AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 20, 2025
8:30 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 AM

Amendment Criteria
Amendment Evaluation Criteria for Rezones

I. Chairman calls regular meeting to order

II. Approval of Minutes -

II.A. Planning Commission Minutes-January 16, 2025
Planning Commission Minutes- January 16, 2025

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

IV. General Staff Report and Update

IV.A. General Staff Report-February 20, 2025
February 20, 2025 General Staff Report

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

VI.A. FC2025-02 Parcel Plat - Rodeo Chateau
FC2025-02 Parcel Plat of Rodeo Chateau

FC2025-02 Vicinity Map

VI.B. GC2025-03 Replat - 7 BREW
GC2025-03 - 7 Brew Replat
GC2025-03 - Vicinity Map

VI.C. GC2025-05 Replat - Echo Valley II
GC2025-05 Echo Valley II Replat
GC2025-05 Vicinity Map

VI.D. GC2025-04: Rezoning from “C-2” General Commercial District with a “PCD” Planned Commercial Development Overlay District to “R-3” Multiple Family Residential District for the property generally located at 1801 Palace Drive, Garden City, Kansas.
GC2025-04 Vicinity Map
GC2025-04 General Information

VII. Report of the Planning Secretary

VIII. Planning Commission Report

IX. Adjourn

Amendment Evaluation Criteria for Rezones

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: Garden City Zoning Regulations; Rev. 12/01/22

(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)

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

January 16, 2025

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, January 16, 2025, 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

Member Rupp called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Anliker, Member Crockett, Member Crist, Member Dick, Member Hands, Member Hanigan, Member Oyler, and Member Rupp. Also present were Staff Charles, Staff Presisto, and Staff Thompson.

2. SWEARING IN OF MEMBERS- Shannon L. Dick, Trevor Hands, Timothy Hanigan, & Deborah Oyler

3. ELECTION OF OFFICERS

Member Rupp made a motion to nominate Deborah Oyler as Planning Commission Chair. Member Anliker seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

Member Rupp made a motion to nominate Jeana Anliker as Planning Commission Vice-Chair. Member Crist seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

Vice-Chair Anliker made a motion to nominate Planning Staff as Planning Commission Secretary. Member Crockett seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

Vice-Chair Anliker made a motion to nominate Shannon L. Dick as the Garden City Board of Zoning Appeals Representative. Member Rupp seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

Vice-Chair Anliker made a motion to nominate Trevor Hands as the Finney County Board of Zoning Appeals Representative. Member Crist seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

Vice-Chair Anliker made a motion to nominate Brian Crockett as the Holcomb Board of Zoning Appeals Representative. Member Dick seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

4. **APPROVAL OF MINUTES –** October 17, 2024

Member Rupp made a motion to approve the minutes from October 17, 2024. *Vice-Chair Anliker* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

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

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

6. GENERAL STAFF REPORT AND UPDATE

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

7. 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

8. NEW BUSINESS

GC2024-45: Pro-Stake Surveying has filed an application for consideration of the Greenlee Plaza replat, generally located at 102 S 4th Street, Garden City, KS, at the request of Gary Greenlee.

Staff Thompson- Presented staff report.

MEMBER CRIST MADE A MOTION TO RECOMMEND APPROVAL OF THE GREENLEE PLAZA REPLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

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

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

FC2024-46: Pro-Stake Surveying has filed an application for consideration of the Ralston Addition Parcel Plat, generally located at 1120 N Sherman Road, Finney County, KS, at the request of Brecken Ralston.

Staff Presisto- Presented staff report.

Member Crist- Does there have to be a certain amount of acreage that goes with residential in a rural area?

Staff Presisto- A minimum of two acres.

Staff Charles- If they are going to have a septic tank and a water well the minimum is two.

Member Crist- I am curious why that is rural industrial. It is obviously all farm ground out there.

Staff Charles- Some of these areas have been kind of the one-offs of when the county did the county-wide zoning that they went through in 2011 and they updated some maps and wholistically they looked at the county and what was there, and what was around there, and they rezoned certain parcels depending on what was there. I don't know if it has always been vacant or if there was something more industrial there, but I have seen occasionally where it doesn't make sense, but I think that is what happened.

VICE-CHAIR ANLIKER MADE A MOTION TO RECOMMEND APPROVAL OF THE RALSTON ADDITION PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

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

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

FC2024-47: Pro-Stake Surveying has filed an application for consideration of the Russell Addition Parcel Plat, generally located at 685 N Airlinks Drive, Finney County, KS, at the request of Michael Russell.

Staff Presisto- Presented staff report.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE RUSSELL ADDITION PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER HANDS SECONDED THE MOTION.

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

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

GC2023-16: Rezoning from "R-3" Multiple Family Residential District 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, at the request of Finney County Board of County Commissioners.

Staff Thompson- Presented staff report.

OPEN PUBLIC HEARING
CLOSE PUBLIC HEARING

MEMBER CROCKETT MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING FROM "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT AND "C-2" GENERAL COMMERCIAL DISTRICT TO "P-F" PUBLIC FACILITIES DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. VICE-CHAIR ALNLIKER SECONDED THE MOTION.

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

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

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, at the request of Brecken Ralston.

Staff Presisto- Presented staff report.

OPEN PUBLIC HEARING
CLOSE PUBLIC HEARING

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING FROM "R-I" RURAL INDUSTRIAL DISTRICT TO "R-R" RURAL RESIDENTIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER DICK SECONDED THE MOTION.

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

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Not Present	Yea

Motion passed.

9. REPORT OF THE PLANNING SECRETARY

Staff Charles- Notified the Board that in the future there will be changes made to the agenda and information provided in the staff reports to help make the process easier to navigate and also notified the Board that the City and Finney County have made some changes to their agreement regarding Planning Services effective July 1, 2025, and meetings after that date may be different.

10. COMMISSION MEMBER REPORTS

Member Rupp- Requested an update on the amendment of the regulations regarding storage containers.

Staff Charles- Notified the Board that Finney County will be reviewing and working on the regulation update and they do not have a timeframe for the completion of the review.

Member Dick- Expressed his gratitude for the work done by Planning Staff in preparation for the meetings.

Member Hanigan, Vice-Chair Anliker and Chair Oyler- All reiterated the same gratitude given by Member Dick.

11. ADJOURN

The meeting was adjourned at 9:33 A.M.

Trent Maxwell	Secretary	Deborah Oyler	Chairman
Aleecya Charles	Staff	Jeana Anliker	Vice-Chairman

GENERAL STAFF REPORT AND UPDATE
February 20, 2025

City of Garden City, Kansas
Neighborhood & Development Services Department

Site Plans Approved: January 10, 2025 – February 13, 2025

Site Plan	SP#	Landscape	Address	Project
7 Brew	SPGC24-32	Y	1804 E Kansas Ave	New Building
Valley View Cemetery	SPGC24-42	Y	2901 N 3rd Street	Cemetery Expansion

Lot Splits & Parcel Plats Approved Administratively: January 10, 2025 – February 13, 2025

Jurisdiction	Request	Description	Applicant/Surveyor
Finney County	Parcel Plat	Sassaman Addition	Palmberg Land Surveying Lonnie Sassaman

Commercial Certificate of Occupancies Issued: January 10, 2025 – February 13, 2025

No Certificate of Occupancy issued.

Project	Address

Discussion:

Discuss amendment criteria for rezoning.

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: February 20, 2025
RE: FC2025-02 Parcel Plat - Rodeo Chateau

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

BACKGROUND:
Jimmy Hash is requesting to plat the Rodeo Chateau parcel plat. The property is generally located at 315 S. Taylor Avenue, Finney County, Kansas, and contains +/- 1.38 acres. The property is zoned "R-R" Rural Residential and the property owner intends to construct a home on the lot. The property contains a water well, however it will be serviced by City sewer services.

The plat was presented for site plan review on January 22, 2025 and the following comments were provided to the land surveyor, Open Range Field Services, LLC:

1. Please include the zoning for this property, “R-I” Rural Residential District.
2. Subtitle & Legal description do not match. Reference the STR down below:
    a. Section 13, Township 24, Range 33W
    b. Property is in the Southeast ¼ corner of Section 13 and not the Southwest corner.
3. Please update the owner to reflect Double Rafter Rodeo Livestock LLC.
4. Correct owner and notary signature line language.
5. Please update Planning Commission signature line
    a. Deborah Oyler, Chairman
6. Please remove the second Jim Boy Hash signature line and the notary acknowledgment. There is no need for these additional signature lines
7. The property is within a floodplain SFHA Zone AE. Please Annotate on the plans.
8. Depict where the water well is located

ALTERNATIVES:

1. The Planning Commission may recommend approval of the parcel plat contingent on the plat meeting the minimum requirements of the Zoning and Subdivision requirements.
2. The Planning Commission may not recommend approval of the parcel plat.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the parcel plat contingent on the plat meeting the minimum requirements of the Zoning and Subdivision regulations.

FISCAL NOTE:

There is no fiscal impact.

ATTACHMENTS:

FC2025-02 Parcel Plat of Rodeo Chateau
FC2025-02 Vicinity Map

PARECEL PLAT OF RODEO CHATEAU

PART OF THE SOUTHWEST 1/4 OF
SECTION 13, T-24-S, R-34-W OF THE 6TH P.M.
FINNEY COUNTY, KANSAS

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Jim Boy Hash the owner of that land included on the plat shown hereon, and 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.

IN WITNESS WHEREOF this description is executed

this_____day of_____,2025

_____
Jim Boy Hash
201 Johnson St.
Kendall, KS. 76857
1-620-384-6113

NOTARY ACKNOWLEDGEMENT
State of
County of
this dedication was acknowledged before me, the undersigned notary public, by Jodie Tewell

this_____day of_____,2025

_____
Notary Public

IN WITNESS WHEREOF this dedication is executed

this_____day of_____,2025

_____
JIM BOY HASH
201 JOHNSON ST.
KENDALL, KS. 76857
1-620-384-6113

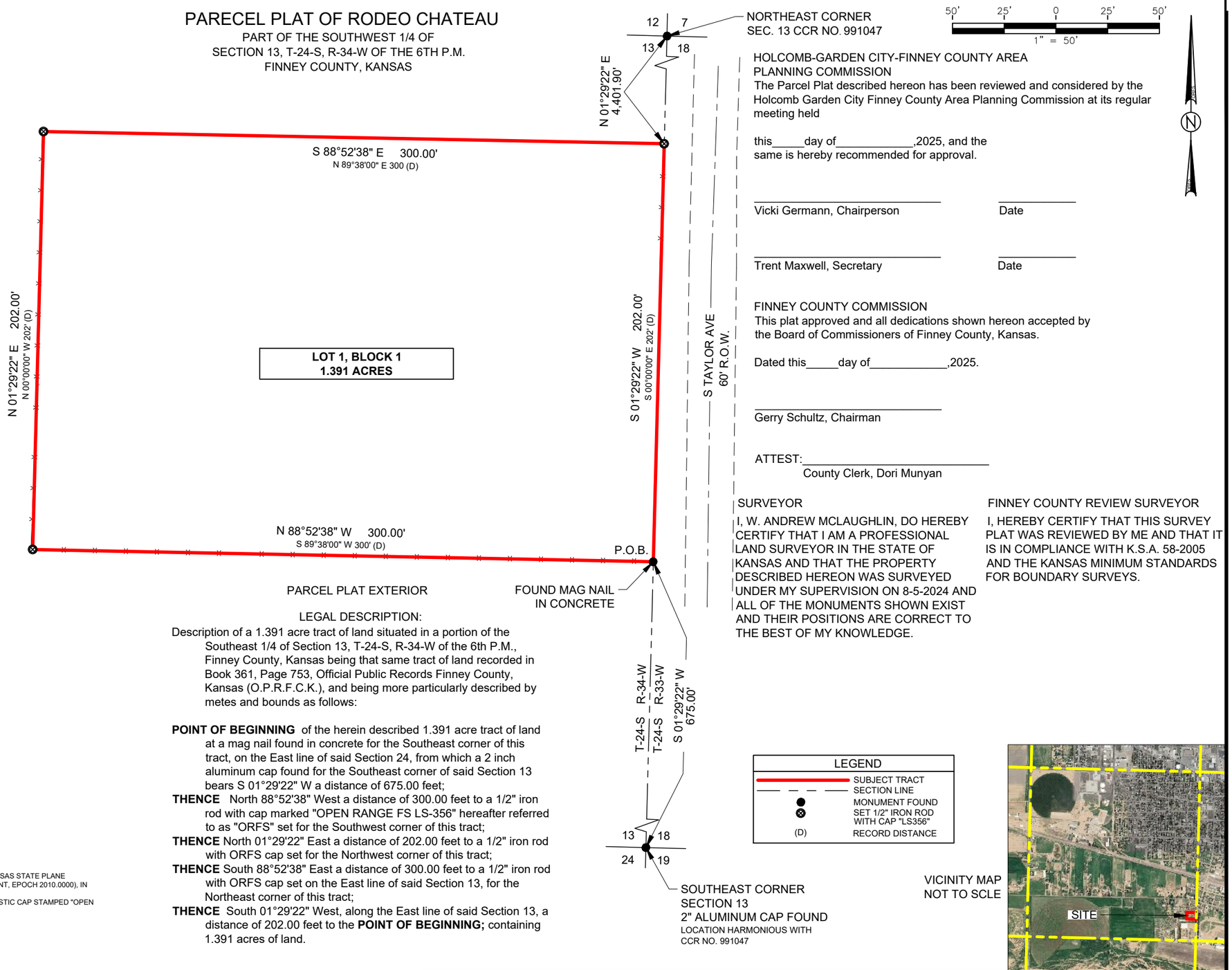
NOTARY ACKNOWLEDGEMENT
State of
County of
this dedication was acknowledged before me, the undersigned notary public, by Jim Boy Hash,

this_____day of_____,2025

_____
Notary Public

NOTES:
SITUS ADDRESS: 317 S TAYLOR AVE, GARDEN CITY, KS 67846

1. ALL BEARINGS, DISTANCES AND COORDINATES CONTAINED HEREIN ARE GRID, BASED UPON THE KANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, OF THE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT, EPOCH 2010.0000), IN U.S. SURVEY FEET (CONVERSION FACTOR = 39.37 INCHES PER METER).
2. MONUMENTS SET MARKING BOUNDARY CORNERS ARE 1/2 INCH DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "OPEN RANGE FS LS-356", UNLESS NOTED OTHERWISE.



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 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

SURVEYOR

I, W. ANDREW MCLAUGHLIN, 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 8-5-2024 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.

PARCEL PLAT EXTERIOR

LEGAL DESCRIPTION:

Description of a 1.391 acre tract of land situated in a portion of the Southeast 1/4 of Section 13, T-24-S, R-34-W of the 6th P.M., Finney County, Kansas being that same tract of land recorded in Book 361, Page 753, Official Public Records Finney County, Kansas (O.P.R.F.C.K.), and being more particularly described by metes and bounds as follows:

POINT OF BEGINNING of the herein described 1.391 acre tract of land at a mag nail found in concrete for the Southeast corner of this tract, on the East line of said Section 24, from which a 2 inch aluminum cap found for the Southeast corner of said Section 13 bears S 01°29'22" W a distance of 675.00 feet;
THENCE North 88°52'38" West a distance of 300.00 feet to a 1/2" iron rod with cap marked "OPEN RANGE FS LS-356" hereafter referred to as "ORFS" set for the Southwest corner of this tract;
THENCE North 01°29'22" East a distance of 202.00 feet to a 1/2" iron rod with ORFS cap set for the Northwest corner of this tract;
THENCE South 88°52'38" East a distance of 300.00 feet to a 1/2" iron rod with ORFS cap set on the East line of said Section 13, for the Northeast corner of this tract;
THENCE South 01°29'22" West, along the East line of said Section 13, a distance of 202.00 feet to the **POINT OF BEGINNING;** containing 1.391 acres of land.

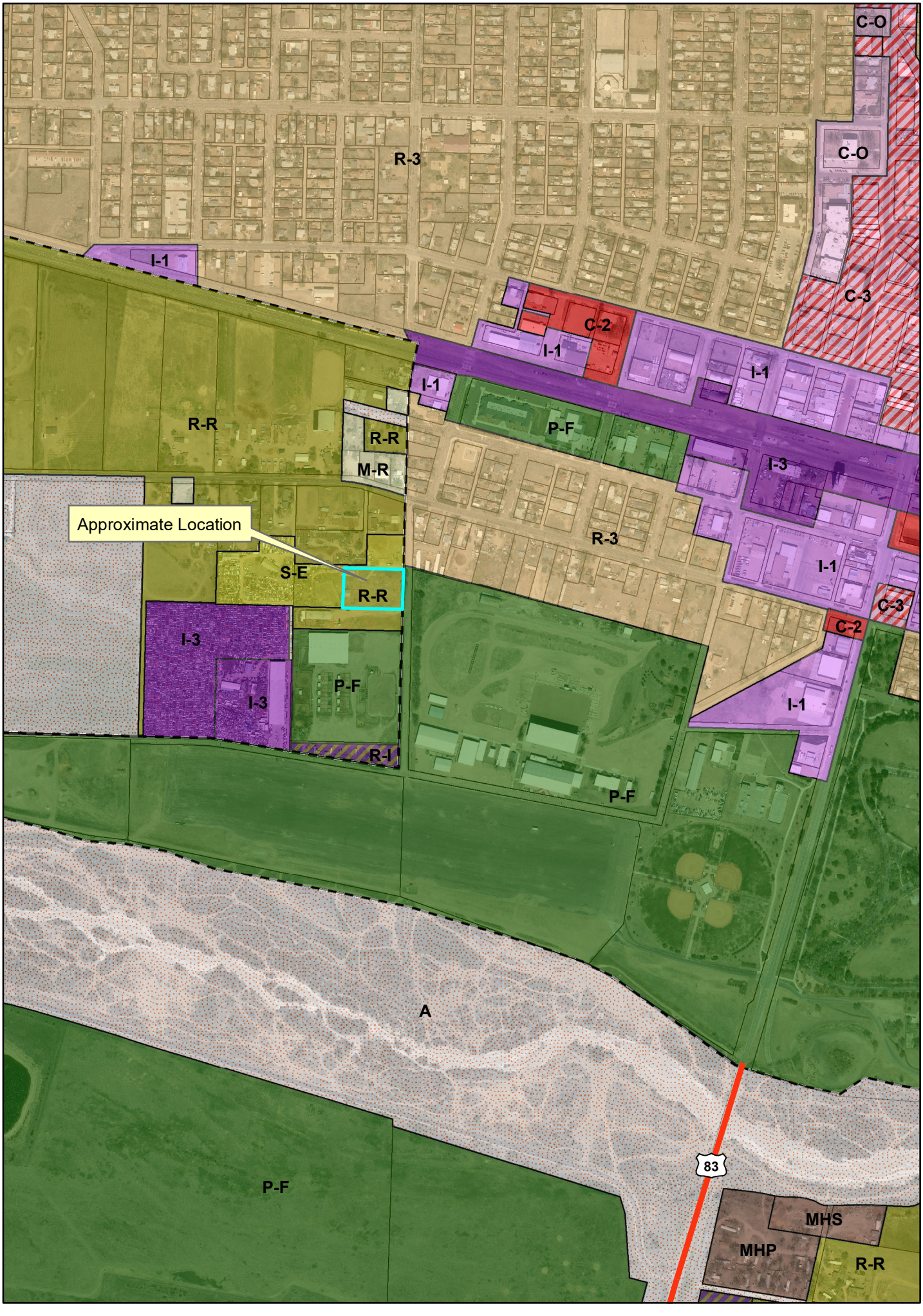
LEGEND
- SUBJECT TRACT
- SECTION LINE
- MONUMENT FOUND
- SET 1/2" IRON ROD WITH CAP "LS356"
- (D) RECORD DISTANCE

VICINITY MAP
NOT TO SCLE

REVISION				SURVEYED BY	ORFS	2024
NO.	DESCRIPTION	BY	DATE	DRAWN BY	TDD	1-7-25
				CHECKED BY	AM	1-7-25
				PROJECT MGR.	KD	1-7-25
				PROJ. NO. P24-163		
				DWG NAME: JIM BOY BOUNDARY.DWG		

Double Rafter Rodeo Livestock LLC

OPEN RANGE FIELD SERVICES, LLC.
1503 S. BARNES, PAMPA, TX 79065
KS LS-356
OFFICE: 806-665-0770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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: February 20, 2025
RE: GC2025-03 Replat - 7 BREW

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the 7 Brew replat.

BACKGROUND:
JP Bella, LLC is requesting to plat the 7 Brew Replat, which is generally located at 1804 E. Kansas Avenue, Garden City, Kansas. The property contains +/- 0.45 acres and is zoned "C-1" Neighborhood Shopping District. This property was previously three separate lots platted under the Morris Addition. However, for the current construction to conform with the Zoning and Subdivision regulations, the property must be replated as one lot. Although the new 7 Brew location was approved and a building permit was issued, the project will not receive the cCrtificate of Occupancy (CO), which finalizes the project, until the 7 Brew Replat is approved and recorded at the Register of Deeds.

The 7 Brew Replat was presented for a second submittal review on January 23, 2025, and no major concerns were declared.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat meeting the minimum requirements of the Zoning and Subdivision regulations.
2. The Planning Commission may not recommend approval of the plat.

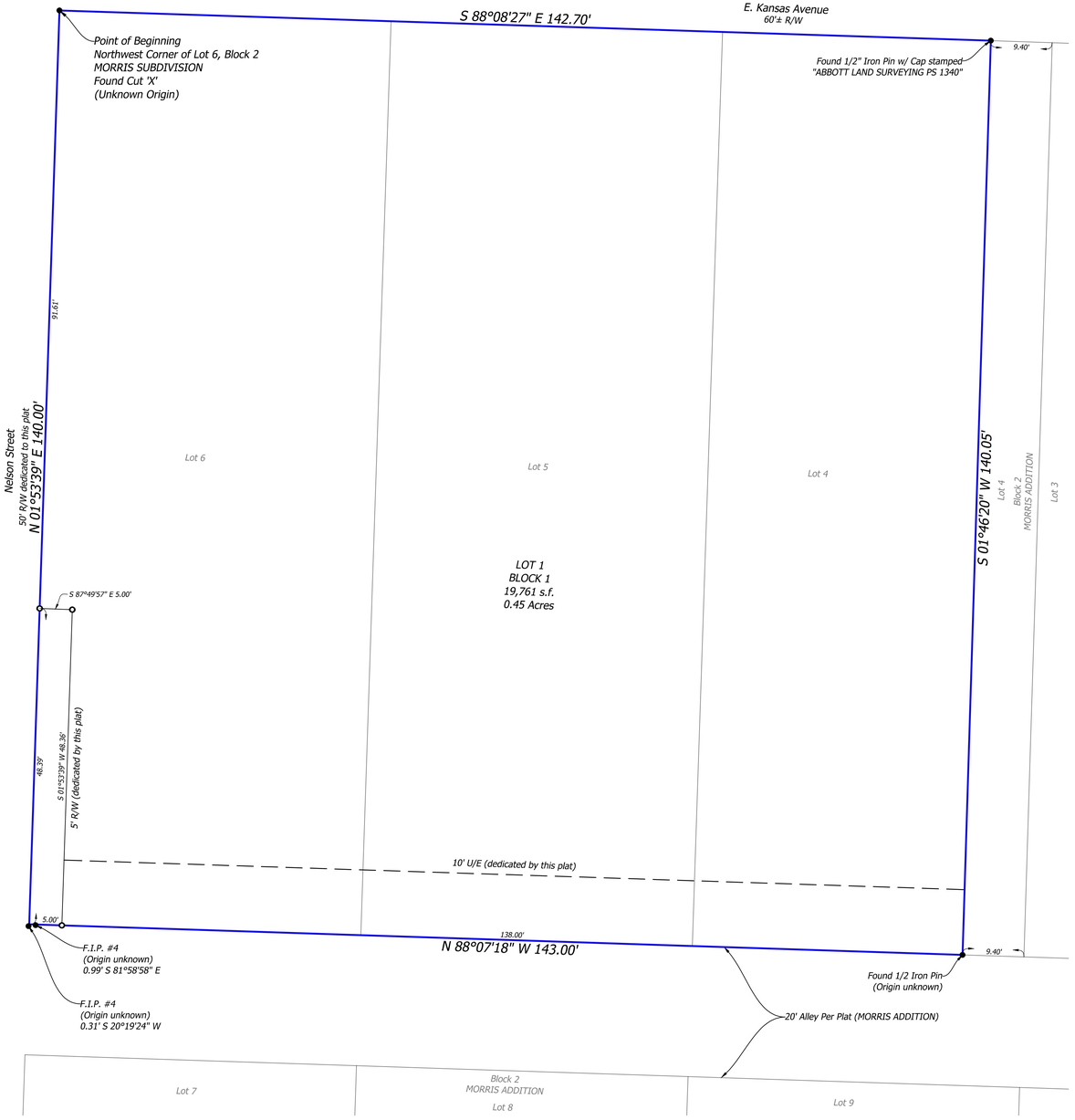
RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the contingent on the plat meeting the minimum requirements of the Zoning and Subdivision regulations.

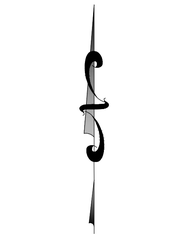
FISCAL NOTE:
There is no fiscal impact.

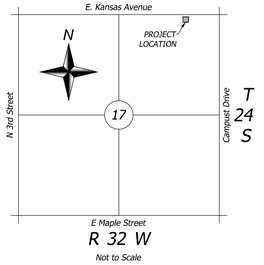
ATTACHMENTS:
GC2025-03 - 7 Brew Replat
GC2025-03 - Vicinity Map

FINAL PLAT
of
7 BREW

Being a Re-plat of a portion of Lot 4 and all of Lots 5 and 6, Block 2, "MORRIS ADDITION"
of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4), Section Seventeen (17), Township Twenty-Four (24) South
Range Thirty-Two (32) West, Finney County, Kansas







OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: JP Bella, LLC hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of 7 BREW and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Subscribed this ____ day of _____ 20____.

_____
Jason Pullman

STATE OF _____)
)SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20____, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

_____
Notary Public

My Commission Number is, _____.

My Commission Expires the ____ day of _____, 20___.

LEGAL DESCRIPTION

A tract of land being a portion of Lot Four (4) and all of Lots Five (5) and Six (6), Block Two (2), "MORRIS ADDITION", according to the recorded plat thereof in Plat Book 1, Page 62, dated July 28th, 1948, all in the Northeast Quarter (NE/4) of Section Seventeen (17), Township Twenty-Four (24) South, Range Thirty-Two (32) West of the 6th Principal Meridian, in the City of Garden City, Finney County, Kansas, being more particularly described as follows:

Beginning at the Northwest corner of Lot 6, Block 2, of said MORRIS ADDITION, marked by a Cut 'X' Found in place;
Thence S88°08'27"E along the North line of said Block 2 a distance of 142.70 feet to a point marked by a 1/2" Iron Pin with cap stamped "ABBOTT LAND SURVEYING PS 1340", found in place, being a N88°08'27"W a distance of of 9.4 feet from the Northeast corner of Lot 4, Block 2, of said "MORRIS ADDITION";
Thence S01°46'20"W parallel with the East line of said Lot 4, a distance of 140.05 feet to a point on the South line of said Lot 4, to a point marked by a 1/2" Iron Pin of unknown origin, found in place, being N88°07'18"W a distance of 9.4 feet from the Southeast corner of said Lot 4;
Thence N88°07'18"W along the South lines of Lots 4, 5 and 6, Block 2, MORRIS ADDITION, a distance of 143.00 feet to a point on the West line of said Lot 6, from which a 1/2" Iron Pin of unknown origin bears S81°58'58"E a distance of 0.99 feet and a 1/2" Iron Pin of unknown origin bears S20°19'24"W a distance of 0.31 feet;
Thence N01°53'39"E along the West line of said Lot 6 a distance of 140.00 feet to the Point of Beginning.

Containing 20,003 Square Feet or 0.46 Acres, more or less.

PLANNING COMMISSION

The plat of 7 BREW has been submitted to and approved by the Holcomb-Garden City-Finney County Area Planning Commission this _____ day of_____ _____, 20____.

_____
Deborah Oyler, Chairman

_____
Trent Maxwell, Secretary

CERTIFICATE OF COUNTY SURVEYOR

Reviewed in compliance with K.S.A. 58-2005 on this _____ day of _____, 20___.

_____
Finney County Surveyor

REGISTER OF DEEDS

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ __.M., on the _____ Day of _____, 20____.

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 _____, 20____.

_____
Roy Cessna, Mayor

ATTEST:

_____
Celyn Hurtado, City Clerk

SURVEYOR'S CERTIFICATE

I, Troy Dee, a Professional Land Surveyor No. 1575 do hereby certify that I am a Professional Land Surveyor in the State of Kansas, and that the Final Plat of 7 BREW, an addition to Finney County, Kansas, consisting of two sheets, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

_____
Troy Dee
Professional Land Surveyor, Kanas No. 1575
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 849-6010

STATE OF KANSAS)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of January, 2025, personally appeared Troy Dee to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

_____
Notary Public

My Commission Number is, 20013172.

My Commission Expires the 23rd day of OCTOBER, 2028.

NOTES

1. Basis of bearing for this plat is Kansas State Plane NAD83 North Zone.
2. No portion of the Property lies within a "Special Flood Hazard Area" as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 2051860005D, bearing an effective date of September 3rd, 1997.
3. Items noted hereon with "(Per Plat)", are in reference to the Final Plat of "MORRIS ADDITION", according to the recored plat thereof, recorded in Plat Book 1, Page 62, dated July 28th, 1948.
4. All Monuments set are 1/2"x24" Iron Pin w/ "Dee LS 1575" Cap.
5. This property is currently zoned "C-1" Neighborhood Shopping District and will need to follow the setback requirements according to this zoning district in the Garden City Zoning Regulations.

LEGEND

- Found Monument as noted
- Set Monument

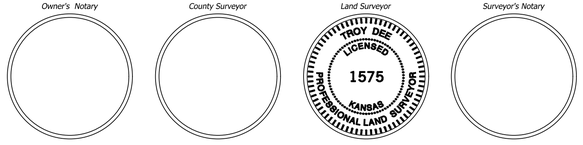
Plat Boundary Line
Lot Line (This Plat)
Easement (This Plat)
Building Limit Line (This Plat)
Existing Lot Line
Existing Easement
Existing Building Limit Line
U/E - Utility Easement
B/L - Building Limit Line
R/W - Right of Way

Developer
Cedar Creek Inc.
11912 N. Pennsylvania Avenue, Suite D4
Oklahoma City, OK 73120
Phone:(405) 778-3385
Email:awilson@cedarcreekinc.com

Owner
JP Bella, LLC
91 West Champion Boulevard
Rogers, AR 72758
Phone:(479) 640-8444
Email:JPCompanies@gmail.com

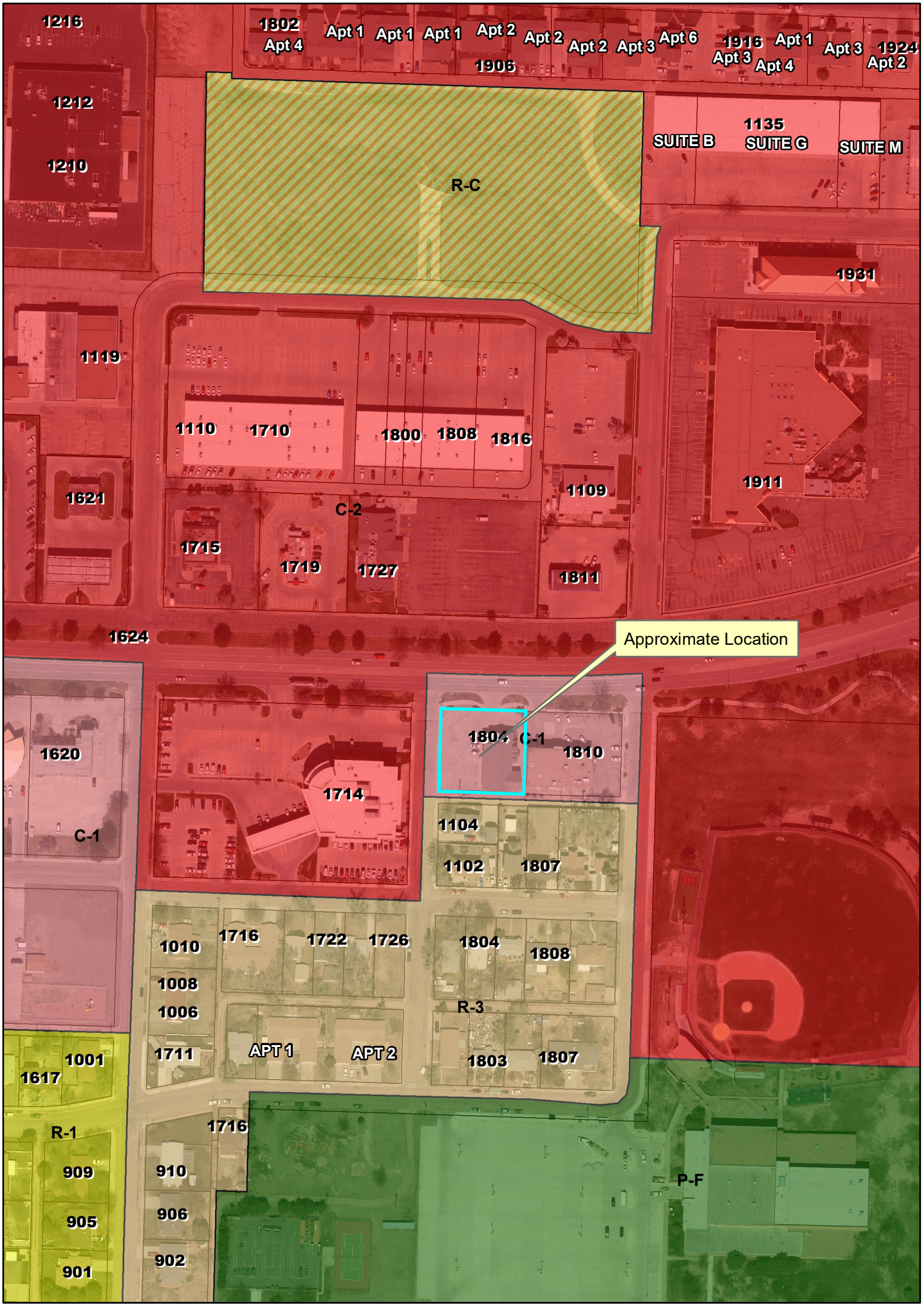
RECEIVED
City of Garden City, KS
Project Number: SPGC25-03
Received by: SR
Date: 20Jan2025
No. of Pages: 1(PLAT)
2nd Submittal

Owner's Notary | County Surveyor | Land Surveyor | Surveyor's Notary



Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
Telephone: (405) 849-6010 Email: troy@goldenls.com

Job No. 241642 Sheet 1 Of 1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1212
1210
1302
Apt 4
Apt 1
Apt 1
Apt 1
Apt 2
1906
Apt 2
Apt 2
Apt 3
Apt 6
1916
Apt 3
Apt 1
Apt 4
Apt 3
1924
Apt 2
1135
SUITE B
SUITE G
SUITE M
R-C
1931
1119
1110
1710
1800
1808
1816
1621
C-2
1109
1911
1715
1719
1727
1811
1624
Approximate Location
1620
C-1
1714
1804
C-1
1810
1104
1102
1807
1010
1716
1722
1726
1804
1808
1008
1006
R-3
1711
APT 1
APT 2
1803
1807
1001
1617
R-1
909
905
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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: February 20, 2025
RE: GC2025-05 Replat - Echo Valley II

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Echo Valley II replat.

BACKGROUND:
Duane Palmberg, is requesting approval of the Echo Valley II replat, which is generally located at 2880 E. Schulman Avenue, Garden City, Kansas. The property is zoned "C-2" General Commercial District and will will have two lots, Lot 1 contains +/- 1.438 acres and Lot 2 contains +/- 1.184 acres. This property was was originally platted as one lot and included Chitlin Street; which was vacated in August of 2024 (Ordinance No. 2988-2024). The property owner is currently going through the site plan review process for Lot 1, and at this time there are no plans for what will be built on Lot 2.

The Echo Valley II replat was presented for a second submittal review on February 11, 2025, and no major concerns were declared.

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 the plat.

FISCAL NOTE:
There is no fiscal impact.

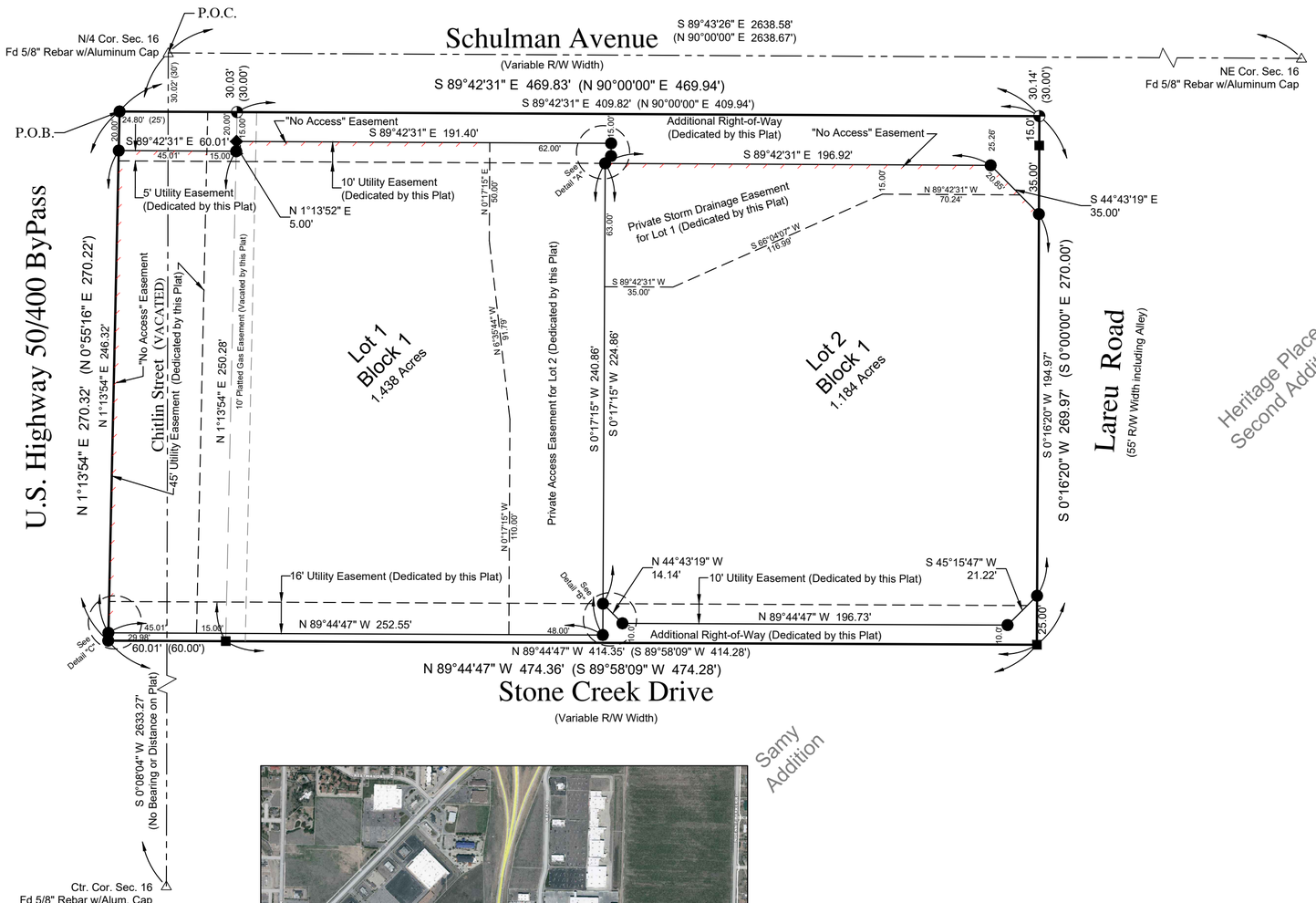
ATTACHMENTS:
GC2025-05 Echo Valley II Replat
GC2025-05 Vicinity Map

Echo Valley II

A Replat of Lot 1, Block 1, Echo Valley
and Adjacant Vacated Chitlin Street
Garden City, Kansas

MEETS REQUIREMENTS
City of Garden City, KS
Project Number: SPGC25-07
Approved by: SR
Date: 12Feb2025
No. of Pages: 1(PLAT)
2nd Submittal

RECEIVED
City of Garden City, KS
Project Number: SPGC25-07
Received by: SR
Date: 10Feb2025
No. of Pages: 1(Plat)
2nd Submittal





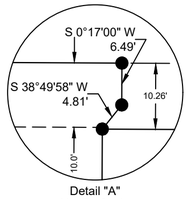
Vicinity Map
Not To Scale

LEGEND

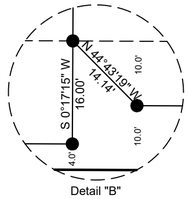
- △ Section Corner
- ■ Found 1/2" Rebar w/Cap (Parks LS1289)
- ◆ Found 5/8" Rebar w/Cap (Swart LS943)
- ⊕ Found "X"-Cut in Concrete (Palmberg PS1382, 2024)
- ● Set 1/2"x24" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- Not To Scale
- ( ) Platted Distance
- { } Deed Distance

N

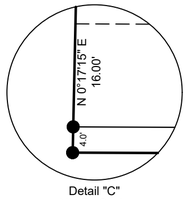
0' 25' 50'
Scale: 1" = 50'



Detail "A"
Not To Scale



Detail "B"
Not To Scale



Detail "C"
Not To Scale

Private Easement Note:
No part of any "private" easement shall be dedicated or maintained by the City of Garden City

Acreage Calculations

Lot 1, Block 1	1.438 Acres
Lot 2, Block 1	1.184 Acres
Dedicated R/W - Shulman Aveue	0.227 Acres
Dedicated R/W - Stone Creek Drive	0.078 Acres
TOTAL	2.927 Acres

Zoning Note:
This Plat is subject to the C-2 General Commercial District Zoning Regulations.

Land Surveyor's Boundary Description

A tract of land located in the North Half of Section 16, Township 24 South, Range 32 West of the Sixth P.M. in Garden City, Finney County, Kansas, commonly known as Echo Valley, more fully described as follows:
Commencing at the North Quarter corner of said Section 16,
Thence on an assumed bearing of South 0°08'04" West, on the East line of the Northwest Quarter of said Section 16, for 30.02 feet to the extended North line of Lot 1, Block 1 of Echo Valley;
Thence North 89°42'31" West on said extended North line for 24.80 feet to the Northwest corner of Chitlin Street (Vacated), as platted in Echo Valley, said point also being the Point of Beginning;
Thence South 89°42'31" East, on said extended North line, for 469.83 feet to the Northeast corner of said Lot 1;
Thence South 0°16'20" West, on the East line of said Lot 1, for 269.97 feet to the Southeast corner of said Lot 1;
Thence North 89°44'47" West, on the South line of said Lot 1 and it's extension, for 474.36 feet to the Southwest corner of said Chitlin Street (Vacated);
Thence North 1°13'54" East, on the West Right-of-Way line of Chitlin Street (Vacated), for 270.32 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on January 29, 2025.

Owner's Certification

State of Kansas)
) ss:
County of Finney)

We, Donny Huber and Lindsay Huber, Owners of HG Land LLC, being the owner of the property described herein, have caused the same to be surveyed and subdivided, and hereby dedicate said plat and rights-of-ways.

Donny Huber, Owner
HG Land LLC

Lindsay Huber, Owner
HG Land LLC

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Donald Huber and Lindsay Huber, Owners of HG Land LLC, this ____day of _____, 2025.

Notary Public for
Donny Huber, Owner
HG Land LLC

Notary Public for
Lindsay Huber, Owner
HG Land LLC

Holcomb - Garden City - Finney County Area Planning Commission Approval

The Parcel Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this____day of _____ 2025, and same is hereby recommended for final approval.

Deborah Oyler, Chairman

Trent Maxwell, Secretary

City of Garden City

State of Kansas)
) ss:
County of FInney)

These rights-of-ways and utility easements accepted by the Governing Body of the City of Garden City, Kansas, as shown on said plat, are hereby dedicated this ____ day of _____ , 2025.

Roy Cessna, Mayor

Attest: Celyn Hurtado,City Clerk

Survey Review
I, hereby certify, that this 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
Licensed
LS-1114
Kansas
Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on .

DUANE K. PALMBERG
LICENSED
LS-1382
KANSAS
LAND SURVEYOR

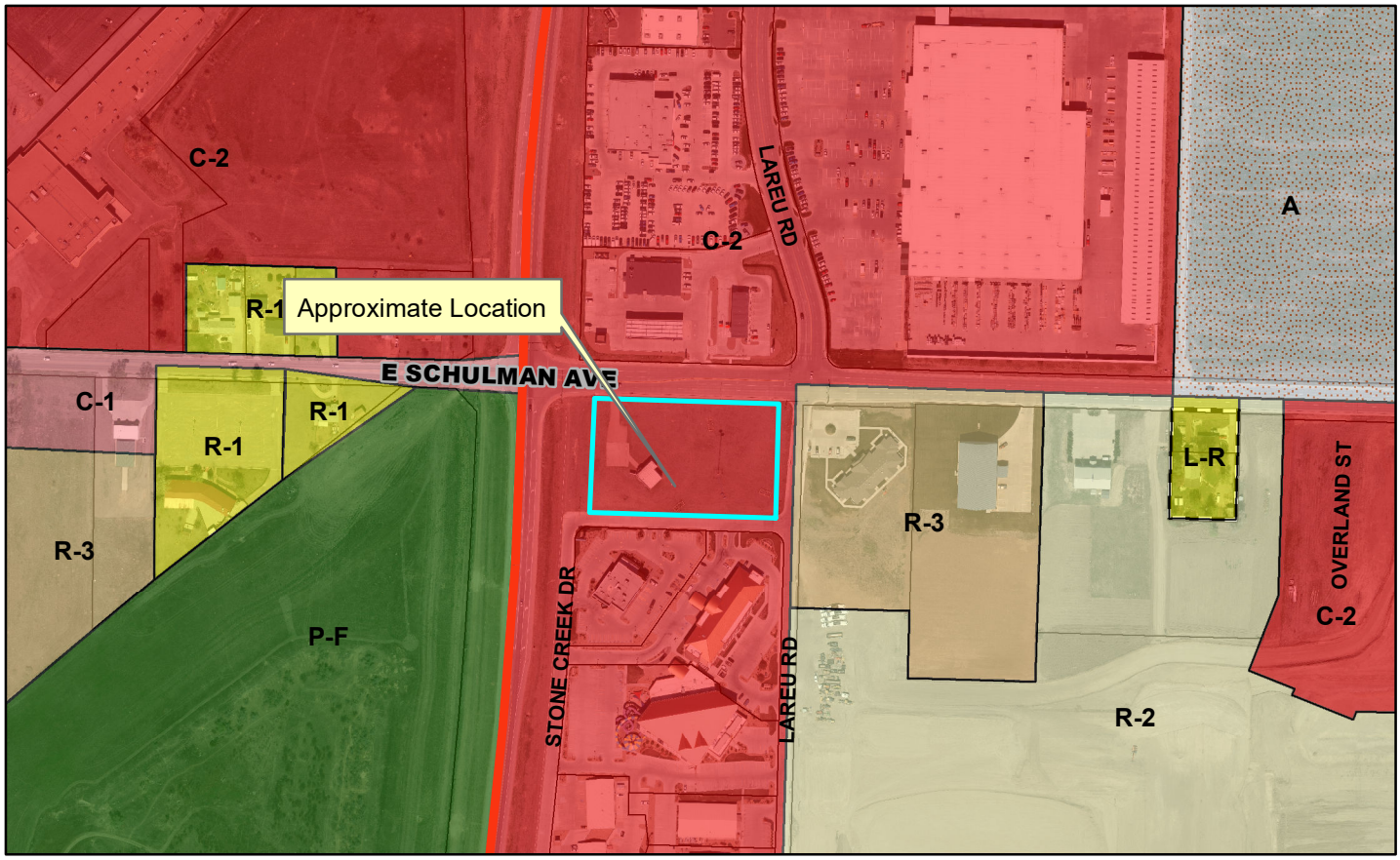
Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. The Basis of Bearings is the N Line NE/4 Sec. 16, assumed to be S 89°43'26" E.
2. Error of Closure: >1:400,000 0.00'@N 76°23'33" W

Echo Valley II

A Replat of Lot 1, Block 1, Echo Valley Addition
and Adjacant Vacated Chitlin Street
Garden City, Kansas

File Name: 2025-008	Job Number: 2025-008	Date:1/30/2025



Case Number: GC2025-05
Applicant: Duane Palmberg, Palmberg Land Surveying Services
Address: 2880 E. Schulman Avenue, Garden City, KS
Request: Approval of the replat, Echo Valley II addition



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: February 20, 2025
RE: GC2025-04: Rezoning from "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District to "R-3" Multiple Family Residential District for the property generally located at 1801 Palace Drive, Garden City, Kansas.

ISSUE:
The Planning Commission is asked to consider and recommend approval of the rezoning request at 1801 Palace Drive, Garden City, Kansas.

BACKGROUND:
Tim Hanigan is requesting to rezone the property generally located at 1801 Palace Drive from "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District to "R-3" Multiple Family Residential District. The property is currently vacant and contains +/- 5.7 acres.

The property was rezoned to "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District in August of 2024. The initial project included a combination of commercial and multi-family residential. The developer is requesting to remove the "PCD" Planned Commercial Development Overlay District in order to move forward with a multi-family residential development.

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 gives property owners the ability to integrate more than one land use within a particular building or parcel if desired. The "R-3" Multiple-Family Residential District would be the most appropriate zoning district for a multi-family development. The developer intends to use the Reinvestment Housing Incentive District (RHID) as well as the Moderate Income Housing American Rescue Plan Act (MIH-ARPA) grant that the project was awarded.

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 rezoning request.

RECOMMENDATION:

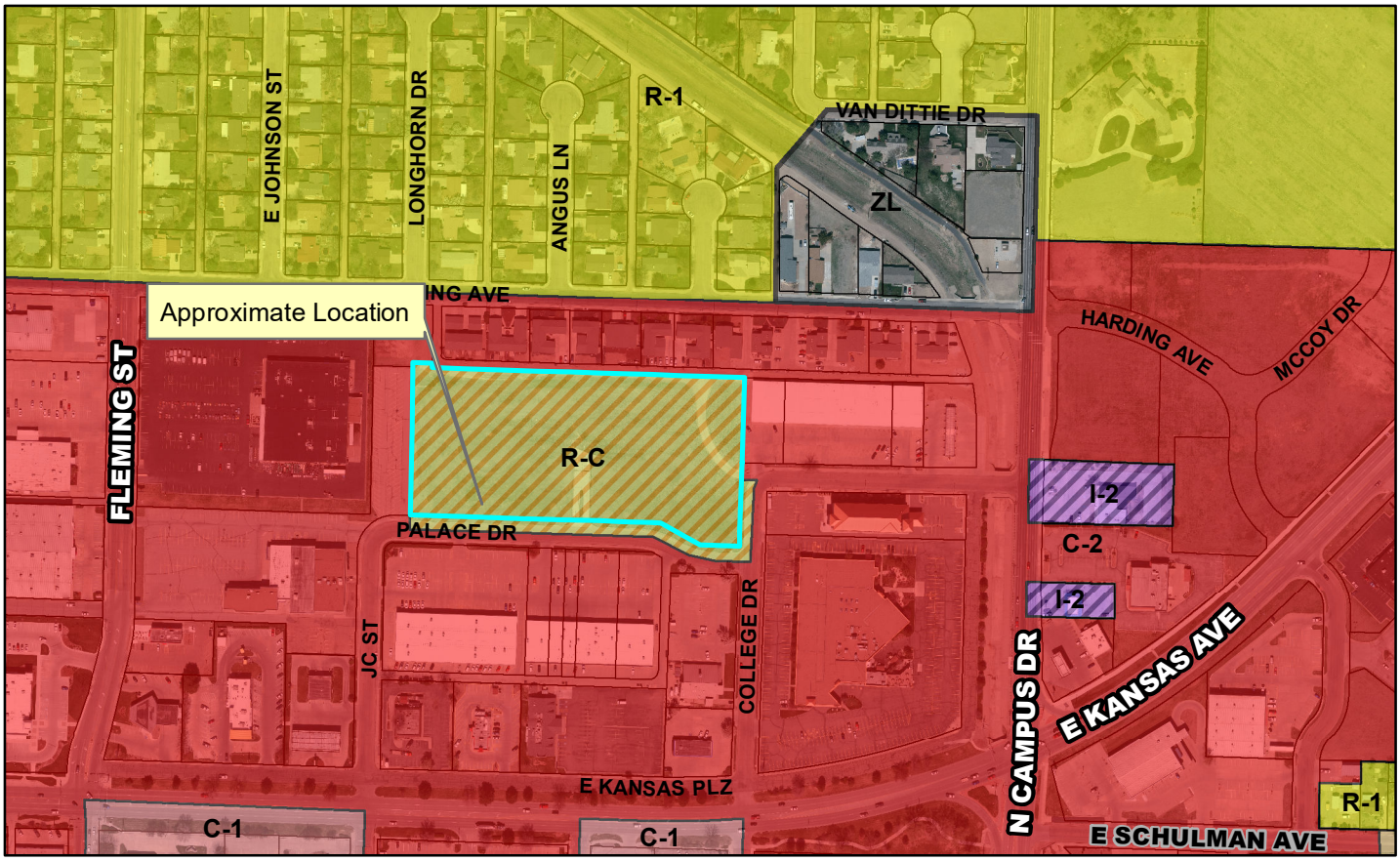
Staff recommends the Planning Commission recommend approval of the rezoning request.

FISCAL NOTE:

There is no fiscal impact.

ATTACHMENTS:

GC2025-04 Vicinity Map
GC2025-04 General Information



Case Number: GC2025-04
Applicant: Tim Hanigan
Address: 1801 Palace Drive, Garden City, KS
Request: Rezoning the property from "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District to "R-3" Multiple Family Residential District



STAFF REPORT

GC2025-04: Rezoning from "C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay District to "R-3" Multiple Family Residential District for property generally located at 1801 Palace Drive, Garden City, Kansas

GENERAL INFORMATION

Date:	February 20, 2025	**Jurisdiction:**	Garden City
Owner:	Hawkeye Development		
Applicant:	Tim Hanigan		
Requested Action:	Rezone the property to "R-3" Multiple Family Residential District.		
Purpose:	The owner intends to create a multi-family residential development.		
Location address:	1801 Palace Drive, Garden City, Kansas		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	"C-2" General Commercial District with a "PCD" Planned Commercial Development Overlay 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.		