AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, JANUARY 16, 2025
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 8:30 a.m.

I. Chairman calls regular meeting to order

II. Swearing in of new members - Shannon L. Dick, Trevor Hands, Timothy Hanigan, & Deborah Oyler

III. Election of Officers and BZA Representatives

IV. Approval of Minutes

Planning Commission Minutes-October 17, 2024
Planning Commission Minutes- October 17, 2024

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

VI. General Staff Report and Update

General Staff Report-January 16, 2025
January 16, 2025 General Staff Report.pdf

VII. 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

VIII. New Business

A. GC2024-45 Replat - Greenlee Plaza

GC2024-45 Greenlee Plaza Plat
GC2024-45 Vicinity Map

B. FC2024-46 Parcel Plat – Ralston Addition
FC2024-46 Vicinity Map
FC2024-46 Plat

C. FC2024-47 Parcel Plat – Russell Addition
FC2024-47 Vicinity Map
FC2024-47 Plat

D. GC2023-16: Rezoning From "R-3" Multiple Family Residential and "C-2" General Commercial District to "P-F" Public Facilities District for the property generally located at 2505 N. 8th Street, Garden City, Kansas.
GC2023-16 Vicinity Map
GC2023-16 General Information

E. FC2024-48: Rezoning from "R-I" Rural Industrial District to "R-R" Rural Residential District for the property generally located at 1120 N. Sherman Road, Finney County, Kansas.
FC2024-48 Vicinity Map
FC2024-48 General Information

IX. Adjourn

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

October 17, 2024

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, October 17, 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 Anliker, Member Collins, Member Crockett, Member Michel, and Member Rupp. Also present were Staff Charles, Staff Presisto, and Staff Thompson.

2. **APPROVAL OF MINUTES –** September 19, 2024

Member Rupp made a motion to approve the minutes from September 19, 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
Yea	Yea	Yea	Not Present	Yea	Not Present	Yea	Not Present	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

GC2024-41: A rezone from "I-2" Medium Industrial District to "C-2" General Commercial District for the property generally located at 1404 W. Mary Street, Garden City, Kansas, at the request of Jorge Caro.

Staff Thompson- Presented staff report.

OPEN PUBLIC COMMENT

Dan Fankhauser, Representative for Applicant- I was the architect on this project, and I just wanted to answer any questions that you might have. It's basically a facility that will be open on weekends, Friday, Saturday, and

Sunday in the evening so it shouldn't disturb any of the people around that area as far as noise level or anything like that. This is a rather large facility over twelve thousand square feet and there is phase two that would be another addition to the back of this. It'll have paved parking. The zoning book doesn't really include this type of use yet and maybe we need to because there seems to be need. I'm working on three more event centers right now, so I think it is something that we are going to see more and more of in the future. There is a C-2 just down the street to the west. There is a restaurant there and I think it is for sale at the present time. That is C-2 and of course you've got the Eagles Lodge which is diagonally to the north and east of this property. I'd be glad to answer any questions. The facility will have approximately three hundred and fifty people the way it is set up.

Chair Germann- Does the applicant own any of the rest of that property there?

Dan Fankhauser- He owns that property just to the west which is an electrical business. The ground to the east, I'm not sure who owns that. But as you can see there is quite a bit of C-2 around that area.

Chair Germann- I'm assuming parking and everything has been considered and we are good on that?

Staff Charles- Yes.

CLOSE PUBLIC HEARING

MEMBER MICHEL MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONE FROM "I-2" MEDIUM INDUSTRIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER COLLINS SECONDED THE MOTION.

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

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

Motion passed.

7. REPORT OF THE PLANNING SECRETARY

Staff Charles- Notified the Board of the members that have terms expiring at the end of 2024 and reviewed the By-Laws of the Planning Commission.

Member Anliker-Stated she is willing to serve on the Planning Commission for another term. *Member Michel and Member Collins* both stated they are not able to serve again.

8. COMMISSION MEMBER REPORTS

Member Michel- Expressed his concern with the truck parking issues in the County.

Chair Germann- Discussed the proper procedure for members recusing themselves form cases and also let the members know that the Neighborhood & Development Services agreement will be on the next County Commission meeting agenda.

9. ADJOURN

The meeting was adjourned at 9:18 A.M.

Trent Maxwell	Secretary	Vicki Germann	Chairman
Aleecya Charles	Staff	Sean Collins	Vice-Chairman

GENERAL STAFF REPORT AND UPDATE
January 16, 2025

City of Garden City, Kansas
Neighborhood & Development Services Department

Site Plans Approved: October 11, 2024 – January 9, 2025

Site Plan	SP#	Landscape	Address	Project
O'Reilly's Auto Parts	SPGC23-57	Y	3208 E Mary Street	New Store
Medina Adventures	SPGC24-31	N	105 N 12th Street	New Parking Lot

Lot Splits & Parcel Plats Approved Administratively: October 11, 2024 – January 9, 2025

Jurisdiction	Request	Description	Applicant/Surveyor
Garden City	Replat	Rubios Replat	Klein Surveying Services Rigoberto Rubios
Garden City	Replat	Medina Addition	Palmberg Land Surveying Victor Klotz
Finney County	Replat	E&L Newberry Addition	Palmberg Land Surveying Eric & Lesa Newberry

Commercial Certificate of Occupancies Issued: October 11, 2024 – January 9, 2025

Project	Address
Garden City Co-op- New Unit Train Terminal & Silos	1503 N IBP Road
B&T Land LLC- New Warehouse	2103 N Boots Road

Discussion:

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: January 16, 2025
RE: GC2024-45 Replat - Greenlee Plaza

ISSUE:
The Planning Commission is asked to consider and recommend approval of the Greenlee Plaza Replat.

BACKGROUND:
ProStake Surveying is requesting to plat the Greenlee Plaza. The property is generally location at 102 S. Fourth Street, Garden City, Kansas. The property is currently zoned "I-3" Heavy Industrial District and has several warehouse buildings across the property. Lot 1, Block 1 of the Greenlee Plaza contains +/- 3.24 acres and is being replatted to add public utility easements for city utility infrastructure located on the property.

The first submittal was presented for plat review on December 11, 2024, and the following concerns were declared:

1. ROAD DEDICATIONS: Please correct the .11acre road dedication to state “This portion of South 4th Street is dedicated as Right of Way by this plat”.
2. ROW: Please label the ROW width of the portion of Santa Fe Street on this plat.
3. EASEMENTS: Please depict other existing easements, if any.
4. DEDICATION: Please refer to this as a final plat in the planning commission dedication language.
5. SIGNATURE LINES: Please correct the chair and mayor signature lines by leaving blank spaces for the names to be written in once they are selected.
6. COMMISSION SIGNATURE: Please also include easements in the Garden City Commission signature language.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat contingent to 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 to 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 to the above listed requirements and meeting the minimum requirements of the subdivision and zoning

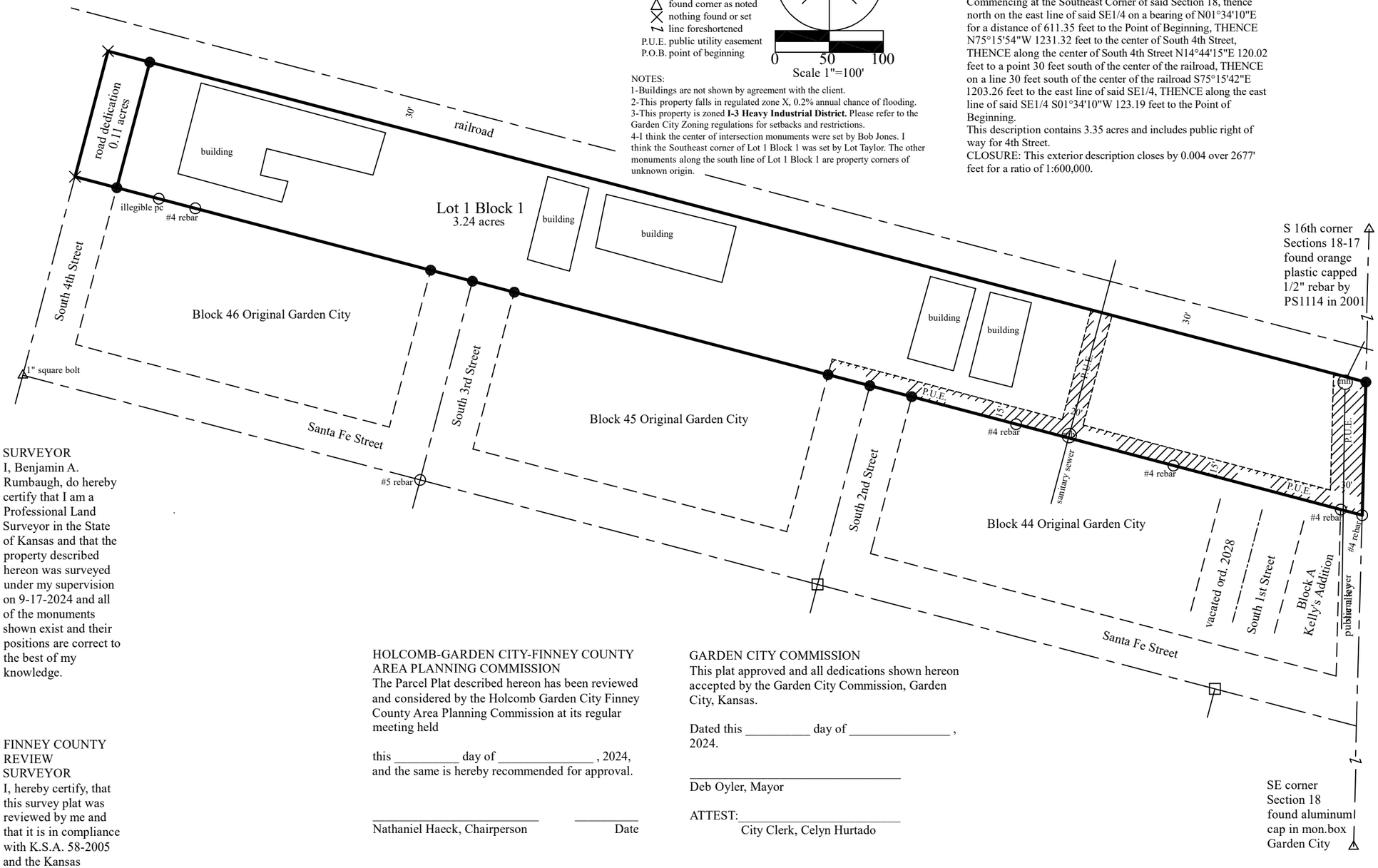
regulations.

FISCAL NOTE:
None.

ATTACHMENTS:
GC2024-45 Greenlee Plaza Plat
GC2024-45 Vicinity Map

Greenlee Plaza

part of the Southeast 1/4 of Section 18, Township 24 South,
Range 32 West of the 6th P.M.,
City of Garden City, Finney County, Kansas



Legend

- set 1/2"x24" rebar with plastic cap CLS305
- found railroad nail
- found rebar as noted
- found corner as noted
- nothing found or set
- line foreshortened

P.U.E. public utility easement
P.O.B. point of beginning

NOTES:
1-Buildings are not shown by agreement with the client.
2-This property falls in regulated zone X, 0.2% annual chance of flooding.
3-This property is zoned **I-3 Heavy Industrial District.** Please refer to the Garden City Zoning regulations for setbacks and restrictions.
4-I think the center of intersection monuments were set by Bob Jones. I think the Southeast corner of Lot 1 Block 1 was set by Lot Taylor. The other monuments along the south line of Lot 1 Block 1 are property corners of unknown origin.

PARCEL PLAT EXTERIOR LEGAL DESCRIPTION: Formerly described at Book 224 Page 667 of the Finney County records as the Southerly 120 feet of the Station Ground property east of 4th Street in Section 18 at Garden City, now more particularly described on 9-20-2024 by Ben Rumbaugh, PS1601, as part of the Southeast 1/4 of Section 18, Township 24 South, Range 32 West of the 6th P.M., City of Garden City, Finney County, Kansas, Commencing at the Southeast Corner of said Section 18, thence north on the east line of said SE1/4 on a bearing of N01°34'10"E for a distance of 611.35 feet to the Point of Beginning, THENCE N75°15'54"W 1231.32 feet to the center of South 4th Street, THENCE along the center of South 4th Street N14°44'15"E 120.02 feet to a point 30 feet south of the center of the railroad, THENCE on a line 30 feet south of the center of the railroad S75°15'42"E 1203.26 feet to the east line of said SE1/4, THENCE along the east line of said SE1/4 S01°34'10"W 123.19 feet to the Point of Beginning.
This description contains 3.35 acres and includes public right of way for 4th Street.
CLOSURE: This exterior description closes by 0.004 over 2677' feet for a ratio of 1:600,000.

S 16th corner
Sections 18-17
found orange
plastic capped
1/2" rebar by
PS1114 in 2001

SE corner
Section 18
found aluminum
cap in mon.box
Garden City

REGISTER of DEEDS

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Gary R and Danna R Greenlee are the owners of that land included on the plat shown hereon, and that they 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.

_____ _____
Gary R Greenlee Danna R Greenlee
1602 East Fair St, Garden City
620-260-7704

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Gary R and Danna R Greenlee, this _____ day of _____ , 2024.

_____
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 under my supervision on 9-17-2024 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.

_____ _____
Nathaniel Haeck, Chairperson Date

_____ _____
Trent Maxwell, Secretary Date

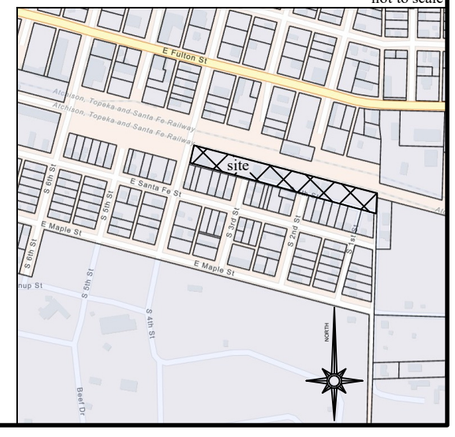
GARDEN CITY COMMISSION
This plat approved and all dedications shown hereon accepted by the Garden City Commission, Garden City, Kansas.

Dated this _____ day of _____ ,
2024.

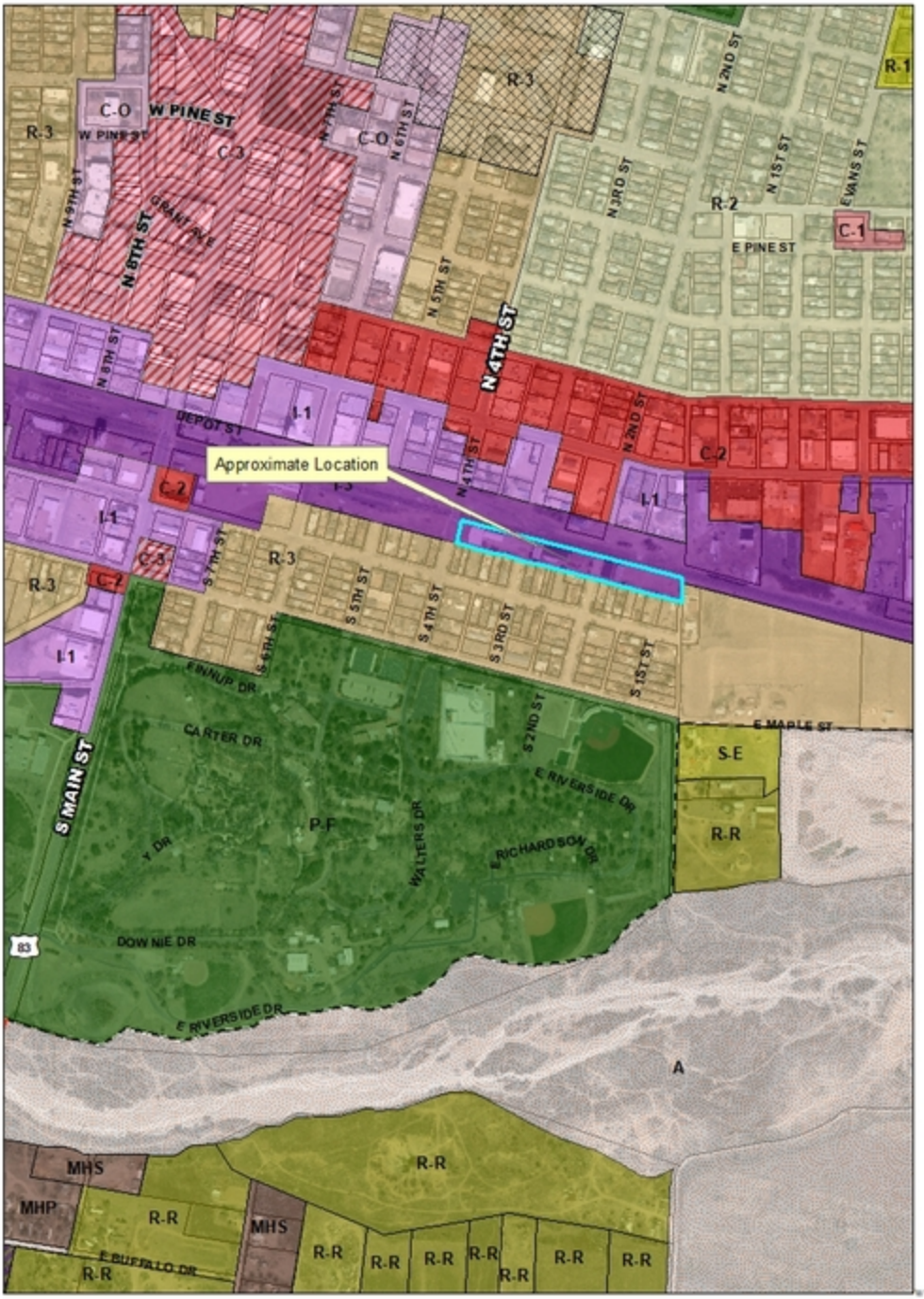
_____
Deb Oyler, Mayor

ATTEST:_____
City Clerk, Celyn Hurtado

Vicinity Map
not to scale



ProStake Surveying PO Box 2324, Garden City, KS 67846 620-385-0547 9-17-2024 Sheet 1 of 1


Approximate Location
W PINE ST
N 8TH ST
GRANT AVE
N 4TH ST
DEPOT ST
E PINE ST
S MAIN ST
CARTER DR
E RIVERSIDE DR
DOWNIE DR
E BUFFALO DR
E MAPLE ST
WALTERS DR
E RICHARDSON DR
C-O
C-3
C-2
C-1
R-1
R-2
R-3
I-1
P-F
S-E
R-R
A
MHS
MHP
N 1ST ST
N 2ND ST
N 3RD ST
N 5TH ST
N 6TH ST
N 7TH ST
N 9TH ST
S 1ST ST
S 2ND ST
S 3RD ST
S 4TH ST
S 5TH ST
S 6TH ST
S 7TH ST
EVANS ST
83

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: January 16, 2025
RE: FC2024-46 Parcel Plat – Ralston Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Ralston Addition Parcel Plat.

BACKGROUND:
ProStake Surveying is requesting to plat the Ralston Addition. The property is generally located at 1120 N. Sherman Road, Finney County, Kanas (Figure 1). The property is currently zoned "R-I" Rural Industrial and is currently vacant. Lot 1, Block 1 contains +/- 4.77 acres. The applicant intends to use this property for residential purposes. The property is currently going through the rezone process (FC2024-48) and will need to be rezoned prior to issuing any building permits.

The first submittal was presented for plat review on December 11, 2024, and the following concerns were declared:

1. **ZONING:** The property is going through the rezoning process to become "R-R" Rural Residential. Please note this as the zoning district under notes.
2. **EASEMENTS:** Please note all easements on the plat and remove the 2nd comment under notes.
3. **CHAIR NAMES:** Please remove the existing chair names from the Planning Commission and County Commission signature lines and leave a blank space for them to be written in when they are selected.
4. **CLERK'S ROAD:** Finney County Public Works is not aware of an existing road by the name of Clerk's Rd. Please provide details as to where this information was obtained.

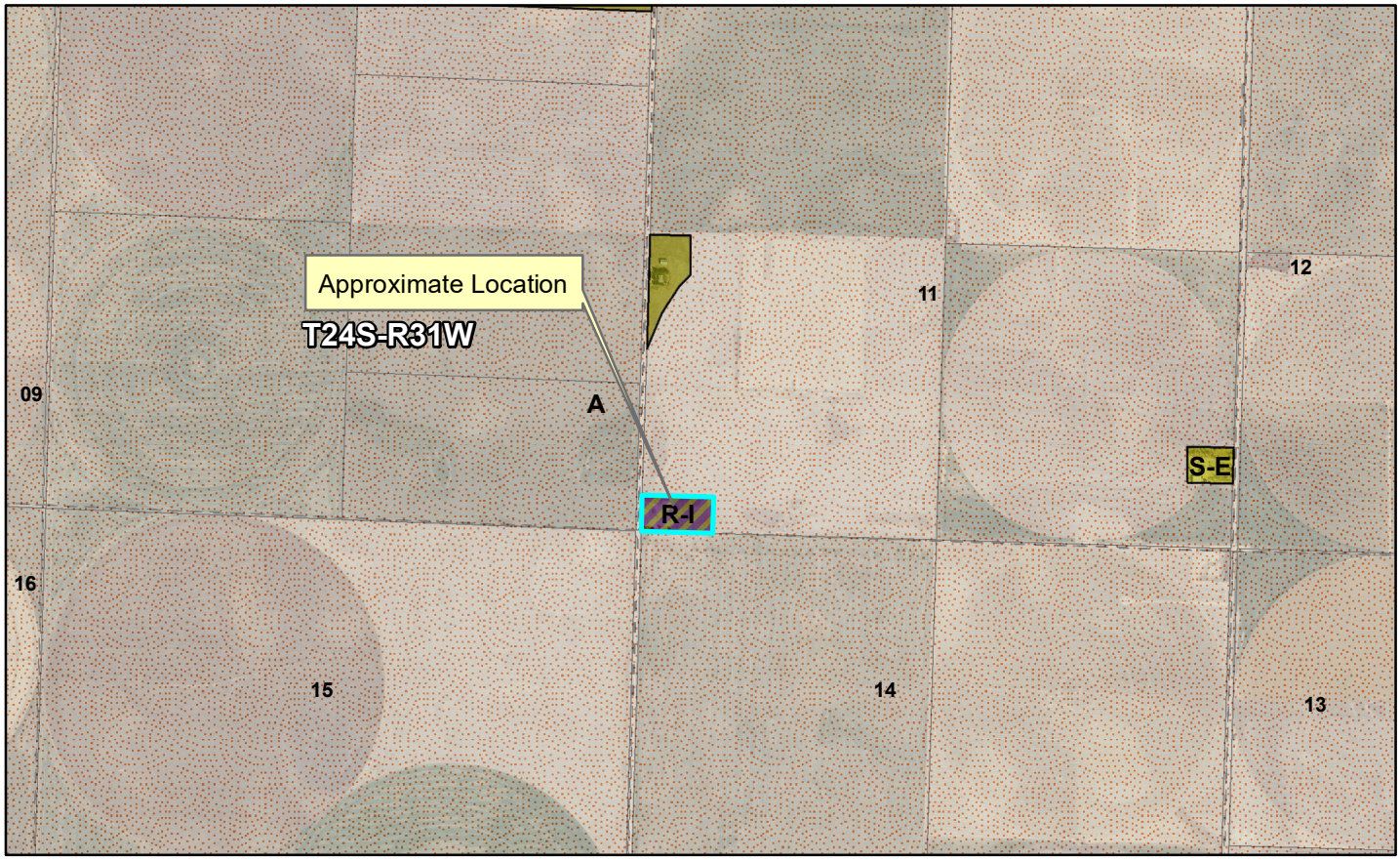
ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat contingent to the above listed requirements and meeting the minimum requirements of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the plat contingent to the above listed requirements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

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

regulations.

FISCAL NOTE:
None.

ATTACHMENTS:
FC2024-46 Vicinity Map
FC2024-46 Plat



Case Number: FC2024-46
Applicant: Pro Stake Surveying
Address: 1120 Sherman Rd., Finney County, KS
Request: Approval of the Parcel Plat.



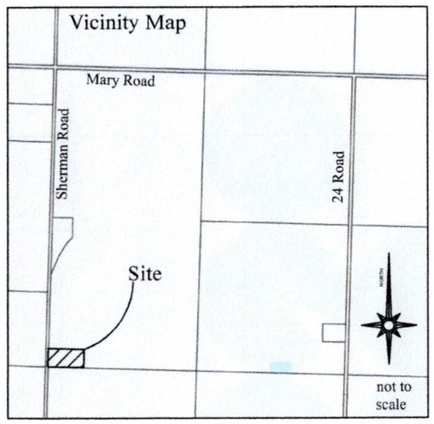
Parcel Plat of Ralston Addition

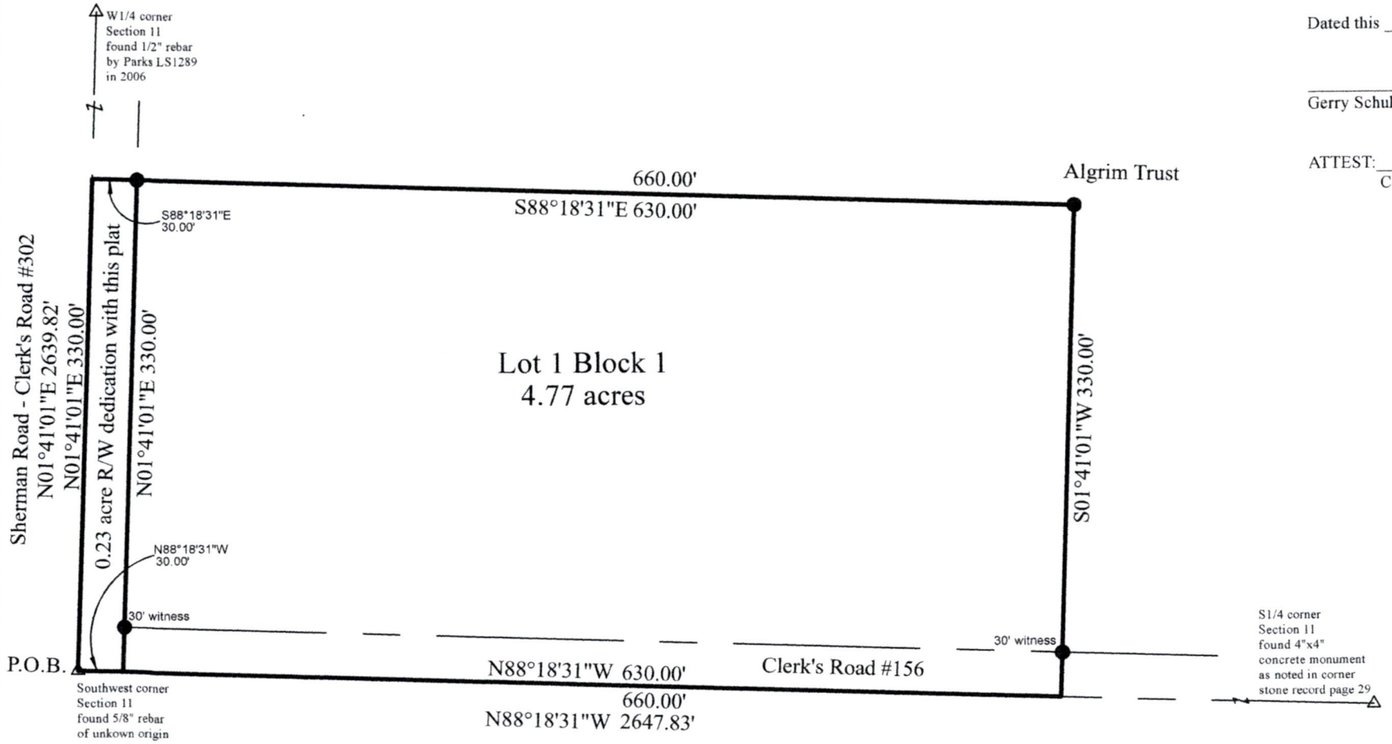
part of the Southwest Quarter (SW1/4) of Section 11,
Township 24 South, Range 31 West of the 6th P.M.,
Finney County, Kansas



Legend
- ● set 1/2"x24" rebar with plastic cap CLS305
- △ found corner as noted
- ⁓ line foreshortened
- Point of Beginning
- right of way

NOTES:
-This property is zoned **A Agricultual District**. Please refer to the Finney County Zoning Regulations for the setbacks and building restrictions and uses.
-Some improvements and easements and setbacks are not shown by agreement with the client.





PARCEL PLAT EXTERIOR LEGAL DESCRIPTION: A portion of the Southwest Quarter (SW1/4) of Section 11, Township 24 South, Range 31 West of the 6th P.M., Finney County, Kansas, more particularly described on 11-27-2024 by Ben Rumbaugh, PS1601, as Beginning at the Southwest Corner of said Section 11, THENCE run north along the west line of said SW1/4 N01°41'01"E 330.00 feet, THENCE run east parallel with the south line of said SW1/4 S88°18'31"E 660.00 feet, THENCE run south parallel with the west line of said SW1/4 S01°41'01"W 330.00 feet to the south line of said SW1/4, THENCE run west along the south line of said SW1/4 N88°18'31"W 660.00 feet to the Point of Beginning.
This parcel contains 5.00 acres and includes county road right of way.
CLOSURE - This parcel is a parallelogram and closure is perfect.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Brecken Raltson is the owner of that land included on the plat shown hereon, and that he is the only person 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.

_____
Brecken Ralston
1290 Upland Road, Garden City, KS
620-290-9825

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Brecken Ralston

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.

_____ _____
~~Nathaniel Haeck~~, Chairperson Date
vicki GERMANN

_____ _____
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 11-27-2024, 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.

RECEIVED
City of Garden City, KS
Project Number: SPFC24-43
Received by: SR
Date: 27Nov2024
No. of Pages: 1(PLAT)
1st Submittal

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

Date 11-27-2024
Revisions
Sheet 1 of 1

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: January 16, 2025
RE: FC2024-47 Parcel Plat – Russell Addition

ISSUE:
The Planning Commission is asked to consider and recommend approval of the Russell Addition Parcel Plat.

BACKGROUND:
ProStake Surveying is requesting to plat the Russell Addition. The property is generally located at 685 N. Airlinks Road, Finney County, Kanas (Figure 1). The property is currently zoned “I-1”, "I-2" Light-Medium Industrial. The property currently has one warehouse building on the property and is being used a contractors office/warehouse. Lot 1, Block 1 contains +/- 2.13 acres. This property is being replatted because property owner acquired more property from the neighboring property and wanted to include it with the original plat.

The first submittal was presented for plat review on December 11, 2024, and the following concerns were declared:

NDS

1. **SIGNAUTRE LINE:** Please remove the existing chair names from the Planning Commission and County Commission signature lines and leave a blank space for them to be written in when they are selected.
2. **UTILITY LINES:** Please depict any utility lines for the property.
3. **NOTES:** Please remove the comment in the notes section “Some easement, utilities, and improvements are not shown by agreement with the client”.

FCPW

1. **EASEMENT/AGREEMENT:** Is there an agreement between the 2 property owners to allow Lot 1, Block 1 to utilize the drainage pond on the property to the West? If not, the drainage easement should include the entirety of the drainage pond.
2. **SEPTIC TANK:** Please indicate the location of the septic system with distances from the building and surrounding property lines.

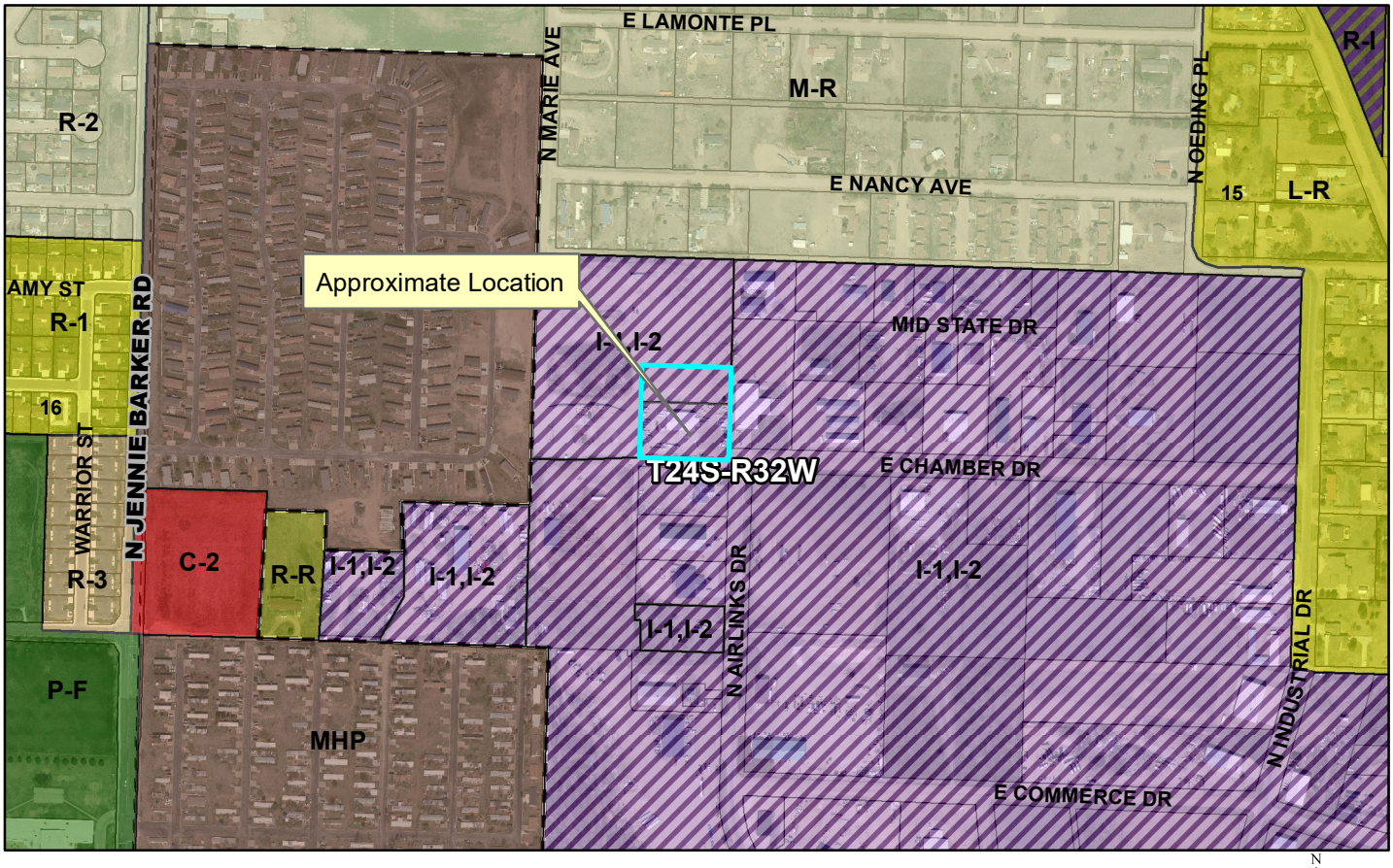
ALTERNATIVES:

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:
FC2024-47 Vicinity Map
FC2024-47 Plat



Case Number: FC2024-47
Applicant: Pro Stake Surveying
Address: 685 N. Airlinks., Finney County, KS
Request: Approval of the Parcel Plat.

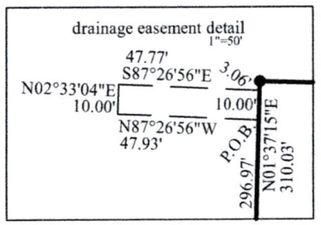


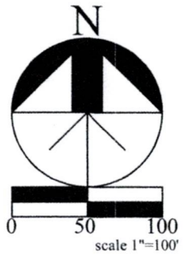
Parcel Plat of Russell Addition

a replat of Lot 1 Block 1 Midway Subdivision and a part of the W1/2SE1/4NW1/4 of Section 15, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas

PARCEL PLAT EXTERIOR LEGAL DESCRIPTION:
A part of the West1/2 of the SE1/4 of the NW1/4 of Section 15, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described on 9-23-2024 by Ben Rumbaugh, PS1601, as all of Lot 1, Block 1, Midway Subdivision, and a portion of the property described at Book 345 Page 529, Finney County records, Beginning at the Southeast corner of said Lot 1, Block 1, THENCE along the south line of said Lot 1, Block 1 N88°11'38"W 299.75 feet to the Southwest corner of said Lot 1, Block 1, THENCE N01°37'15"E 310.03 feet, THENCE S88°13'13"E 300.01 feet, THENCE S01°40'05"W 310.16 feet to the Point of Beginning.
This description contains 2.13 acres.
Closure is 0.01' over 1220' for a ratio of 1:120,000.

An easement for drainage, being a portion of the W1/2SE1/4NW1/4 of Section 15, T24S, R32W of the 6th P.M., Finney County, Kansas, more particularly described as Commencing at the Southeast corner of Lot 1, Block 1, Midway Subdivision, thence along the south line of said Lot 1, Block 1 N88°11'38"W 299.75 feet to the Southwest corner of said Lot 1, Block 1, thence N01°37'15"E 296.97 feet to the Southeast corner of this easement and the Point of Beginning, THENCE N87°26'56"W 47.93 feet, THENCE N02°33'04"E 10.00 feet, THENCE S87°26'56"E 47.77 feet, THENCE S01°37'15"W 10.00 feet to the Point of Beginning, containing 478 square feet.





Legend
- ● set 1/2"x24" rebar with plastic cap CLS305
- □ found 1/2" rebar with plastic cap MLS1114
- ⊠ found 1/2" rebar with plastic cap JBM
- ○ found 1/2" rebar with plastic cap LS1289

NOTES:
-This property is zoned I-1, I-2, Light - Medium Industrial District. Please refer to the Finney County Subdivision and Zoning Regulations for details about setbacks, use, and building restrictions.
-Some easement, utilities, and improvements are not shown by agreement with the client.

RECEIVED
City of Garden City, KS
Project Number: SPFC24-48
Received by: SR
Date: 10Dec2024
No. of Pages: 2(PLATS)
1st Submittal

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Michael Russell and Kyra Russell 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 _____, 2025.

_____ _____
Michael Russell Kyra Russell
2301 Zipper, Garden City KS
620-290-1125

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Michael and Kyra Russell,

this _____ day of _____, 2025.

_____
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 _____, 2025.

_____
Gerry Schultz, Chairman

ATTEST: _____
County Clerk, Dori Munyan

REGISTER of DEEDS

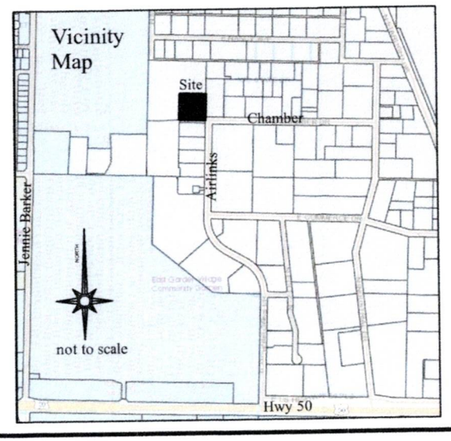
HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
The Parcel Plat described hereon has been reviewed and considered by the Holcomb Garden City Finney County Area Planning Commission at its regular meeting held

this _____ day of _____, 2025, and the same is hereby recommended for approval.

_____ _____
Vicki Germann, Chairperson Date

_____ _____
Trent Maxwell, Secretary Date

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 December 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

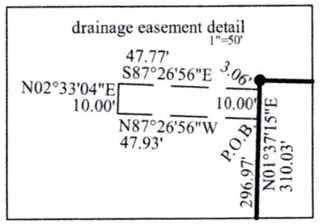
Date 12-7-2024
Revisions
Sheet 1 of 1

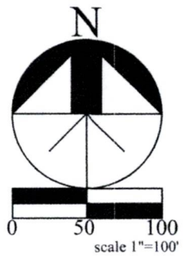
Parcel Plat of Russell Addition

a replat of Lot 1 Block 1 Midway Subdivision and a part of the W1/2SE1/4NW1/4 of Section 15, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas

PARCEL PLAT EXTERIOR LEGAL DESCRIPTION:
A part of the West1/2 of the SE1/4 of the NW1/4 of Section 15, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, more particularly described on 9-23-2024 by Ben Rumbaugh, PS1601, as all of Lot 1, Block 1, Midway Subdivision, and a portion of the property described at Book 345 Page 529, Finney County records, Beginning at the Southeast corner of said Lot 1, Block 1, THENCE along the south line of said Lot 1, Block 1 N88°11'38"W 299.75 feet to the Southwest corner of said Lot 1, Block 1, THENCE N01°37'15"E 310.03 feet, THENCE S88°13'13"E 300.01 feet, THENCE S01°40'05"W 310.16 feet to the Point of Beginning.
This description contains 2.13 acres.
Closure is 0.01' over 1220' for a ratio of 1:120,000.

An easement for drainage, being a portion of the W1/2SE1/4NW1/4 of Section 15, T24S, R32W of the 6th P.M., Finney County, Kansas, more particularly described as Commencing at the Southeast corner of Lot 1, Block 1, Midway Subdivision, thence along the south line of said Lot 1, Block 1 N88°11'38"W 299.75 feet to the Southwest corner of said Lot 1, Block 1, thence N01°37'15"E 296.97 feet to the Southeast corner of this easement and the Point of Beginning, THENCE N87°26'56"W 47.93 feet, THENCE N02°33'04"E 10.00 feet, THENCE S87°26'56"E 47.77 feet, THENCE S01°37'15"W 10.00 feet to the Point of Beginning, containing 478 square feet.





Legend
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NOTES:
-This property is zoned I-1, I-2, Light - Medium Industrial District. Please refer to the Finney County Subdivision and Zoning Regulations for details about setbacks, use, and building restrictions.
-Some easement, utilities, and improvements are not shown by agreement with the client.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Michael Russell and Kyra Russell 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 _____, 2025.

_____
Michael Russell Kyra Russell
2301 Zipper, Garden City KS
620-290-1125

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Michael and Kyra Russell,

this _____ day of _____, 2025.

_____
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 _____, 2025.

_____
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 _____, 2025, and the same is hereby recommended for approval.

_____ _____
Vicki Germann, Chairperson Date

_____ _____
Trent Maxwell, Secretary Date

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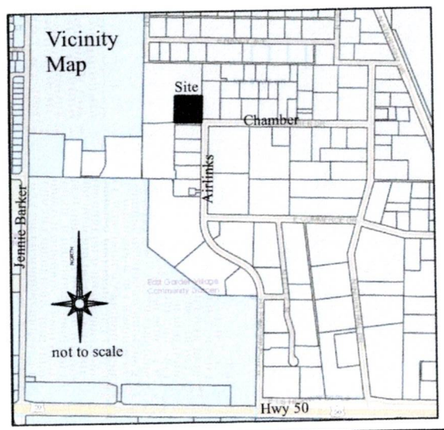


SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed under my supervision on December 7, 2024, and all of the monuments shown exist and their positions are correct to the best of my knowledge.

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

Date 12-7-2024
Revisions
Sheet 1 of 1

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: January 16, 2025
RE: GC2023-16: Rezoning From "R-3" Multiple Family Residential and "C-2" General Commercial District to "P-F" Public Facilities District for the property generally located at 2505 N. 8th Street, Garden City, Kansas.

ISSUE:
The Planning Commission is asked to consider and recommend approval for the rezoning request at 2505 N. 8th Street, Garden City, Kansas.

BACKGROUND:
The Finney County Board of County Commissioners is requesting to rezone the property from "R-3" Multiple Family Residential and "C-2" General Commercial District to "P-F" Public Facilities District. The proposed property is currently vacant and is the intended future location of the Finney County Health Department and EMS Facilities. The property was replatted as one large lot last year and is currently going through the site plan review process for the new building.

STAFF ANALYSIS:
According to the Garden City Zoning Regulations, the "P-F" Zoning District is intended to provide areas for the location of public uses. Specifically, the Finney County Health Department and EMS Facilities would be categorized under the governmental services permitted use of this zoning district.

The proposed zoning district and use is inconsistent with the Comprehensive Plan's Future Land Use Map, which designates this area as medium-density residential potential. However, given the property's location along two arterial roads, it provides increased connectivity, which is critical for the proposed use of the County Health Department and EMS facilities. Additionally, this location's proximity to its current site will minimize the impact of this change and provide a compatible transition between the residential and commercial zoning districts that directly abut this location. As a result, this location and zoning district is the most appropriate for the proposed use.

The Planning Commission may make its recommendation and state its findings according to the criteria in Section 27.040 of the Garden City Zoning Regulations. 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 rezoning request.

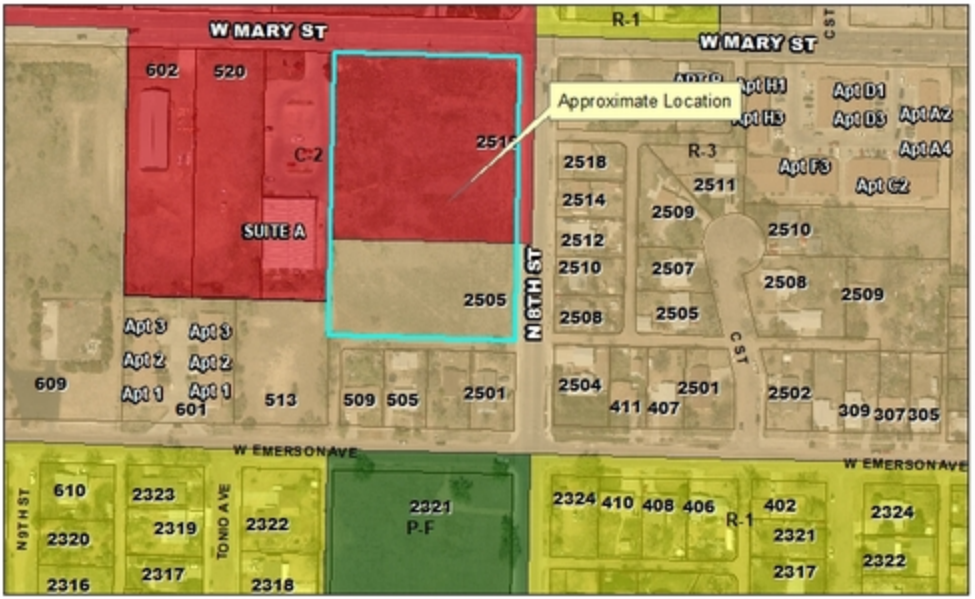
RECOMMENDATION:

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

FISCAL NOTE:

ATTACHMENTS:

GC2023-16 Vicinity Map
GC2023-16 General Information



Case Number: GC2023-16
Applicant: Finney County Board of County Commissioners
Address: 2505 N. 8th Street.
Request: Rezone from "R-3" Mutliple Family Residential District and "C-2" General Commercial District to "P-F" Public Facilities District.



GENERAL INFORMATION:

GC2023-16: Rezoning from "R-3" Multiple Family Residential District and "C-2" General Commercial District to "P-F" Public Facilities District, 2505 N. 8th St., Garden City, Kansas

GENERAL INFORMATION

Date:	January 16, 2025	**Jurisdiction:**	Garden City
Owner:	Finney County Board of County Commissioners		
Applicant:	Finney County Board of County Commissioners		
Requested Action:	Rezone from "R-3" Multiple Family Residential District and "C-2" General Commercial District to "P-F" Public Facilities District		
Purpose:	Construct the future County Health Department and EMS Facilities		
Location address:	2505 N. 8th St., Garden City, Kansas		
Comprehensive Plan:	The proposed land use is not consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"R-3" Multiple Family Residential District and "C-2" General Commercial District		
Surrounding Zoning:	North: "C-2" General Commercial District South: "R-3" Multiple Family Residential District East: "R-3" Multiple Family Residential District West: "R-3" Multiple Family Residential District and "C-2" General Commercial District		
Land Area:	Contains +/- 3.12 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: January 16, 2025
RE: FC2024-48: Rezoning from "R-I" Rural Industrial District to "R-R" Rural Residential District for the property generally located at 1120 N. Sherman Road, Finney County, Kansas.

ISSUE:

The Planning Commission is asked to consider and recommend approval of the rezoning request at 1120 N. Sherman Road, Finney County, Kansas.

BACKGROUND:

Brecken Ralston is requesting to rezone the property generally located at 1120 N. Sherman Road from "R-I" Rural Industrial District to "R-R" Rural Residential District and contains +/- 4.77 acres. The property is currently vacant and the applicant intends to build a home on the property and use it for residential purposes. This property is currently going through the platting process (FC2024-46). The property will need to be platted and rezoned before any building permits can be issued.

STAFF ANALYSIS:

The Finney County Comprehensive Plan's Future Land Use Map designates the property as mixed use potential, which includes residential, commercial, and light industrial uses. The adjacent properties are zoned "A" Agricultural District. Rezoning the property to "R-R" Rural Residential District would be the most appropriate zoning district for this property. This zoning district allows for single family dwellings within the county and provides a small variety of uses as well.

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 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 rezoning request.

RECOMMENDATION:

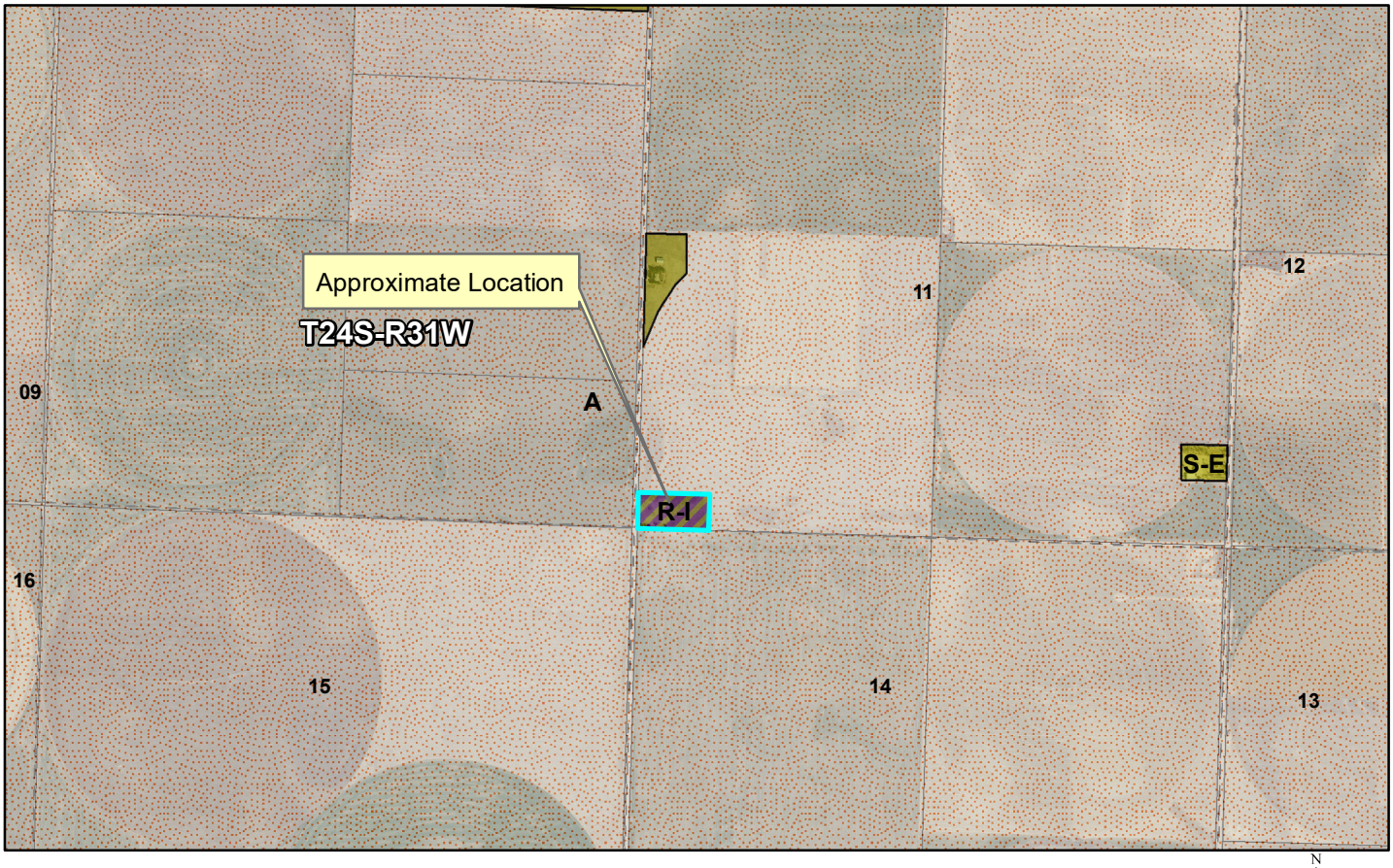
Staff recommends approval of the rezoning request.

FISCAL NOTE:

None.

ATTACHMENTS:

FC2024-48 Vicinity Map
FC2024-48 General Information



Case Number: FC2024-48
Applicant: Brecken Ralston
Address: 1120 Sherman Rd., Finney County, KS
Request: Rezone the property from "R-I" Rural Industrial to "R-R" Rural Residential zoning.



FC2024-48: Rezoning from "R-I" Rural Industrial District to "R-R" Rural Residential District for property located at 1120 N. Sherman Road, Finney County, Kansas.

GENERAL INFORMATION

Date:	January 16, 2024	**Jurisdiction:**	Finney County
Owner:	Brecken Ralston		
Applicant:	Brecken Ralston		
Requested Action:	Rezone from "R-I" Rural Industrial District to "R-R" Rural Residential District		
Purpose:	To build a home on the property and use it for residential purposes.		
Location address:	The property is generally located at 1120 N. Sherman Road, Finney County, KS		
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 "A" Agricultural District West "A" Agricultural District		
Land Area:	Contains 4.77 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		