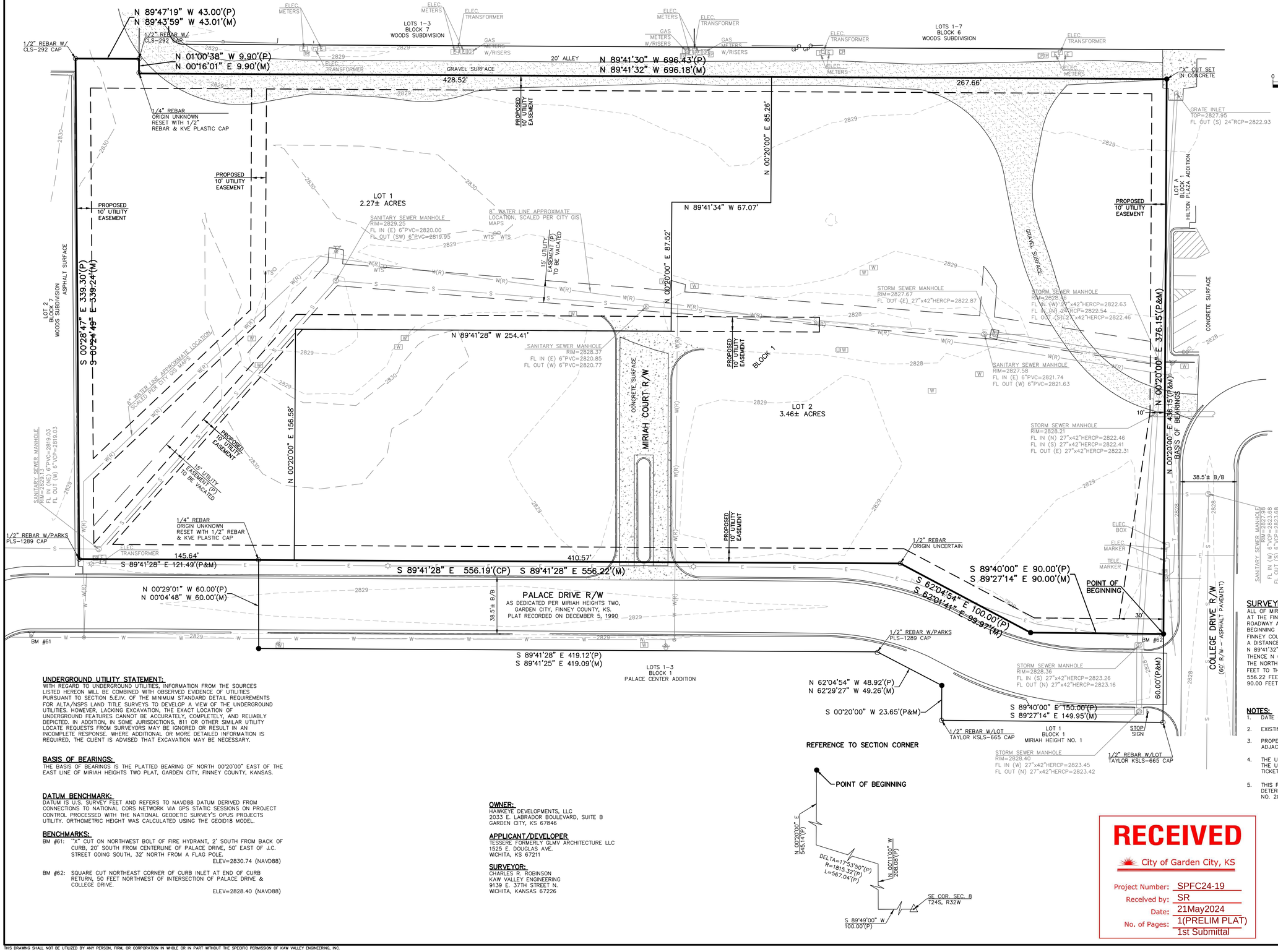
Case Number: GC2024-26
Applicant: Hawkeye Development
Address: 1801 Palace Drive
Request: Approval of the Preliminary Plat - Sligo Station Addition



PRELIMINARY PLAT

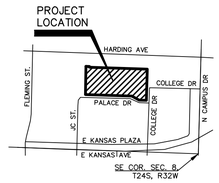
SLIGO STATION ADDITION

A REPLAT OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS



0 15 30 60

SCALE: 1" = 30'



VICINITY MAP
GARDEN CITY, KS.

LEGEND

- MONUMENT FOUND
- 1/2" X 24" REBAR W/KVE CLS 20 PLASTIC CAP SET OR AS NOTED OTHERWISE
- (P) PLATTED PER MIRIAH HEIGHTS TWO, RECORDED ON DEC. 5, 1990 IN ENV. 328A.
- (M) MEASURED
- LIGHT POLE
- E ELECTRIC METER
- ELECTRIC BOX
- UTILITY MANHOLE
- E UNDERGROUND ELECTRIC LINE
- CABLE TV PEDESTAL
- G GAS METER
- WATER GATE VALVE
- W WATER METER
- FIRE HYDRANT
- WTS WATER CATHODIC PROTECTION STATION
- W(R) WATER LINE (SCALED PER CITY GIS MAPS)
- S SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- S SANITARY SEWER LINE
- STORM SEWER MANHOLE
- TELEPHONE PEDESTAL
- T UNDERGROUND TELEPHONE LINE
- STREET SIGN
- GP GATE POST
- WOOD FENCE
- 2830 SPOT ELEVATION AT GROUND/PAVEMENT
- B/B BACK OF CURB TO BACK OF CURB
- LINE NOT DRAWN TO SCALE

SURVEYED PROPERTY DESCRIPTION:

ALL OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS, RECORDED ON DECEMBER 5, 1990 AT THE FINNEY COUNTY REGISTER OF DEEDS OFFICE, EXCEPT THAT PART DEDICATED FOR PALACE DRIVE ROADWAY AND UTILITY EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 1 OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS; THENCE ON ALONG THE EAST LINE OF SAID MIRIAH HEIGHTS TWO, N 00°20'00" E, A DISTANCE OF 376.15 FEET TO THE NORTHEAST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE N 89°41'32" W ALONG THE NORTH LINE OF SAID MIRIAH HEIGHTS TWO, A DISTANCE OF 696.18 FEET; THENCE N 00°16'01" E, A DISTANCE OF 9.90 FEET; THENCE N 89°43'59" W, A DISTANCE OF 43.01 FEET TO THE NORTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 00°24'49" E, A DISTANCE OF 339.24 FEET TO THE SOUTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 89°41'28" E, A DISTANCE OF 556.22 FEET; THENCE S 62°01'41" E, A DISTANCE OF 99.97 FEET; THENCE S 89°27'14" E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.73 ACRES, MORE OR LESS.

NOTES:

1. DATE OF FIELD SURVEY: MARCH 31, 2024
2. EXISTING USE OF PROPERTY: VACANT LOT.
3. PROPERTY IS ZONED: R-C GENERAL CONDOMINIUM-TOWNHOUSE DISTRICT, ADJACENT PROPERTIES ZONED C-2 GENERAL COMMERCIAL DISTRICT.
4. THE UNDERGROUND UTILITY SHOWN HEREON WERE MARKED IN THE FIELD BY THE UTILITY OWNERS OR THEIR AGENTS IN RESPONSE TO KANSAS ONE CALL TICKET #24120259.
5. THIS PROPERTY IS LOCATED IN THE ZONE X, OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. PER FIRMETTE MAP NO. 2051860005 D DATED SEPTEMBER 3, 1997.

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE PLATTED BEARING OF NORTH 00°20'00" EAST OF THE EAST LINE OF MIRIAH HEIGHTS TWO PLAT, GARDEN CITY, FINNEY COUNTY, KANSAS.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL.

BENCHMARKS:

BM #61: "X" CUT ON NORTHWEST BOLT OF FIRE HYDRANT, 2' SOUTH FROM BACK OF CURB, 20' SOUTH FROM CENTERLINE OF PALACE DRIVE, 50' EAST OF J.C. STREET GOING SOUTH, 32' NORTH FROM A FLAG POLE.
ELEV=2830.74 (NAVD88)

BM #62: SQUARE CUT NORTHEAST CORNER OF CURB INLET AT END OF CURB RETURN, 50 FEET NORTHWEST OF INTERSECTION OF PALACE DRIVE & COLLEGE DRIVE.
ELEV=2828.40 (NAVD88)

REFERENCE TO SECTION CORNER

OWNER:
HAWKEYE DEVELOPMENTS, LLC
2033 E. LABRADOR BOULEVARD, SUITE B
GARDEN CITY, KS 67846

APPLICANT/DEVELOPER
TESSERE FORMERLY GLMV ARCHITECTURE LLC
1525 E. DOUGLAS AVE.
WICHITA, KS 67211

SURVEYOR:
CHARLES R. ROBINSON
KAW VALLEY ENGINEERING
9139 E. 37TH STREET N.
WICHITA, KANSAS 67226

RECEIVED
City of Garden City, KS
Project Number: SPFC24-19
Received by: SR
Date: 21May2024
No. of Pages: 1(PRELIM PLAT)
1st Submittal

KAW VALLEY ENGINEERING
9139 E. 37TH STREET NORTH
WICHITA, KANSAS 67226
PH. (316) 440-4304
wh@kveng.com | www.kveng.com

PROJECT NO. 024_2941
DRAWN BY AL
CHECKED BY CRR
CFN 2941PRLM
SHEET 1 OF 1

PROJECT:
SLIGO STATION
1129 PALACE DRIVE
GARDEN CITY, KS.

PREPARED FOR:
TESSERE formerly GLMV ARCHITECTURE LLC
1525 E. DOUGLAS AVE.
WICHITA, KS. 67211

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: June 20, 2024
RE: GC2024-27 Final Plat – Sligo Station Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Sligo Station Addition final plat.

BACKGROUND:
Hawkeye Development, is requesting approval of the Final Plat for the Sligo Station Addition. The property is generally located at 1801 Palace Drive, Garden City, KS. The property is currently zoned "R-C" Condominium-Townhouse District and is going through the rezoning process. The property is currently vacant and contains +/- 5.7 acres. The owner intends to phase this development into three phases. The first phase being a +/- 62-unit apartment building, phase two will consist of a new commercial building, and phase three will be a mixed-use development of commercial and residential units.

The first submittal of the Final Plat was presented for review on May 29, 2024, and the following concerns were declared:

N&DS:
1. SUBTITLE: Please include section, township, and range in the subtitle.
2. CLOSURE: Please include closure calculations.
3. CERTIFICATE: Please remove the mortgage holder certificate.
4. ZONING: Please correct note #2 to state:
    a. The current zoning is "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District.

ENGINEERING:
1. RIGHT-OF-WAY: Right-of-way dedication needed if sidewalk of Phase 1 being constructed outside existing right-of-way as currently proposed. Coordinate with site plan designers.
2. COVENANTS: Covenants/agreement/easements will be needed for use and maintenance of shared parking & access (ref Zoning Code 24.080.G), utility services, and private drainage between lots. While full covenants could probably wait for development of Lot 2 since there is not cross-lot parking and access usage with Phase 1, but at least need easement or something for private drainage and temporary turn around.

ELECTRIC UTILITY:
1. ELECTRICAL EASEMENT: An electrical easement will be required; however it is hard to determine the exact location of the easement since an official site plan has not been submitted yet.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval of the plat contingent on the above-listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.

FISCAL NOTE:

None.

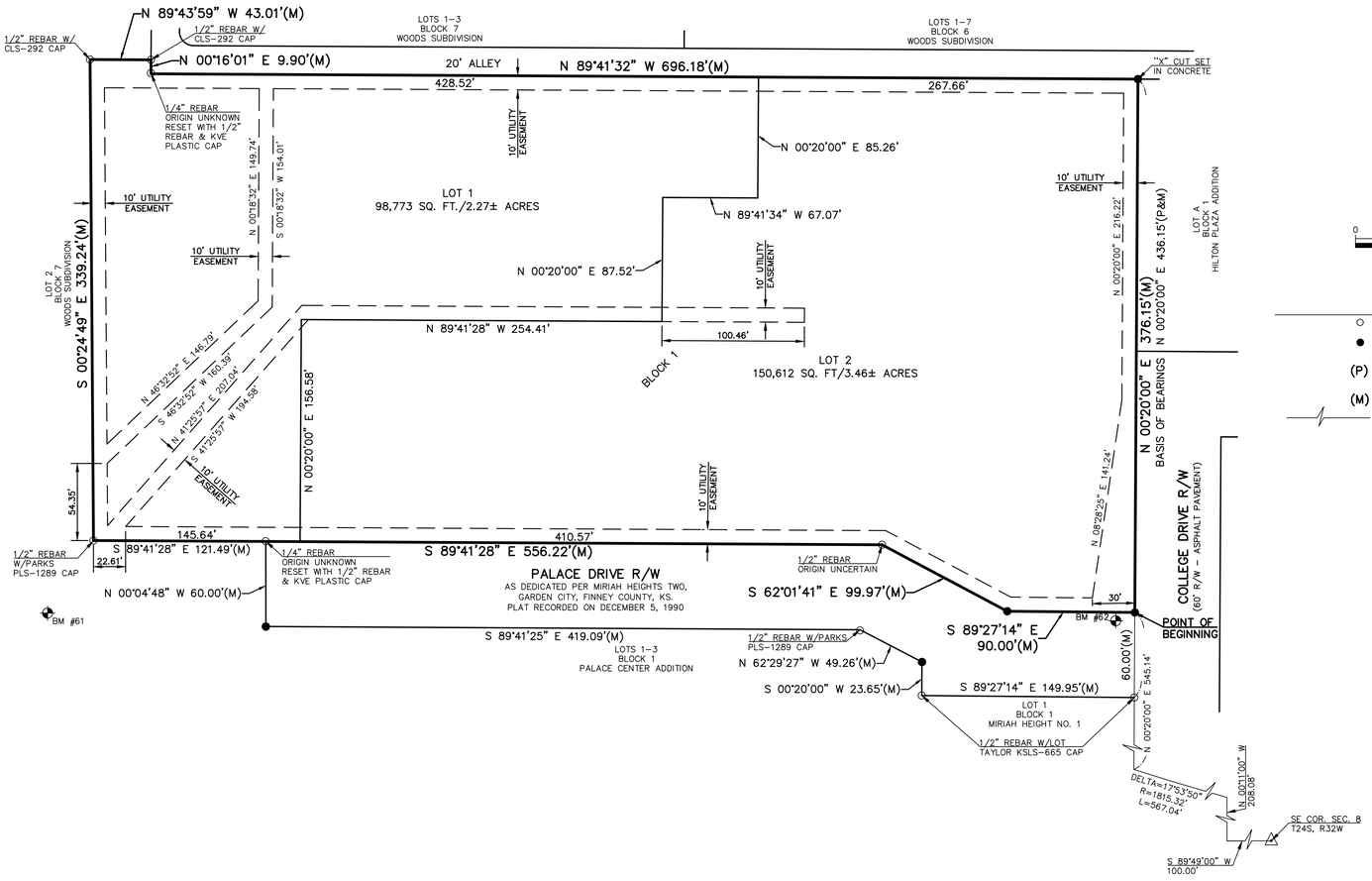
ATTACHMENTS:

GC2024-27 Final Plat - Sligo Station Addition
Vicinity Map

FINAL PLAT

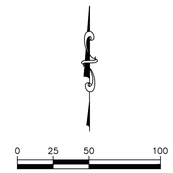
SLIGO STATION ADDITION

A REPLAT OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS





VICINITY MAP
GARDEN CITY, KS.



LEGEND

○	MONUMENT FOUND
●	1/2" X 24" REBAR W/KVE CLS #20 PLASTIC CAP SET OR AS NOTED OTHERWISE
(P)	PLATTED PER MIRIAH HEIGHTS TWO, RECORDED ON DEC. 5, 1990
(M)	MEASURED
	LINE NOT DRAWN TO SCALE

PLAT DESCRIPTION:
ALL OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS, RECORDED ON DECEMBER 5, 1990 AT THE FINNEY COUNTY REGISTER OF DEEDS OFFICE, BEING MORE PARTICULARLY DESCRIBED BY CHARLES R. ROBINSON P.S. 1395:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 1 OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS; THENCE ON ALONG THE EAST LINE OF SAID MIRIAH HEIGHTS TWO, N 00°20'00" E, A DISTANCE OF 376.15 FEET TO THE NORTHEAST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE N 89°41'32" W ALONG THE NORTH LINE OF SAID MIRIAH HEIGHTS TWO, A DISTANCE OF 696.18 FEET; THENCE N 00°16'01" E, A DISTANCE OF 9.90 FEET; THENCE N 89°43'59" W, A DISTANCE OF 43.01 FEET TO THE NORTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 00°24'49" E, A DISTANCE OF 339.24 FEET TO THE SOUTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 89°41'28" E, A DISTANCE OF 556.22 FEET; THENCE S 62°01'41" E, A DISTANCE OF 99.97 FEET; THENCE S 89°27'14" E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.73 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:
I, CHARLES R. ROBINSON, DO HEREBY CERTIFY THAT I AM A DULY LICENSED AND REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL IN WICHITA, KANSAS,
THIS ____ DAY OF _____, 2024.

DATE OF SURVEY: MARCH 31, 2024

_____
DAVID MATTHEWS, P.S. #1114
COUNTY SURVEY REVIEWER
FINNEY COUNTY, KS.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }SS
COUNTY OF FINNEY }

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS AND A BLOCK UNDER THE NAME OF **"SLIGO STATION ADDITION"**, CITY OF GARDEN CITY, COUNTY OF FINNEY, KANSAS. THAT ALL STREETS, EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE LIMITED PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS AND FRANCHISE UTILITIES WITHIN THE CITY OF GARDEN CITY; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF FINNEY COUNTY, KANSAS.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

ALL RIGHTS-OF-WAY ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

HAWKEYE DEVELOPMENT, LLC.

_____
TIM HANIGAN, PRESIDENT

NOTARY CERTIFICATE

STATE OF KANSAS }SS
COUNTY OF FINNEY }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2024, BY TIM HANIGAN, PRESIDENT OF HAWKEYE DEVELOPMENT, LLC.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

MORTGAGE HOLDER

WE THE UNDERSIGNED HOLDERS OF A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THIS PLAT OF SLIGO STATION ADDITION, GARDEN CITY, FINNEY COUNTY, KANSAS.

VALLEY STATE BANK

SIGNATURE: _____
NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF KANSAS }SS
COUNTY OF FINNEY }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2024, BY _____ (TITLE) OF VALLEY STATE BANK, ON BEHALF OF THE BANK.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION CERTIFICATE

THIS PLAT OF **"SLIGO STATION ADDITION"**, CITY OF GARDEN CITY, COUNTY OF FINNEY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION, GARDEN CITY, KANSAS. APPROVED THIS ___ DAY OF _____, 2024.

_____, CHAIRPERSON
VICKI GERMANN

_____, SECRETARY
TRENT MAXWELL

SURVEY REVIEW CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IT IS IN COMPLIANCE WITH K.S.A. 58-2005 AND THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. REVIEWED ON THIS ___ DAY OF _____, 2024.

_____
DAVID MATTHEWS, P.S. #1114
COUNTY SURVEY REVIEWER
FINNEY COUNTY, KS.

GOVERNING BODY CERTIFICATE

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, ACCEPTED BY THE CITY COMMISSION OF THE CITY OF GARDEN CITY, KANSAS. THIS _____ DAY OF_____, 2024.

_____,MAYOR
MANUEL F. ORTIZ

ATTEST: _____,CITY CLERK
CELYN HURTADO

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }SS
COUNTY OF FINNEY }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT ____,_.M. ON THIS ____DAY OF_____, 2024.

_____REGISTER OF DEEDS
STEPHANIE SHOCKLEY

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE PLATTED BEARING OF NORTH 00°20'00" EAST OF THE EAST LINE OF MIRIAH HEIGHTS TWO PLAT, GARDEN CITY, FINNEY COUNTY, KANSAS.

DATUM BENCHMARK:
DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL.

BENCHMARKS:
BM #61: "X" CUT ON NORTHWEST BOLT OF FIRE HYDRANT, 2' SOUTH FROM BACK OF CURB, 20' SOUTH FROM CENTERLINE OF PALACE DRIVE, 50' EAST OF J.C. STREET GOING SOUTH, 32' NORTH FROM A FLAG POLE.
ELEV=2830.74 (NAVD88)

BM #62: SQUARE CUT NORTHEAST CORNER OF CURB INLET AT END OF CURB RETURN, 50 FEET NORTHWEST OF INTERSECTION OF PALACE DRIVE & COLLEGE DRIVE.
ELEV=2828.40 (NAVD88)

OWNER:
HAWKEYE DEVELOPMENTS, LLC
2033 E. LABRADOR BOULEVARD, SUITE B
GARDEN CITY, KS 67846

APPLICANT/DEVELOPER
TESSERE formerly GLMV ARCHITECTURE, INC.
1525 E. DOUGLAS AVE.
WICHITA, KS 67211

SURVEYOR:
CHARLES R. ROBINSON
KAW VALLEY ENGINEERING
9139 E. 37TH STREET N.
WICHITA, KANSAS 67226

RECEIVED
City of Garden City, KS
Project Number: SPFC24-19
Received by: SR
Date: 21May2024
No. of Pages: 1(PLAT)
1st Submittal

KAW VALLEY ENGINEERING
9139 E. 37TH STREET NORTH
WICHITA, KANSAS 67226
PH. (316) 440-4304
wh@kveng.com | www.kveng.com

PROJECT NO. 024_2941
DRAWN BY AL
CHECKED BY CRR
CFN 2941_FINALPLAT
SHEET 1 OF 1

FINAL PLAT OF
SLIGO STATION ADDITION
GARDEN CITY, KS.

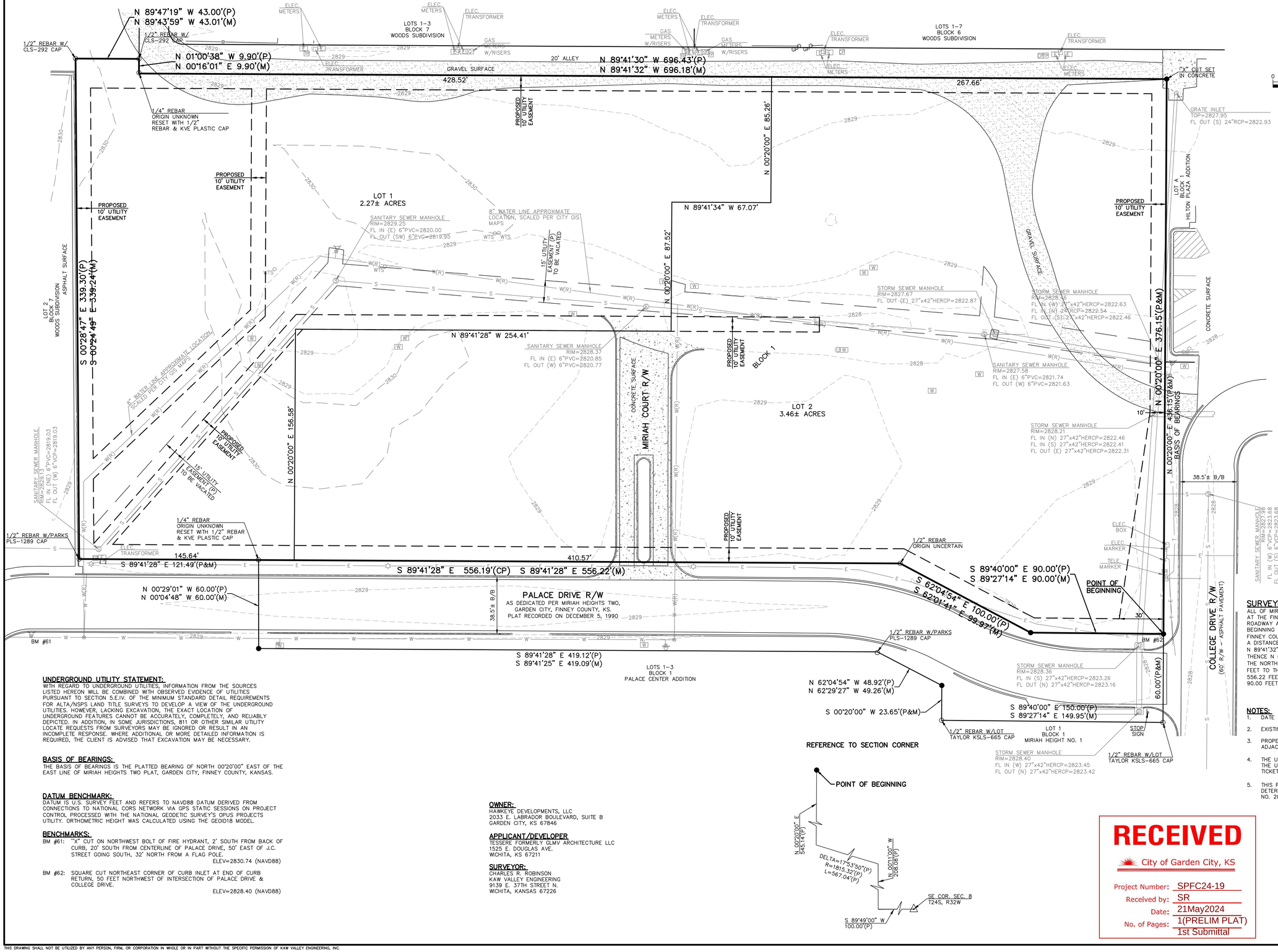
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

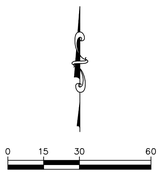
THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

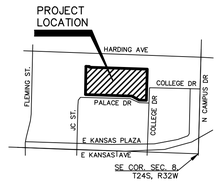
PRELIMINARY PLAT

SLIGO STATION ADDITION

A REPLAT OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS







VICINITY MAP
GARDEN CITY, KS.

LEGEND

- MONUMENT FOUND
- 1/2" X 24" REBAR W/KVE CLS 20 PLASTIC CAP SET OR AS NOTED OTHERWISE
- (P) PLATTED PER MIRIAH HEIGHTS TWO, RECORDED ON DEC. 5, 1990 IN ENV. 328A.
- (M) MEASURED
- LIGHT POLE
- E ELECTRIC METER
- ELECTRIC BOX
- UTILITY MANHOLE
- E UNDERGROUND ELECTRIC LINE
- CABLE TV PEDESTAL
- G GAS METER
- WATER GATE VALVE
- W WATER METER
- FIRE HYDRANT
- WTS WATER CATHODIC PROTECTION STATION
- W(R) WATER LINE (SCALED PER CITY GIS MAPS)
- SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- S SANITARY SEWER LINE
- STORM SEWER MANHOLE
- TELEPHONE PEDESTAL
- T UNDERGROUND TELEPHONE LINE
- STREET SIGN
- GP GATE POST
- WOOD FENCE
- 2830 SPOT ELEVATION AT GROUND/PAVEMENT
- B/B BACK OF CURB TO BACK OF CURB
- LINE NOT DRAWN TO SCALE

SURVEYED PROPERTY DESCRIPTION:

ALL OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS, RECORDED ON DECEMBER 5, 1990 AT THE FINNEY COUNTY REGISTER OF DEEDS OFFICE, EXCEPT THAT PART DEDICATED FOR PALACE DRIVE ROADWAY AND UTILITY EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 1 OF MIRIAH HEIGHTS TWO, GARDEN CITY, FINNEY COUNTY, KANSAS; THENCE ON ALONG THE EAST LINE OF SAID MIRIAH HEIGHTS TWO, N 00°20'00" E, A DISTANCE OF 376.15 FEET TO THE NORTHEAST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE N 89°41'32" W ALONG THE NORTH LINE OF SAID MIRIAH HEIGHTS TWO, A DISTANCE OF 696.18 FEET; THENCE N 00°16'01" E, A DISTANCE OF 9.90 FEET; THENCE N 89°43'59" W, A DISTANCE OF 43.01 FEET TO THE NORTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 00°24'49" E, A DISTANCE OF 339.24 FEET TO THE SOUTHWEST CORNER OF SAID MIRIAH HEIGHTS TWO; THENCE S 89°41'28" E, A DISTANCE OF 556.22 FEET; THENCE S 62°01'41" E, A DISTANCE OF 99.97 FEET; THENCE S 89°27'14" E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 5.73 ACRES, MORE OR LESS.

NOTES:

1. DATE OF FIELD SURVEY: MARCH 31, 2024
2. EXISTING USE OF PROPERTY: VACANT LOT.
3. PROPERTY IS ZONED: R-C GENERAL CONDOMINIUM-TOWNHOUSE DISTRICT, ADJACENT PROPERTIES ZONED C-2 GENERAL COMMERCIAL DISTRICT.
4. THE UNDERGROUND UTILITY SHOWN HEREON WERE MARKED IN THE FIELD BY THE UTILITY OWNERS OR THEIR AGENTS IN RESPONSE TO KANSAS ONE CALL TICKET #24120259.
5. THIS PROPERTY IS LOCATED IN THE ZONE X, OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. PER FIRMETTE MAP NO. 2051860005 D DATED SEPTEMBER 3, 1997.

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE PLATTED BEARING OF NORTH 00°20'00" EAST OF THE EAST LINE OF MIRIAH HEIGHTS TWO PLAT, GARDEN CITY, FINNEY COUNTY, KANSAS.

DATUM BENCHMARK:

DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD88 DATUM DERIVED FROM CONNECTIONS TO NATIONAL CORS NETWORK VIA GPS STATIC SESSIONS ON PROJECT CONTROL PROCESSED WITH THE NATIONAL GEODETIC SURVEY'S OPUS PROJECTS UTILITY. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GEOID18 MODEL.

BENCHMARKS:

BM #61: "X" CUT ON NORTHWEST BOLT OF FIRE HYDRANT, 2' SOUTH FROM BACK OF CURB, 20' SOUTH FROM CENTERLINE OF PALACE DRIVE, 50' EAST OF J.C. STREET GOING SOUTH, 32' NORTH FROM A FLAG POLE.
ELEV=2830.74 (NAVD88)

BM #62: SQUARE CUT NORTHEAST CORNER OF CURB INLET AT END OF CURB RETURN, 50 FEET NORTHWEST OF INTERSECTION OF PALACE DRIVE & COLLEGE DRIVE.
ELEV=2828.40 (NAVD88)

REFERENCE TO SECTION CORNER

OWNER:
HAWKEYE DEVELOPMENTS, LLC
2033 E. LABRADOR BOULEVARD, SUITE B
GARDEN CITY, KS 67846

APPLICANT/DEVELOPER
TESSERE FORMERLY GLMV ARCHITECTURE LLC
1525 E. DOUGLAS AVE.
WICHITA, KS 67211

SURVEYOR:
CHARLES R. ROBINSON
KAW VALLEY ENGINEERING
9139 E. 37TH STREET N.
WICHITA, KANSAS 67226

RECEIVED
City of Garden City, KS
Project Number: SPFC24-19
Received by: SR
Date: 21May2024
No. of Pages: 1(PRELIM PLAT)
1st Submittal

KAW VALLEY ENGINEERING
9139 E. 37TH STREET NORTH
WICHITA, KANSAS 67226
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wh@kveng.com | www.kveng.com

PROJECT NO.	024_2941
DRAWN BY	AL
CHECKED BY	CRR
CFN	2941PRLM
SHEET	1 OF 1

PROJECT:
SLIGO STATION
1129 PALACE DRIVE
GARDEN CITY, KS.

PREPARED FOR:
TESSERE formerly GLMV ARCHITECTURE LLC
1525 E. DOUGLAS AVE.
WICHITA, KS. 67211

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

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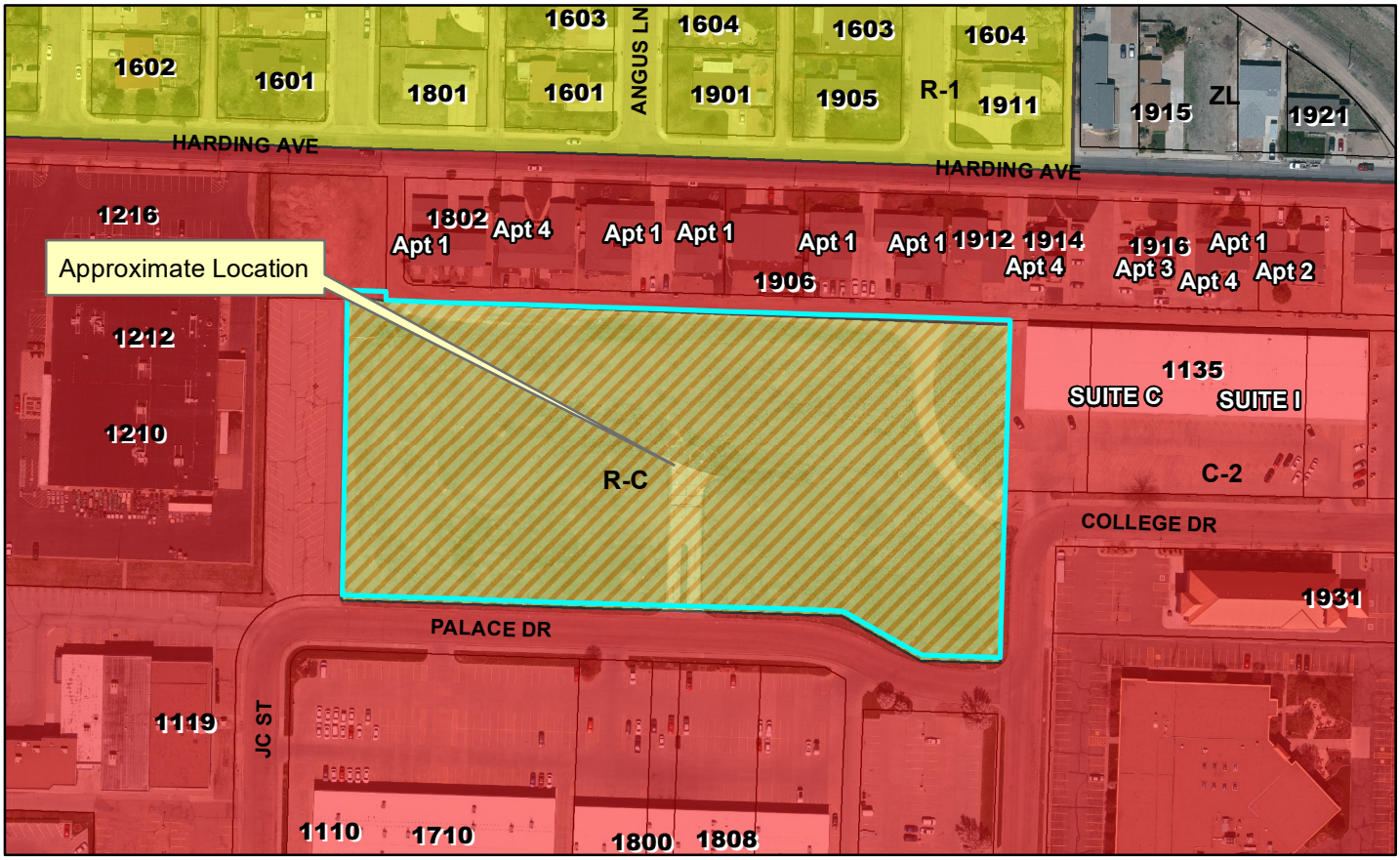


Case Number: GC2024-27
Applicant: Hawkeye Development
Address: 1801 Palace Drive
Request: Approval of the Final Plat - Sligo Station Addition



GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: June 20, 2024
RE: FC2024-28 Parcel Plat – Deann Gillen-Lehman Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Deann Gillen-Lehman Addition Parcel Plat.

BACKGROUND:

ProStake Surveying is requesting to plat the Deann Gillen-Lehman Addition. The property is generally located at 6390 E. Lear Road, Finney County, Kanas (Figure 1). The property is currently zoned "S-E" Suburban Estates and "A" Agricultural District and is currently used for residential purposes. The lot will need to be rezoned prior to issuing any building permits. Lot 1, Block 1 contains +/- 14 acres.

The first submittal was presented for plat review on May 22, 2024, and no major concerns were declared.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat contingent on meeting the minimum requirements of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the plat contingent on meeting the minimum requirements of the subdivision and zoning regulations.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat contingent on meeting the minimum requirements of the subdivision and zoning regulations.

FISCAL NOTE:
None.

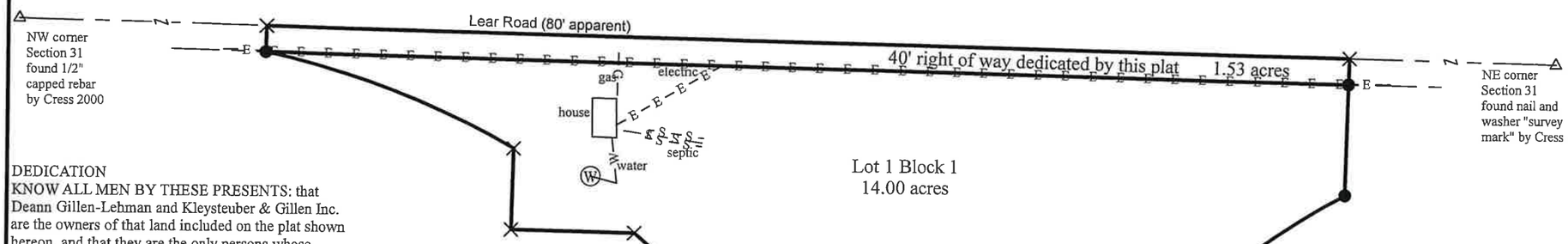
ATTACHMENTS:
Vicinity Map
FC2024-28 Deann Gillen-Lehman Addition Parcel Plat


A
Approximate Location
SE

Parcel Plat of Deann Gillen-Lehman Addition

part of the North 1/2 of Section 31, Township 26 South,
Range 31 West of the 6th P.M., Finney County, Kansas

REGISTER of DEEDS



DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Deann Gillen-Lehman and Kleysteuber & Gillen Inc. are the owners of that land included on the plat shown hereon, and that they are the only persons whose consent is necessary to pass clear title to said land and that they hereby consent to the making and recording of said plat and they hereby dedicate said plat to the public.

IN WITNESS WHEREOF this dedication is executed

this _____ day of _____, 2024.

_____
Dale Gillen for Kleysteuber & Gillen Inc
13060 CR 20, Garden City
620-272-4087

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Dale Gillen for Kleysteuber & Gillen Inc,

this _____ day of _____, 2024.

_____
Notary Public

IN WITNESS WHEREOF this dedication is executed

this _____ day of _____, 2024.

_____
Dennis Kleysteuber for Kleysteuber & Gillen Inc
13060 CR 20, Garden City
620-272-6510

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Dennis Kleysteuber for Kleysteuber & Gillen Inc,

this _____ day of _____, 2024.

_____
Notary Public

PARCEL PLAT EXTERIOR LEGAL DESCRIPTION: A portion of the North 1/2 of Section 31, Township 26 South, Range 31 West of the 6th P.M., Finney County, Kansas, more particularly described on 5-17-2024 by Ben Rumbaugh, PS1601, as Commencing at the Northwest corner of said Section 31, thence along the north line of said Section 31 S88°37'21"E 1551.14 to the POINT OF BEGINNING, THENCE continuing along said north line S88°37'21"E 1664.39 feet, THENCE S01°22'39"W 210.08 feet to a non-tangent curve, THENCE along the arc of a non-tangent curve to the left with a radius of 1321.00 feet and an arc length of 1060.86 feet having a chord of S38°35'43"W 1032.58 feet to a point of non-tangent curve, THENCE along the arc of a non-tangent curve to the left with a radius of 1313.00 feet and an arc length of 884.51 feet having a chord of N31°04'24"W 867.88 feet, THENCE N88°37'21"W 189.29 feet, THENCE N01°22'39"E 124.35 feet to a point of non-tangent curve, THENCE along the arc of a non-tangent curve to the left with a radius of 1313.00 feet and an arc length of 408.07 feet having a chord of N69°12'26"W 408.07 feet, THENCE N01°22'39"E 40.00 feet to the POINT OF BEGINNING.
This description contains 15.53 acres and includes county road right of way.
CLOSURE REPORT: This exterior description closes by 0.01 over 4580 feet for a ratio of 1:45,000.

IN WITNESS WHEREOF this dedication is executed

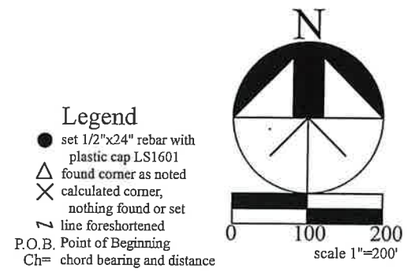
this _____ day of _____, 2024.

_____
Deann Gillen-Lehman
6390 E Lear Rd, Garden City
620-272-1148

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Deann Gillen-Lehman,

this _____ day of _____, 2024.

_____
Notary Public



Legend
- ● set 1/2"x24" rebar with plastic cap LS1601
- △ found corner as noted
- X calculated corner, nothing found or set
- ~ line foreshortened
- P.O.B. Point of Beginning
- Ch= chord bearing and distance

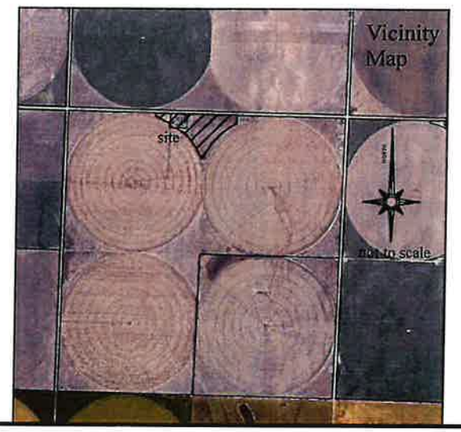
NOTES:
This property is zoned **A Agricultural District**. Please refer to Finney County Zoning Regulations for setbacks and restrictions in this zone.

Some easements, utilities, and improvements are not shown by agreement with the client.

Road right of way is dedicated with this plat.

SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed by me on 5-17-2024 and all of the monuments shown exist and their positions are correct to the best of my knowledge.

FINNEY COUNTY REVIEW SURVEYOR
I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.



HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
The Parcel Plat described hereon has been reviewed and considered by the Holcomb Garden City Finney County Area Planning Commission at its regular meeting held

this _____ day of _____, 2024, and the same is hereby recommended for approval.

_____ _____
Vicki Germann, Chairperson Date

_____ _____
Trent Maxwell, Secretary Date

FINNEY COUNTY COMMISSION
This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Finney County, Kansas.

Dated this _____ day of _____, 2024.

_____
Gerry Schultz, Chairman

ATTEST:_____
County Clerk, Dori Munyan

RECEIVED
MAY 22 2024
BY:_____

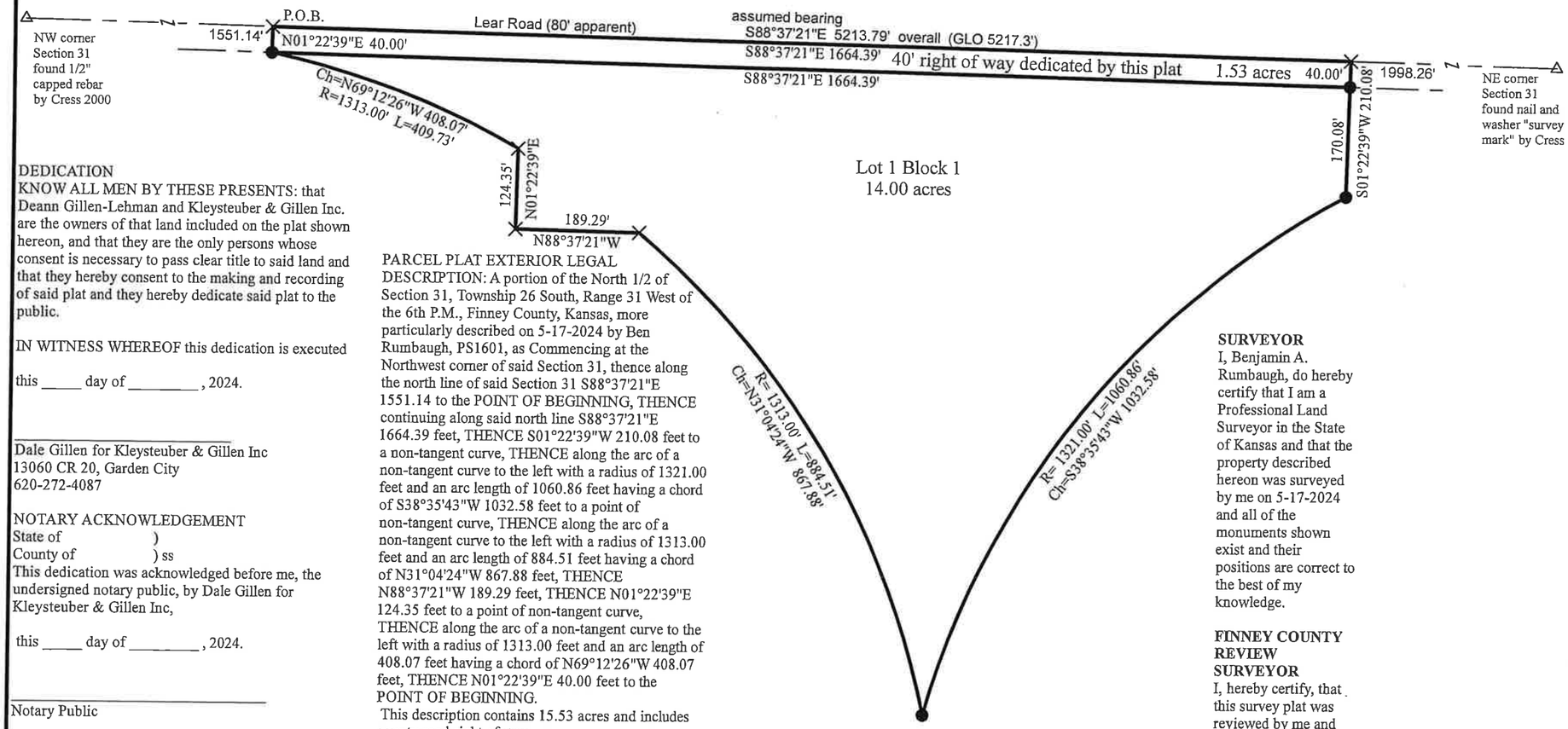
ProStake Surveying
PO Box 2324
Garden City, KS 67846
620-385-0547

Date 5-17-2024
Revisions
Sheet 1 of 1

Parcel Plat of Deann Gillen-Lehman Addition

part of the North 1/2 of Section 31, Township 26 South,
Range 31 West of the 6th P.M., Finney County, Kansas

REGISTER of DEEDS



DEDICATION

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620-272-4087

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County of) ss
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Notary Public

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this _____ day of _____, 2024.

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Dennis Kleysteuber for Kleysteuber & Gillen Inc
13060 CR 20, Garden City
620-272-6510

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Dennis Kleysteuber for Kleysteuber & Gillen Inc,

this _____ day of _____, 2024.

_____
Notary Public

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_____
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County of) ss
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_____
Notary Public

SURVEYOR

I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed by me on 5-17-2024 and all of the monuments shown exist and their positions are correct to the best of my knowledge.

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this _____ day of _____, 2024, and the same is hereby recommended for approval.

_____ _____
Vicki Germann, Chairperson Date

_____ _____
Trent Maxwell, Secretary Date

FINNEY COUNTY COMMISSION

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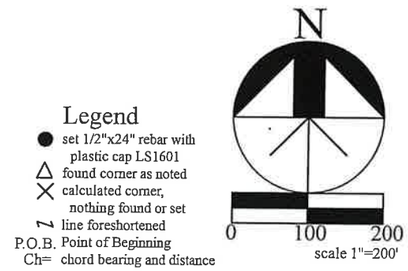
Dated this _____ day of _____, 2024.

_____
Gerry Schultz, Chairman

ATTEST:_____
County Clerk, Dori Munyan

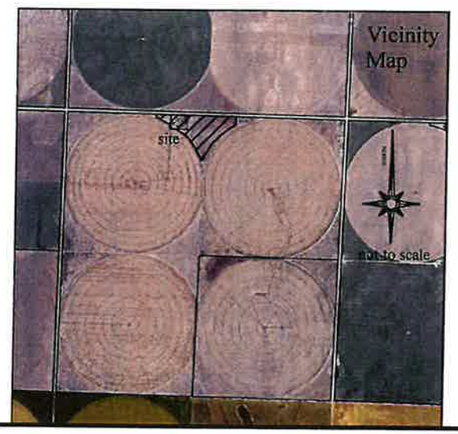


Legend
- ● set 1/2"x24" rebar with plastic cap LS1601
- △ found corner as noted
- X calculated corner, nothing found or set
- ~ line foreshortened
- P.O.B. Point of Beginning
- Ch= chord bearing and distance

NOTES:
This property is zoned **A Agricultual District**. Please refer to Finney County Zoning Regulations for setbacks and restrictions in this zone.

Some easements, utilities, and improvements are not shown by agreement with the client.

Road right of way is dedicated with this plat.



RECEIVED
MAY 22 2024
BY:_____

ProStake Surveying
PO Box 2324
Garden City, KS 67846
620-385-0547

Date 5-17-2024
Revisions
Sheet 1 of 1

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: June 20, 2024
RE: GC2024-30 Replat – Smith's Pit Second Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Smith's Pit Second Addition replat.

BACKGROUND:

The City of Garden City is requesting to plat the Smith's Pit Second Addition. The property is generally located south of 1310 E. Fulton Street, Garden City, Kansas. The property is currently zoned “I-3” Heavy Industrial District and “C-2” General Commercial District. There are various commercial and industrial uses in addition to the large vacant lot. The City is requesting to plat the Smith's Pit Second Addition in order to clarify property lines. The Smith's Pit Second Addition contains +/- 17.6 acres.

The second submittal was presented for plat review on June 11, 2024, and met the requirements of the Zoning and Subdivision regulations.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the Smith's Pit Second Addition.
2. The Planning Commission may not recommend approval of the Smith's Pit Second Addition.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the Smith's Pit Second Addition.

FISCAL NOTE:
None.

ATTACHMENTS:
GC2024-30 Replat â€“ Smith's Pit Second Addition
Vicinity Map

SMITH'S PIT SECOND ADDITION

A REPLAT OF THE FINAL PLAT OF SMITH'S PIT ADDITION & THE SOUTH 35 FEET OF THE NORTH 350 FEET OF THE EAST 167 FEET OF BLOCK 6 H.B. WALLS INDUSTRIAL DISTRICT & LOTS 1 THROUGH 5 & 9 THROUGH 11 & THE EAST HALF OF LOT 12 GEORGE SMITH SUBDIVISION

SITUATED IN THE SW 1/4 OF SECTION 17,
T24S, R32W, 6TH P.M. GARDEN CITY, FINNEY COUNTY, KANSAS

PLAT LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF SMITH'S PIT ADDITION, ALL OF LOTS 1 THROUGH 5, LOTS 9 THROUGH 11 AND THE EAST HALF OF LOT 12, GEORGE SMITH SUBDIVISION AND A PORTION OF BLOCK 6, H.B. WALLS INDUSTRIAL DISTRICT, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 32 WEST OF THE SIXTH PRINCIPAL MERIDIAN. GARDEN CITY, FINNEY COUNTY, KANSAS.

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE HALF OF LOT 12, GEORGE SMITH SUBDIVISION; THENCE, S 88° 11' 48" E, ALONG THE SOUTH LINE OF FULTON STREET, A DISTANCE OF 174.97 FEET TO THE NORTHEAST CORNER OF LOT 9, GEORGE SMITH SUBDIVISION; THENCE, S 01° 33' 28" W, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 150.09 FEET TO THE SOUTH LINE OF SAID LOT 9;

THENCE, S 88° 10' 08" E, ALONG THE SOUTH LINE OF LOTS 8, 7 AND 6 OF GEORGE SMITH SUBDIVISION, A DISTANCE OF 149.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE, N 01° 37' 33" E, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 150.16 FEET TO A POINT ON THE SOUTH LINE OF FULTON STREET;

THENCE, S 88° 11' 48" E, ALONG SAID SOUTH LINE, A DISTANCE OF 220.14 FEET;

THENCE, S 01° 36' 40" W FOR A DISTANCE OF 30.00 FEET;

THENCE, S 88° 11' 48" E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 163.30 FEET TO THE WEST LINE OF THE EAST 167 FEET OF BLOCK 6, H.B.WALLS INDUSTRIAL DISTRICT;

THENCE, S 01° 31' 27" W, ALONG SAID WEST LINE, A DISTANCE OF 315.11 FEET TO A POINT 35.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 350.00 FEET OF SAID BLOCK 6;

THENCE, S 88° 14' 07" E, ALONG A LINE 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 167.00 FEET TO A POINT ON THE WEST LINE OF ANDERSON STREET AND THE EAST LINE OF SMITH'S PIT ADDITION;

THENCE FOLLOWING THE EAST, SOUTH, AND WEST LINES OF SMITH'S PIT ADDITION THE FOLLOWING SEVEN COURSES;

1. THENCE, S 01° 31' 27" W, ALONG SAID WEST LINE, A DISTANCE OF 245.00 FEET;

2. THENCE, S 88° 11' 48" E, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

3. THENCE, S 01° 31' 27" W, ALONG SAID EAST LINE, A DISTANCE OF 453.76 FEET TO A POINT ON THE NORTH LINE OF THE A.T. & S.F. RAILROAD RIGHT OF WAY.

4. THENCE, N 75° 16' 06" W, ALONG SAID NORTH LINE, A DISTANCE OF 1136.94 FEET;

5. THENCE, N 01° 32' 52" E, A DISTANCE OF 286.87 FEET;

6. THENCE, S 88° 07' 11" E, A DISTANCE OF 181.60 FEET;

7. THENCE N 01° 29' 54" E A DISTANCE OF 502.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 808,693 SQUARE FEET, 18.565 ACRES MORE OR LESS.

PREPARED APRIL, 2024 BY MICHAEL LINDQUIST KANSAS LAND SURVEYOR #1439

BASIS OF BEARING:

NAD83 KANSAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 32 WEST, BEARS S88°11'48"E

BOUNDARY CLOSURE

PERIMETER: 4377.53' AREA: 808693.43 SQ. FT.
ERROR CLOSURE: 0.01 COURSE: S82°30'36"W
ERROR NORTH: -0.001 EAST: -0.007
PRECISION 1: 437754.00

GENERAL NOTES

1. THIS SURVEY DOES NOT CERTIFY TO OWNERSHIP. PROPERTY SHOWN AS BEING TRANSFERRED TO TAKE PLACE VIA DEED INSTRUMENT SIMULTANEOUS WITH PLAT
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY. TITLE COMMITMENT NUMBER 50046120-1653054 DATED MARCH 11, 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
3. DISTANCES AND BEARINGS SHOWN ARE MEASURED OR CALCULATED FROM MEASUREMENTS UNLESS STATED OTHERWISE.

FIELDWORK COMPLETED 04-2024

PUBLIC UTILITY EASEMENT TERMS

ANY AND ALL PUBLIC UTILITY EASEMENTS DEDICATED HEREIN BY THE OWNER SHALL GRANT TO THE CITY OF GARDEN CITY, KANSAS, A KANSAS MUNICIPAL CORPORATION ("CITY"), ITS SUCCESSORS AND ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO AT ALL TIMES ENTER, RE-ENTER, OCCUPY, AND USE THE REAL PROPERTY WITHIN ANY SUCH EASEMENT IN ORDER TO ACCESS, OPERATE, INSPECT, TEST, MAINTAIN, REPAIR, REPLACE, REMOVE, CONSTRUCT, ERECT, INSTALL, OR RECONSTRUCT ANY EXISTING OR FUTURE INFRASTRUCTURE OR EQUIPMENT RELATING TO ANY CITY OPERATED, FRANCHISED, OR OTHERWISE AUTHORIZED UTILITY OR UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, WATER, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC TRANSMISSION POWER POLES AND TOWERS, AND TELECOMMUNICATIONS LINES, TOGETHER WITH ANY APPURTENANCE OR ANCILLARY COMPONENT RELATED THERETO AND FOR ALL OTHER PURPOSES RELATED OR INCIDENTAL TO PROVIDING FOR THE TRANSMISSION OF ANY SUCH UTILITY OR UTILITIES, IN, UNDER, THROUGH, OVER, ACROSS, AND UPON ANY REAL PROPERTY WITHIN ANY SUCH EASEMENT. ANY SUCH EASEMENT SHALL INCLUDE ALL THE RIGHTS AND PRIVILEGES THEREIN NECESSARY FOR THE FULL ENJOYMENT THEREOF, INCLUDING THE RIGHT OF INGRESS AND EGRESS. ANY SUCH EASEMENT AND ANY COVENANT, CONDITION, AGREEMENT, AND PROVISION CONTAINED HEREIN SHALL RUN WITH THE LAND. OWNER ACKNOWLEDGES AND AGREES THAT ANY RIGHTS OR OBLIGATIONS CONFERRED OR IMPOSED UNTO CITY BY ANY SUCH EASEMENT MAY BE ASSIGNED BY CITY, IN WHOLE OR IN PART, WITHOUT OBTAINING THE PRIOR CONSENT OF OWNER, INCLUDING, BUT NOT LIMITED TO, AN ASSIGNMENT TO ANY LESSEE, FRANCHISEE, OR OTHER THIRD PARTY TO WHICH CITY HAS GRANTED THE RIGHT TO USE OR OCCUPY AN EASEMENT HELD BY CITY. OWNER AGREES THAT IT SHALL NOT ERECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OVER OR ON ANY REAL PROPERTY WITHIN ANY SUCH EASEMENT AND THAT IT SHALL NOT OTHERWISE OBSTRUCT OR IMPEDE THE USE OF ANY SUCH EASEMENT BY CITY. THE TERM "STRUCTURE" SHALL MEAN ANYTHING CONSTRUCTED OR ERECTED, THE USE OF WHICH REQUIRES PERMANENT LOCATION ON THE GROUND OR REQUIRES ATTACHMENT TO SOMETHING HAVING A PERMANENT LOCATION ON THE GROUND. THE TERM "STRUCTURE" SHALL INCLUDE, BUT NOT BE LIMITED TO, A BERM, RAMP, AND RETAINING WALL. THE TERM "STRUCTURE" SHALL EXCLUDE FENCE, BUT ONLY ON THE CONDITION THAT ANY SUCH FENCE IS INSTALLED WITH A GATE, REMOVABLE FENCE SECTION, OR OTHER ACCESS FEATURE THAT: (1) IS LOCATED AT EACH END OF ANY SUCH EASEMENT; (2) HAS A WIDTH NO LESS THAN THE WIDTH OF THE EASEMENT; (3) CAN BE REMOVED FROM THE OUTSIDE OF THE FENCE WITHOUT HAVING TO CUT OR DAMAGE ANY FENCE MATERIAL; AND (4) ALLOWS THE EASEMENT TO BE ACCESSED WITHOUT CUTTING, DAMAGING, OR REMOVING ANY PART OF THE FENCE LOCATED OUTSIDE OF THE AREA COMPRISING THE EASEMENT. CITY SHALL RESTORE THE SURFACE OF ANY REAL PROPERTY WITHIN ANY SUCH EASEMENT TO THE SAME OR SUBSTANTIALLY THE SAME CONDITION IN THE EVENT THAT THE SURFACE OF ANY SUCH PROPERTY IS DISRUPTED OR DAMAGED BY ANY USE AUTHORIZED BY ANY SUCH EASEMENT. CITY SHALL REPAIR OR RESTORE ANY PERSONAL PROPERTY OF OWNER, INCLUDING, BUT NOT LIMITED TO, ANY FENCE, THAT IS LOCATED WITHIN THE AREA COMPRISING ANY SUCH EASEMENT TO THE SAME OR SUBSTANTIALLY THE SAME CONDITION IN THE EVENT THAT ANY SUCH PROPERTY IS RELOCATED OR DAMAGED BY ANY USE AUTHORIZED BY ANY SUCH EASEMENT. CITY SHALL HAVE THE RIGHT TO TEMPORARILY REMOVE OR RELOCATE ANY FENCE LOCATED WITHIN THE AREA COMPRISING ANY SUCH EASEMENT, PROVIDED THAT THE FENCE IS REPAIRED OR RESTORED PURSUANT TO THE IMMEDIATELY PRECEDING SENTENCE WITHIN A REASONABLE TIME FOLLOWING THE CONCLUSION OF WORK PURSUANT TO ANY SUCH EASEMENT. IT IS EXPRESLSLY UNDERSTOOD THAT OWNER, IN GRANTING THE USE HEREIN SPECIFIED, HAS DONE SO WITHOUT DIVESTING ITSELF OF THE USE AND ENJOYMENT OF THE REAL PROPERTY WITHIN ANY SUCH EASEMENT, SUBJECT ONLY TO THE RIGHTS AND OBLIGATIONS CONFERRED OR IMPOSED HEREIN.



VICINITY MAP
NOT TO SCALE

OWNERS' CONSENT AND DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE PROPRIETOR AND OWNER OF LAND INCLUDED WITHIN THE PLAT SHOWN HEREON, ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THE SAME DOES HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID PLAT. THE EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC FOR SUCH NOTED PUBLIC USES.

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ ATTEST: _____
MANUEL F. ORTIZ, MAYOR CELYN HURTADO
CITY OF GARDEN CITY CITY CLERK

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

MANUEL F. ORTIZ, MAYOR, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ _____
OSCAR A. GARCIA MARY A. GARCIA

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

OSCAR A. GARCIA & MARY A. GARCIA THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

OWNERS' CONSENT AND DEDICATIONS CONTINUED

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____
DANIEL ROMO

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

DANIEL ROMO, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ _____
DANIEL E. FRANKHAUSER VIVIAN F. FRANKHAUSER

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

DANIEL E. FRANKHAUSER & VIVIAN F. FRANKHAUSER, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE SURVEY AND MONUMENTATION OF THE ABOVE DESCRIBED LAND DIVISION WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THIS PLAT. DATE OF SURVEY: SEPTEMBER 28, 2023

_____
MICHAEL J. LINDQUIST LS NO.1439

OWNERS' CONSENT AND DEDICATIONS CONTINUED

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ _____ _____
JOHN R. WILLIAMS RACHEL R. WILLIAMS JEREMY B. WILLIAMS

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

JOHN R. WILLIAMS & RACHEL R. WILLIAMS & JEREMY B. WILLIAMS, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____
JOHN R. WILLIAMS OWNER GCAP LLC

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

JOHN R. WILLIAMS, OWNER GCAP LLC, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

IN WITNESS WHEREOF THIS CONSENT IS EXECUTED THIS_____ DAY OF_____, 2024.

_____ _____
TERRY STOECKLEIN & KATHY STOECKLEIN

STATE OF KANSAS
SS
COUNTY OF FINNEY

THIS CONSENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED OFFICER, BY

TERRY STOECKLEIN & KATHY STOECKLEIN, THIS_____ DAY OF_____ , 2024.

_____
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

ACCEPTANCE

THESE RIGHTS-OF-WAYS AND EASEMENTS ACCEPTED BY THE GOVERNING BODY OF THE CITY OF GARDEN CITY, KANSAS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED THIS_____DAY OF_____, 2024. THE EASEMENTS AND RIGHT OF WAY SHOWN TO BE VACATED ARE HEREBY VACATED PURSUANT TO ORDINANCE NO._____ RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FINNEY COUNTY, KANSAS, IN BOOK _____ PAGE _____ ON_____, 2024.

_____
MAYOR

ATTEST:

_____
CITY CLERK

HOLCOMB – GARDEN CITY – FINNEY COUNTY AREA PLANNING COMMISSION

THE PARCEL PLAT DESCRIBED HEREIN HAS BEEN REVIEWED AND CONSIDERED THIS _____ DAY OF _____, 2024, AND THE SAME IS HEREBY APPROVED.

_____
PLANNING COMMISSION SECRETARY, TRENT MAXWELL

_____
PLANNING COMMISSION CHAIR, VICKI GERMANN

COUNTY SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY, THAT THIS PLAT WAS REVIEWED BY ME AND THAT IT IS IN COMPLIANCES WITH K.S.A. 58-2005 AND THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

_____
FINNEY COUNTY, KANSAS SURVEY REVIEWER

RECEIVED
City of Garden City, KS
Project Number: SPGC24-17
Received by: SR
Date: 03Jun2024
No. of Pages: 3(Plats)
2nd Submittal

MEETS REQUIREMENTS
City of Garden City, KS
Project Number: SPGC24-17
Approved by: SR
Date: 11Jun2024
No. of Pages: 3(Plats)
2nd Submittal

M:\SUBS_PC\2024\Graham Crossing Ph II\Plat\Plat\Smith's Pit Plat.dwg, Plotted on Jun 19, 2024 - 1:42pm, By Mike Lindquist

ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D
	FIELD WORK COMPLETED				

SHT. NO: 1 OF 3
SCALE: NTS
DWN. BY: MJL DATE: 03-14-2024
CHK. BY:
PROJ. MGR: MJL 03-14-2024
CLIENT APP:

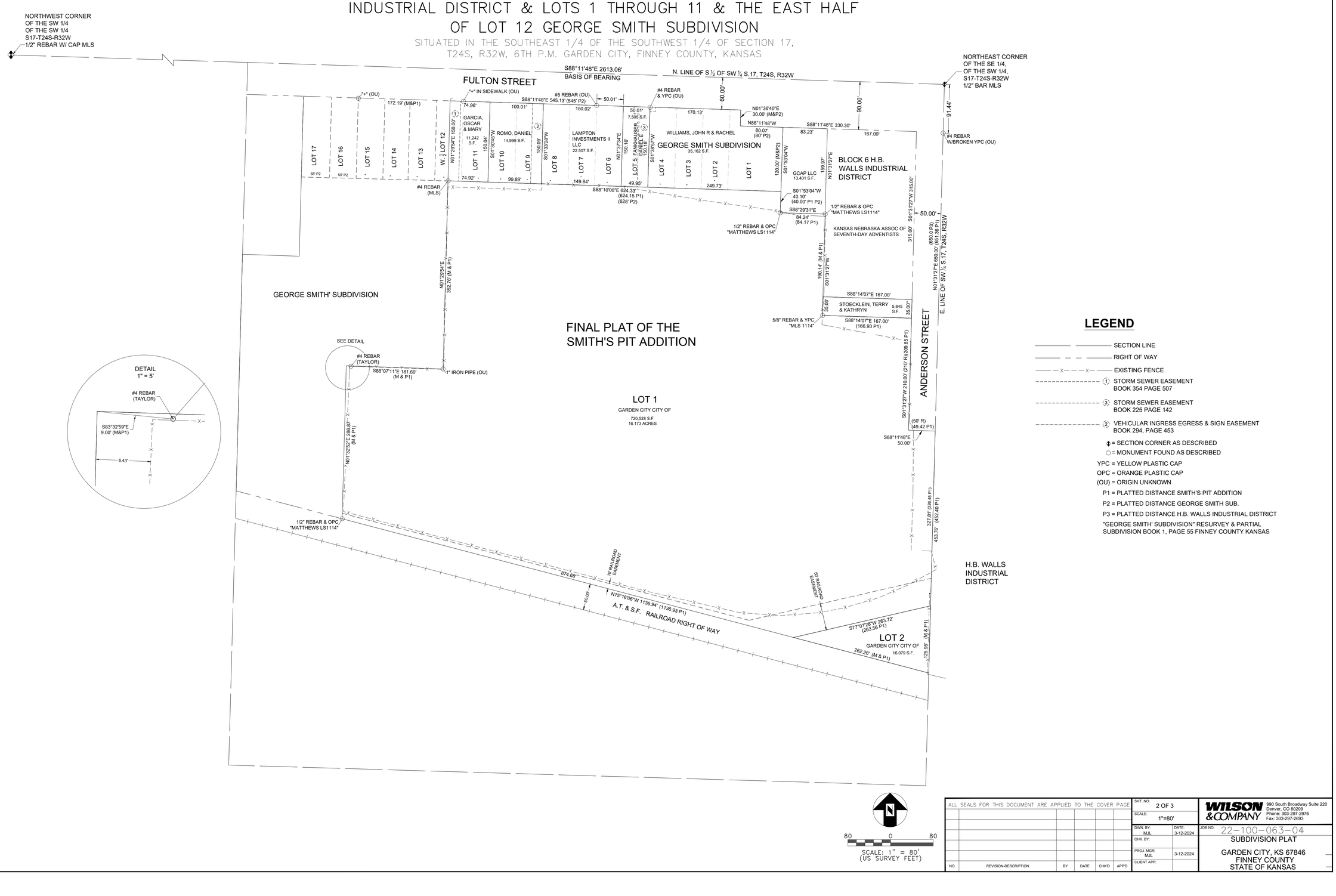
JOB NO: 21-100-063-04

SUBDIVISION PLAT
GARDEN CITY, KS 67846
FINNEY COUNTY
STATE OF KANSAS

EXISTING CONDITIONS

SMITH'S PIT ADDITION & A PORTION OF BLOCK 6 H.B. WALLS INDUSTRIAL DISTRICT & LOTS 1 THROUGH 11 & THE EAST HALF OF LOT 12 GEORGE SMITH SUBDIVISION

SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T24S, R32W, 6TH P.M. GARDEN CITY, FINNEY COUNTY, KANSAS



LEGEND

- SECTION LINE
- RIGHT OF WAY
- EXISTING FENCE
- ① STORM SEWER EASEMENT BOOK 354 PAGE 507
- ③ STORM SEWER EASEMENT BOOK 225 PAGE 142
- ② VEHICULAR INGRESS EGRESS & SIGN EASEMENT BOOK 294, PAGE 453
- ↕ = SECTION CORNER AS DESCRIBED
- ○ = MONUMENT FOUND AS DESCRIBED
- YPC = YELLOW PLASTIC CAP
- OPC = ORANGE PLASTIC CAP
- (OU) = ORIGIN UNKNOWN
- P1 = PLATTED DISTANCE SMITH'S PIT ADDITION
- P2 = PLATTED DISTANCE GEORGE SMITH SUB.
- P3 = PLATTED DISTANCE H.B. WALLS INDUSTRIAL DISTRICT
- "GEORGE SMITH' SUBDIVISION" RESURVEY & PARTIAL SUBDIVISION BOOK 1, PAGE 55 FINNEY COUNTY KANSAS

ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHT. NO: 2 OF 3
SCALE: 1"=80'
DWN. BY: MJL DATE: 3-12-2024
CHK. BY:
PROJ. MGR: MJL 3-12-2024
CLIENT APP:

WILSON & COMPANY 990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2976 Fax: 303-297-2693

JOB NO: 22-100-063-04

SUBDIVISION PLAT

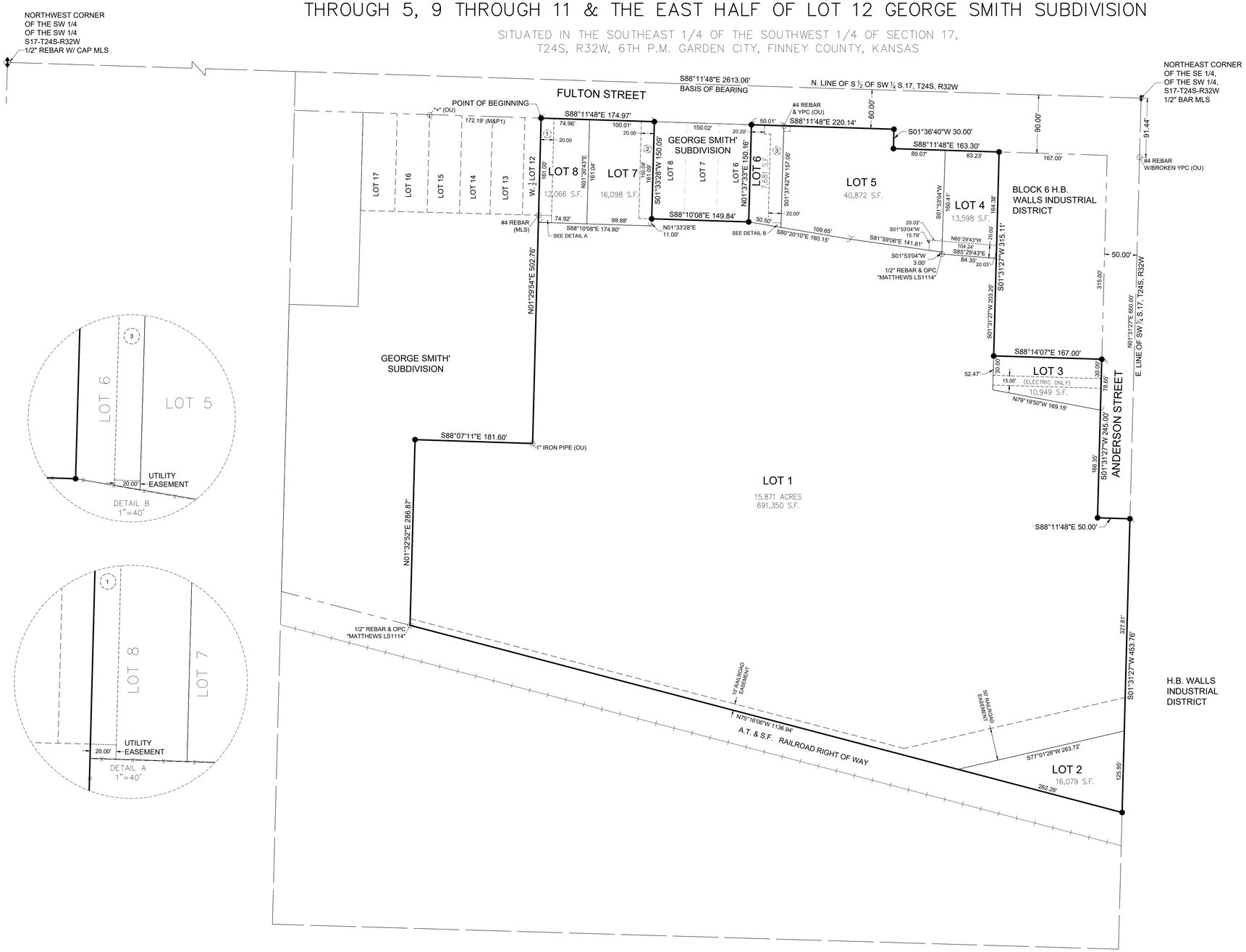
GARDEN CITY, KS 67846
FINNEY COUNTY
STATE OF KANSAS

M:\GIS_PC\2024\City\Garden City\Units 8\Refer\Ref\Units8Refs00-04.dwg, Plotted on Jun 03, 2024 - 2:30pm - By: MJLockwood

FINAL PLAT OF SMITH'S PIT SECOND ADDITION

A REPLAT OF THE FINAL PLAT OF SMITH'S PIT ADDITION & THE SOUTH 35 FEET OF THE NORTH 350 FEET OF THE EAST 167 FEET OF BLOCK 6 H.B. WALLS INDUSTRIAL DISTRICT & LOTS 1 THROUGH 5, 9 THROUGH 11 & THE EAST HALF OF LOT 12 GEORGE SMITH SUBDIVISION

SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T24S, R32W, 6TH P.M. GARDEN CITY, FINNEY COUNTY, KANSAS



LEGEND

- SECTION LINE
- RIGHT OF WAY
- EXISTING FENCE
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT (ELECTRIC ONLY)
- ① STORM SEWER EASEMENT BOOK 354 PAGE 507
- ③ STORM SEWER EASEMENT BOOK 225 PAGE 142
- ② VEHICULAR INGRESS EGRESS & SIGN EASEMENT BOOK 294, PAGE 453
- ↕ = SECTION CORNER AS DESCRIBED
- ○ = MONUMENT FOUND AS DESCRIBED
- ● = MONUMENT SET AS DESCRIBED

YPC = YELLOW PLASTIC CAP
OPC = ORANGE PLASTIC CAP
(OU) = ORIGIN UNKNOWN
P1 = PLATTED DISTANCE SMITH'S PIT ADDITION
P2 = PLATTED DISTANCE GEORGE SMITH SUB.
P3 = PLATTED DISTANCE H.B. WALLS INDUSTRIAL DISTRICT
"GEORGE SMITH' SUBDIVISION" RESURVEY & PARTIAL SUBDIVISION BOOK 1, PAGE 55 FINNEY COUNTY KANSAS

ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D

SHT. NO: 3 OF 3
SCALE: 1"=80'
DWN. BY: MJL — DATE: 3-12-2024
CHK. BY:
PROJ. MGR: MJL — 3-12-2024
CLIENT APP.

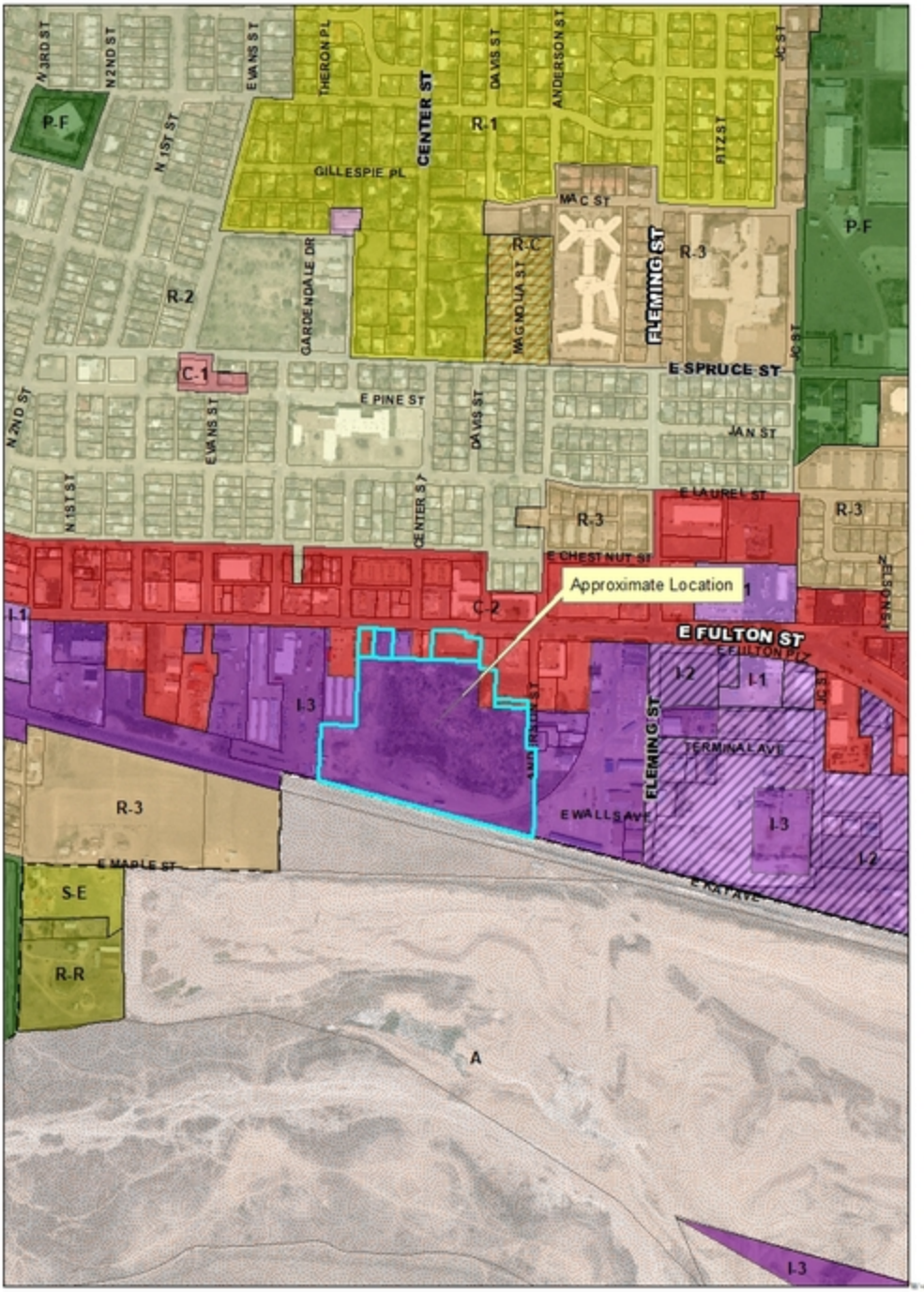
WILSON & COMPANY
990 South Broadway Suite 220
Denver, CO 80209
Phone: 303-297-2976
Fax: 303-297-2693

JOB NO: 22-100-063-04

SUBDIVISION PLAT

GARDEN CITY, KS 67846
FINNEY COUNTY
STATE OF KANSAS

M:\GDR_PC2020\Civil\Garden City\Final Plat\Final Plat\Final Plat\FP05-04.dwg, Printed on: Jun 03, 2024 - 1:42pm By: MJLholland


N 3RD ST
N 2ND ST
EVANS ST
THERON PL
CENTER ST
DAVIS ST
ANDERSON ST
JC ST
FITZ ST
P-F
N 1ST ST
GILLESPIE PL
MAC ST
R-1
R-C
FLEMING ST
R-3
P-F
R-2
GARDENDALE DR
MAGNOLIA ST
C-1
E SPRUCE ST
E PINE ST
JAN ST
E LAUREL ST
E CHESTNUT ST
R-3
C-2
Approximate Location
E FULTON ST
I-1
I-2
I-3
TERMINAL AVE
E WALLS AVE
R-3
E MAPLE ST
S-E
R-R
A
I-3