AGENDA
GARDEN CITY BOARD OF ZONING APPEALS
TUESDAY, MAY 13, 2025
9:00 AM
CITY COMMISSION CHAMBER - GARDEN CITY, KS

Note: If you require any additional 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.

The agenda for the meeting is as follows:

I. Chairman calls regular meeting to order

II. Approval of Minutes

II.A. Garden City Board of Zoning Appeals Minutes- April 8, 2025
GCBZA Minutes-April 8, 2025

III. Submittal of Exhibits for the Record
A. City of Garden City Zoning Regulations as amended.
B. City of Garden City Subdivision Regulations as amended.
C. City of Garden City Comprehensive Plan 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

IV. New Business

IV.A. GCBZA2025-06: Setback variance for an accessory structure and a conditional use permit to construct a metal accessory structure over 100 square feet at 607 E. Hamline Street.
GCBZA2025-06 Vicinity Map
Picture of Accessory Structure
GCBZA2025-06 Site Plan

IV.B. GCBZA2025-07: Conditional use permit to construct a parking lot in the "C-2" General Commercial District for the property located at 927 N. 9th Street.
GCBZA2025-07 Vicinity Map
GCBZA2025-7 Sketch Site Plan

IV.C. GCBZA2025-08: Setback variance request to construct a trash enclosure on the property generally located at 1250 McCoy Drive, Garden City, Kansas.

GCBZA2025-08 Vicinity Map
GCBZA2025-08 Picture-Proposed Enclosure Location
GCBZA2025-08 Picture-Current Enclosure Location
GCBZA2025-08 Site Plan

V. Adjourn

MINUTES
BOARD OF ZONING APPEALS
GARDEN CITY, KANSAS

April 8, 2025

The Garden City Board of Zoning Appeals scheduled a Public Hearing at 9:00 a.m. Tuesday, April 8, 2025, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 North 8th Street, Garden City, Kansas.

I. CALL TO ORDER

Meeting called to order at 9:00 a.m. Present were Chairman Acosta, Member Dick, Vice-Chair Madrid, and Member Mesa. Also in attendance were Staff Presisto and Staff Thompson.

II. APPROVAL OF MINUTES

Member Dick made a motion to approve the minutes from March 11, 2025. Member Mesa seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Mesa	Dick	Acosta	Karhoff	Madrid
Yea	Yea	Yea	Not Present	Yea

Motion passed.

III. SUBMITTAL OF EXHIBITS FOR THE RECORD

- **A. City of Garden City Zoning Regulations as amended**
- **B. City of Garden City Subdivision Regulations of 1996 as amended**
- **C. City of Garden City 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**

IV. NEW BUSINESS

GCBZA2025-04: Josh Adrian, on behalf of Prime Company, has applied for a Conditional Use Permit to construct apartment buildings in the "C-2" General Commercial District for the property generally located north of 2601 E Schulman Avenue, Garden City, Kansas.

Staff Thompson- Presented staff report.

OPEN PUBLIC COMMENT

Josh Adrian, Applicant- We're based out of Manhattan Kansas, and we are here to answer any questions you might have. Brian Wilson from our architecture team is also here to answer any questions.

Member Mesa- You say there are eight apartment buildings, how many units in total are there going to be?

Josh Adrian- Right now there are one hundred ninety-two apartments that we are proposing. There is a mixture of one-, two-, and three-bedroom apartments.

Vice Chair Madrid- Do you have a monthly rental figure out yet?

Josh Adrian- This will be an affordable housing project that has to be approved by the State of Kansas so there are some steps involved there. Those rent rates will be set through that process. Typically, your income averaging around sixty percent of your area-medium income.

Chairman Acosta- These are three stories if I'm reading that right?

Josh Adrian- Correct.

Member Mesa- What is your timeline, Josh?

Josh Adrian- That is a great question. The process is a little unique on an affordable housing project like this. An LIHTC application for the state is due August 15th and they will put out their award typically in November. So, once you've found out that you've received the award or haven't received the award you'll get started on plans and closing all these things. So, you are typically looking at nine months to award until you would start construction on it and construction on this would probably take about a year and a half time frame.

Member Mesa- I am assuming the Kansas Housing Resources corporation?

Josh Adrian- Yes, that is who we are working with.

Chair Acosta- Is that road going to be connected to behind the Kohl's building?

Staff Thompson- In preliminary conversations it was going to be a second access for fire safety. In those preliminary conversations they said it probably wouldn't be open for general use just for fire safety.

Member Dick- You have to have two entrances at any development, right?

Staff Thompson- That is correct.

PJ Pitel, Neighboring Property Owner- I have a property right next door to where this project is proposed, and I have some concerns with this apartment complex coming up. From what I understand it is going to be targeted towards low income and I think that this area is not the right place for this type of establishment. There are other locations in Garden City where you can have something like that. A commercial shopping complex or something related to the area would be a better fit for the area and it might affect my business as well.

CLOSE PUBLIC COMMENT

Vice-Chair Madrid- What was Mr. Pitel's business?

PJ Pitel-I have the Best Western Plus Hotel.

Member Dick- The goal of the City Commission is to have more than four hundred housing units a year. So, this would go far in the goals of what the city is trying to accomplish with housing. We have one other LIHTC housing development. It's not the Trails, it's the Reserves. Out of the Trails and the Reserves, the Reserves is actually nicer looking complex. Sixty percent of the medium-average income is a lot higher than you would think. We are talking about rents that are still higher than Wichita.

Member Mesa- I am assuming these are going to be managed with a management company. I understand PJ's concern however it is allowed in that area. We need the apartments. It seems to me like a good project, but I understand your concern as well. To me the project is needed, it's allowed in that area, and it would be tough for me to not move forward.

MEMBER DICK MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT PER STAFF ALTERNATIVE ONE. MEMBER MESA SECONDED THE MOTION.

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

Mesa	Dick	Acosta	Karhoff	Madrid
Yea	Yea	Yea	Not Present	Yea

Motion passed.

GCBZA2025-05: Garden City Community College has applied for a Height Variance to construct a new sign in the "C-2" General Commercial District for the property generally located at 801 Campus Drive, Garden City, Kansas.

Staff Thompson- Presented staff report.

Member Dick- On recommendation it says that staff is unable to recommend approval. Does that mean that staff does not have the ability to recommend approval, or they do not recommend approval?

Staff Thompson- It's kind of both. We look at items A through E and do our own analysis and in this case its item E. It is not a "so unique" condition to the property that warrants a height variance. The is what our recommendation is based on.

Member Dick- If we were to approve this, is this approving signs on the back of the scoreboard in general with a variance, or is it specifically approving this sign?

Staff Thompson- It would specifically approve that sign. It would allow that sign to have a six-foot variance.

Member Dick- So if there was a change to that sign that would exceed regulations they would have to come back and get another variance approval. So, we are specifically approving that one right there?

Staff Thompson- That is correct.

Member Dick- And the current scoreboard is thirty feet, so it is actually smaller? I can see the black strip on the top. Is it the top of the scoreboard that isn't getting covered? The glove goes over the top of this scoreboard a little bit.

OPEN PUBLIC COMMENT

Mike Pilosof, Representative for Garden City Community College- With the video board being the current height that it is, which is twenty-eight feet, ideally, we would suggest having it at twenty-eight feet to match the board, but to help conform to the standards and the ordinance that you guys have we dropped it to twenty-sick feet. This is not your typical commercial sign in respect. Really what we are trying to do is to show the video board. Donny at Scooter's is the one that paid for the board. That is what we are doing, plus the name and rights for the field. So, it is not a typical board in that sense. I don't know if this would necessarily set any type of precedence with that.

Leon Volk, Commercial Sign Company- We've been working with the college to try and incorporate a sign that fits the field, and I realize that the area isn't a commercial zoned area, and the limit is twenty feet. I went back and walked the site again before I came over here and really to fit the presence of the stadium and that park that is in front of it, it would be best if it fit the size of the scoreboard. I did drop it down to twenty-six feet to try and appease or try to conform to the regulations a bit but really it would look best if it was the same size of the scoreboard. As far as setting a precedence, I realize that we are in a commercial area but the college baseball field I think it would be an easy distinction to make between that and a typical commercial business. I'm going to leave it your hands and let us know what we can accomplish for you.

Member Mesa- You said it, there is a difference between and athletic type of billboard versus a commercial going up and down Kansas Avenue. You guys are due for a new sign, aren't you?

Mike Pilosof- The video board we just put in about a year ago. That is brand-new. This basically shows that the video board is sponsored by Scooter's Coffee.

Member Mesa- I think it looks great. I think it enhances what is going on there. I don't take issue with the size or anything.

Chairman Acosta- I think the business side is really subtle.

Mike Pilosof- The predominate feature on it is Garden City Community obviously and we have the subtle Scooter's logo there and Scooter's field at William's Stadium.

Member Dick- My thinking on this is if we were to deny and the next logical step would be to make it fit all that is going to happen is we would cut off the bottom part there. The score board is still going to be the same size. The amount of space that it is going to take up is going to be the same amount and compliance in this case is just going to be less printed area. In the end I think we are just touching on some of the points, when we talk about point E with the variance request arises from a condition that is unique to the property, it is not ordinarily found in the same zoning district, it has not created any action or actions. And what I take from the Staff is they didn't feel there was enough uniqueness about this to warrant something like this. I feel like this is common practice inside Cities to have acknowledgement of stadiums and things like this. And if the only complaint is the vertical height is too high or ok with having a billboard in general, I would see sponsoring a baseball field or a scoreboard like this as kind of stereo we would expect in an American city. So, like you said, the commercial branding is fairly small. The main point is still the community college, the stadium, all that stuff and we are not really blocking anything else with that with the scoreboard already being up. I would see that there is room inside of

"E" that does have a unique condition because of being part of a stadium. I agree with the zoning overall. It's not but like I said, this would be something that I would expect to see in this type of development or this type of property.

MEMBER MESA MADE A MOTION TO APPROVE THE VARIANCE REQUEST PER STAFF ALTERNATIVE ONE. VICE-CHAIR MADRID SECONDED THE MOTION.

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

Mesa	**Dick**	**Acosta**	**Karhoff**	**Madrid**
Yea	Yea	Yea	Not Present	Yea

Motion passed.

V. ADJOURN

Member Mesa made a motion to adjourn. Vice-Chair Madrid seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Mesa	**Dick**	**Acosta**	**Karhoff**	**Madrid**
Yea	Yea	Yea	Not Present	Yea

Motion passed.

The meeting was adjourned at 9:10 A.M.

Trent Maxwell, Secretary
Aleecya Charles
John Presisto
Daunte Thompson

Isaac Acosta, Chairman
Elva Madrid, Vice-Chair

MEMORANDUM

TO: Garden City Board of Zoning Appeals
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: May 13, 2025
RE: GCBZA2025-06: Setback variance for an accessory structure and a conditional use permit to construct a metal accessory structure over 100 square feet at 607 E. Hamline Street.

ISSUE:
The Garden City Board of Zoning Appeals is asked to consider the setback variance for an accessory structure and a conditional use permit to construct a metal accessory structure over 100 square feet at 607 E. Hamline Street.

BACKGROUND:
The applicant, Rick Erwin is requesting a setback variance of seven feet and a conditional use permit to construct a metal accessory structure over 100 square feet. The applicant received a violation letter for working without a permit on February 26, 2025 for the accessory structure that was erected on the property. In order to keep this accessory structure on the property and to be compliant with the zoning regulations, the owner needs to apply for a setback variance (Section 29.020(A)) and a conditional use permit to construct a metal accessory structure over 100 square feet according to Section 5.030(E). The size of the accessory structure is 12' by 24' and is made out of metal, the intended use for the accessory structure is to be able to use it for storage and to be able to park a vehicle in it as well.

STAFF ANALYSIS
According to Section 22.100(3), all accessory structures need to maintain a 10-foot setback from the main structure (house on the property). The applicant is requesting a setback variance of seven feet to be able to be three feet away from the main structure. The applicant indicated that there is not enough space for the accessory structure to be placed 10 feet away from the home due to an above ground pool that is on the property, just west of the home. As a result, this is causing a unique situation that creates a hardship for the property owner. The proposed location for the accessory structure does not encroach any other setbacks and is not located within the front building line of the property. If the variance is approved, the applicant will be required to apply for a building permit for the accessory structure and will be charged double for the permit fee since work has been done without a permit.

The Board may make their determination and state their findings according to the conditions in Section 29.010 and Section 29.050 of the Garden City Zoning Regulations. Below is a list of these conditions:

29.010 VARIANCE - PROCEDURE. An application for a variance may only be granted upon a finding by the Board of Zoning Appeals that the applicant has shown by clear and convincing evidence that

all of the following conditions have been met:

A. The strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the applicant.
B. The granting of the variance will not adversely affect the rights of adjacent landowners or residents.
C. The granting of the variance will not be opposed to the general spirit and intent of these regulations.
D. The variance desired will not adversely affect the public health, safety or general welfare.
E. The variance requested arises from a condition that is unique to the property in question, is not ordinarily found in the same zoning district, and is not created by an action or actions of the landowner or the applicant.

29.050 CONSIDERATION OF A CONDITIONAL USE. In considering an application for a conditional use permit hereunder, the Board of Appeals shall give consideration to the Comprehensive Zoning Plan of the City, the health, safety, morals, comfort, and general welfare of the inhabitants of the City, including but not limited to the following factors:

A. The stability and integrity of the various zoning districts to include:
    1. Conservation of property values.
    2. Protection against fire and casualties.
    3. Observation of general police regulations.
    4. Prevention of traffic congestion.
    5. Promotion of traffic safety and the orderly parking of motor vehicles.
    6. Promotion of the safety of individuals and property.
    7. Provision for adequate light and air.
    8. Prevention of over-crowding and excessive intensity of land uses.
    9. Provision for public utilities and schools.
    10. Invasion by inappropriate uses.
    11. Value, type, and character of existing or authorized improvements and land uses.
    12. Encouragement of improvements and land uses in with overall planning.
    13. Provisions for orderly and proper urban renewal, development, and growth.

ALTERNATIVES:

1. The Board may approve the setback variance of 7 feet and the conditional use permit to construct a metal accessory structure over 100 square feet.
2. The Board may not approve the setback variance and the conditional use permit to construct a metal accessory structure over 100 square feet.

RECOMMENDATION:

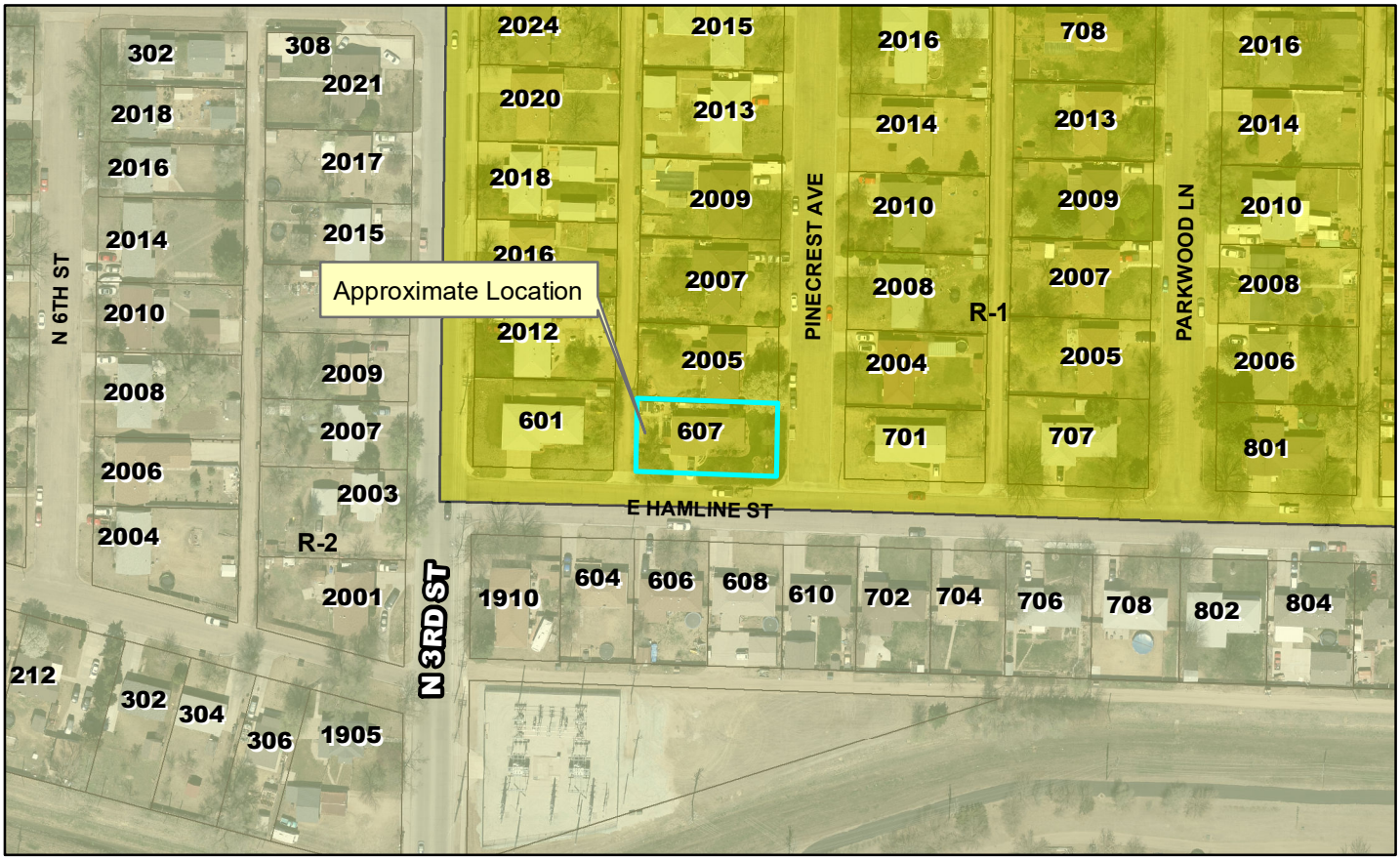
Staff recommends the Board approve the setback variance of 7 feet and the conditional use permit to construct a metal accessory structure over 100 square feet.

FISCAL NOTE:

There is no fiscal impact.

ATTACHMENTS:

GCBZA2025-06 Vicinity Map
Picture of Accessory Structure
GCBZA2025-06 Site Plan



Case Number: GCBZA2025-06
Applicant: Rick Erwin
Address: 607 E. Hamline Street
Request: Setback variance for an accessory structure & a conditional use permit to construct a metal accessory structure over 100 square feet.






12'
24'
Accessory Structure
607 E
HAMLINE ST
16'
3'

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Garden City Board of Zoning Appeals
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: John Presisto, Planner
DATE: May 13, 2025
RE: GCBZA2025-07: Conditional use permit to construct a parking lot in the “C-2” General Commercial District for the property located at 927 N. 9th Street.

ISSUE:
The Garden City Board of Zoning Appeals is asked to consider a conditional use permit to construct a parking lot for the property located at 927 N. 9th Street.

BACKGROUND:
The applicant, Jairo Armenta has applied to construct a parking lot for the property located at 927 N. 9th Street. The property is currently vacant and is zoned "C-2" General Commercial District. The applicant indicated that this parking lot will be used for his business that is located west of this property (310 W. Kansas). He intends to use this parking lot for new arrival vehicles that are pending repair and for extra parking spaces for his business. This parking lot will not be used for the sale of any vehicles and only parking of vehicles.

STAFF ANALYSIS
According to Section 15.030(H), parking lots and garages (commercial, public and private) are a conditional use within the "C-2" General Commercial District. No official site plan has been submitted. Once the applicant is ready to submit an official site plan, it will be required to go through the Site Plan Review process where drainage, parking layout, and other general improvements will be discussed for this project.

The Board may make their determination and state their findings according to the conditions in Section 29.050 of the Garden City Zoning Regulations. Below is a list of these conditions:

29.050 CONSIDERATION OF A CONDITIONAL USE. In considering an application for a conditional use permit hereunder, the Board of Appeals shall give consideration to the Comprehensive Zoning Plan of the City, the health, safety, morals, comfort, and general welfare of the inhabitants of the City, including but not limited to the following factors:

A. The stability and integrity of the various zoning districts to include:
    1. Conservation of property values.
    2. Protection against fire and casualties.
    3. Observation of general police regulations.
    4. Prevention of traffic congestion.
    5. Promotion of traffic safety and the orderly parking of motor vehicles.
    6. Promotion of the safety of individuals and property.
    7. Provision for adequate light and air.

8. Prevention of over-crowding and excessive intensity of land uses.
9. Provision for public utilities and schools.
10. Invasion by inappropriate uses.
11. Value, type, and character of existing or authorized improvements and land uses.
12. Encouragement of improvements and land uses in with overall planning.
13. Provisions for orderly and proper urban renewal, development, and growth.

ALTERNATIVES:

1. The Board may approve the conditional use permit to allow for a parking lot.
2. The Board may not approve the conditional use permit.

RECOMMENDATION:

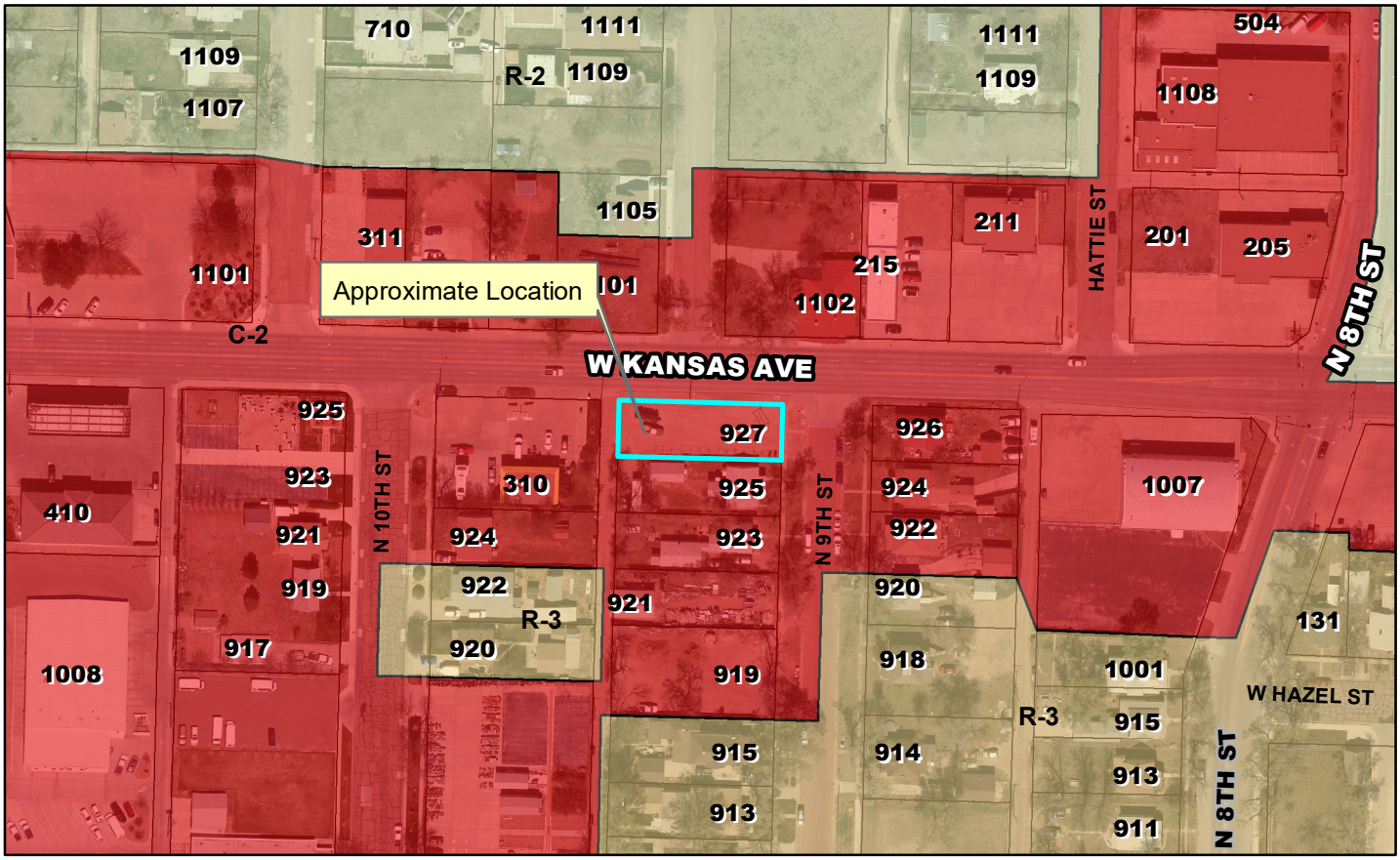
Staff recommends the Board approve the conditional use permit to allow for a parking lot.

FISCAL NOTE:

There is no fiscal impact.

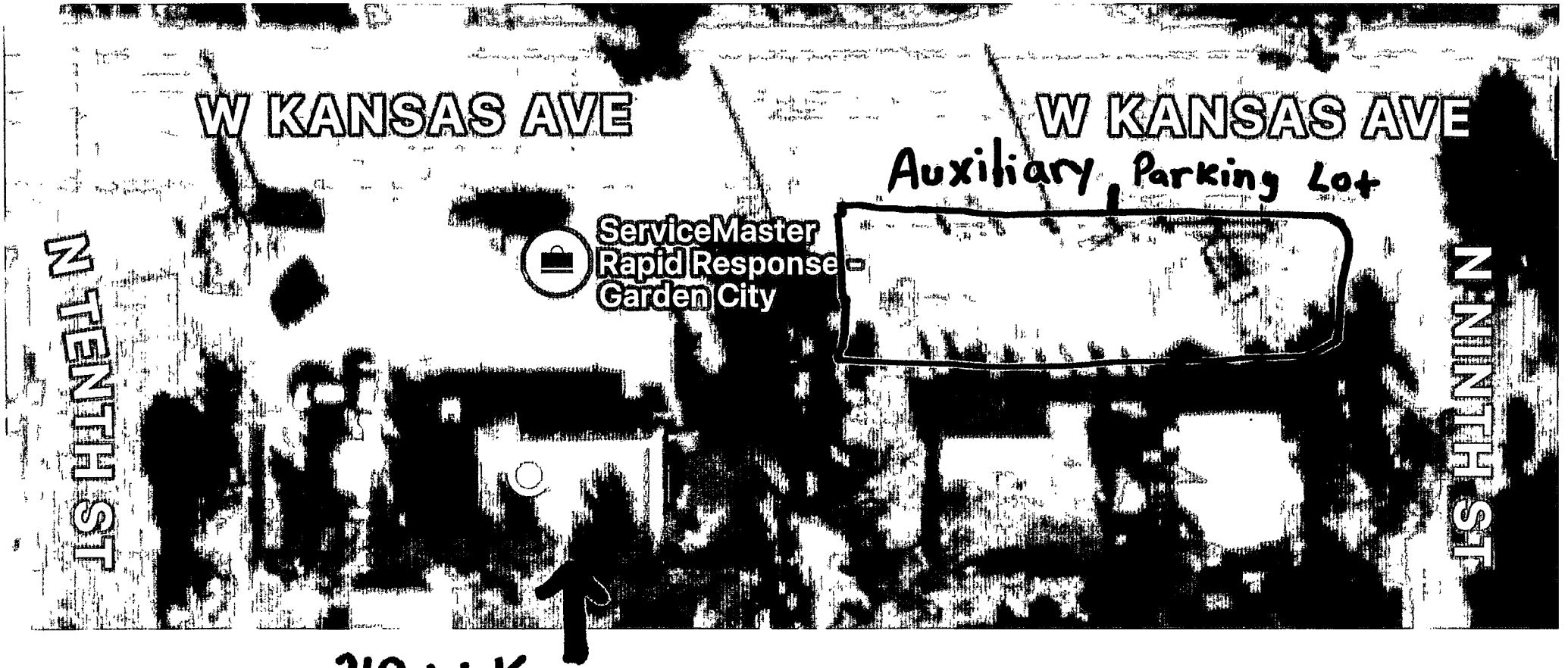
ATTACHMENTS:

GCBZA2025-07 Vicinity Map
GCBZA2025-7 Sketch Site Plan



Case Number: GCBZA2025-07
Applicant: Jairo Armenta
Address: 927 N. 9th Street
Request: Conditional use permit to construct a parking lot in the C-2 General Commercial District.




W KANSAS AVE
W KANSAS AVE
Auxiliary Parking Lot
ServiceMaster
Rapid Response -
Garden City
N TENTH ST
N NINTH ST
310 W Kansas Ave
Carhub LLC.

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Garden City Board of Zoning Appeals
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: May 13, 2025
RE: GCBZA2025-08: Variance request to construct a trash enclosure within the front yard setback for the property generally located at 1250 McCoy Drive, Garden City, Kansas.

ISSUE:

The Garden City Board of Zoning Appeals is asked to consider a 17.5-foot variance request to construct a trash enclosure within the front yard setback for the property generally located at 1250 McCoy Drive, Garden City, Kansas.

BACKGROUND:

Matt Bennett, on behalf of Dream First Bank, is requesting to construct a trash enclosure within the front yard setback at 1250 McCoy Drive, Garden City, Kansas. In 2023, the new Dream First Bank site plan that was approved, depicted the trash enclosure to be located in the northwest corner of the property. Now that the trash enclosure has been constructed, the applicant would like to relocate it to the northeast corner of the property, approximately 22.5 feet from the property line along Kansas. The relocation is intended to increase the property's curb appeal from McCoy Drive and reduce direct vision of the trash enclosure from inside the bank.

STAFF ANALYSIS:

The property is zoned "C-2" General Commercial District and has the following setbacks:

- Front Yard: 30 feet, unless otherwise provided in Article 25.
    - Article 25: Arterial Street - 40 feet.
- Side Yard: No side yard.
- Rear Yard: 5 feet.

In this case, Kansas Avenue is considered an arterial road, requiring a front yard setback of 40 feet from the property line. The proposed location is 25 feet from the property line, requiring a 17.5-foot variance request. Although the structure is proposed within the front yard setback, the elevation change between the structure, the property to the north, and Kansas Avenue will make it difficult to see. This reduces any adverse effects on adjacent properties and the area in general.

Additionally, due to the property's unique shape and additional double-frontage setback requirements, the property has a smaller development envelope. This limits where the trash enclosure can be constructed without affecting other requirements such as parking minimums, landscaping, and utility easements.

The proposed location was reviewed and coordinated with the City's Solid Waste department and the Engineer, and both have approved the new location.

The Board may make their determination and state their findings according to the conditions in Section 29.010 of the Garden City Zoning Regulations. Below is the section and the list of these conditions:

29.010 VARIANCE - PROCEDURE. An application for a variance may only be granted upon a finding by the Board of Zoning Appeals that the applicant has shown by clear and convincing evidence that all of the following conditions have been met:

A. The strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the applicant.
B. The granting of the variance will not adversely affect the rights of adjacent landowners or residents.
C. The granting of the variance will not be opposed to the general spirit and intent of these regulations.
D. The variance desired will not adversely affect the public health, safety or general welfare.
E. The variance requested arises from a condition that is unique to the property in question, is not ordinarily found in the same zoning district, and is not created by an action or actions of the landowner or the applicant.

ALTERNATIVES:

1. The Board may approve the 17.5-foot variance request.
2. The Board may not approve the variance request.

RECOMMENDATION:

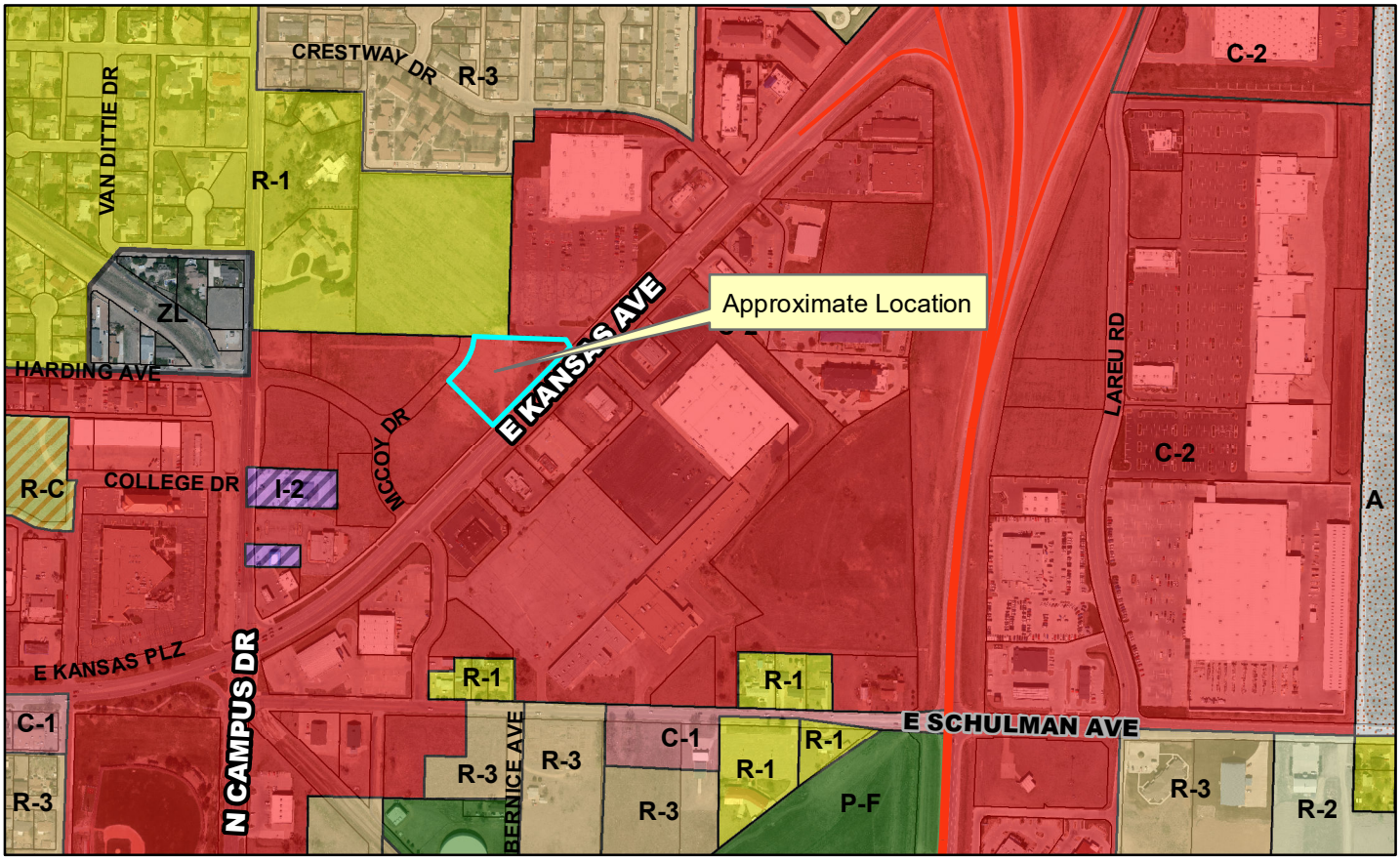
Staff recommends approval of the 17.5-foot variance request.

FISCAL NOTE:

There is no fiscal note.

ATTACHMENTS:

GCBZA2025-08 Vicinity Map
GCBZA2025-08 Picture-Proposed Enclosure Location
GCBZA2025-08 Picture-Current Enclosure Location
GCBZA2025-08 Site Plan



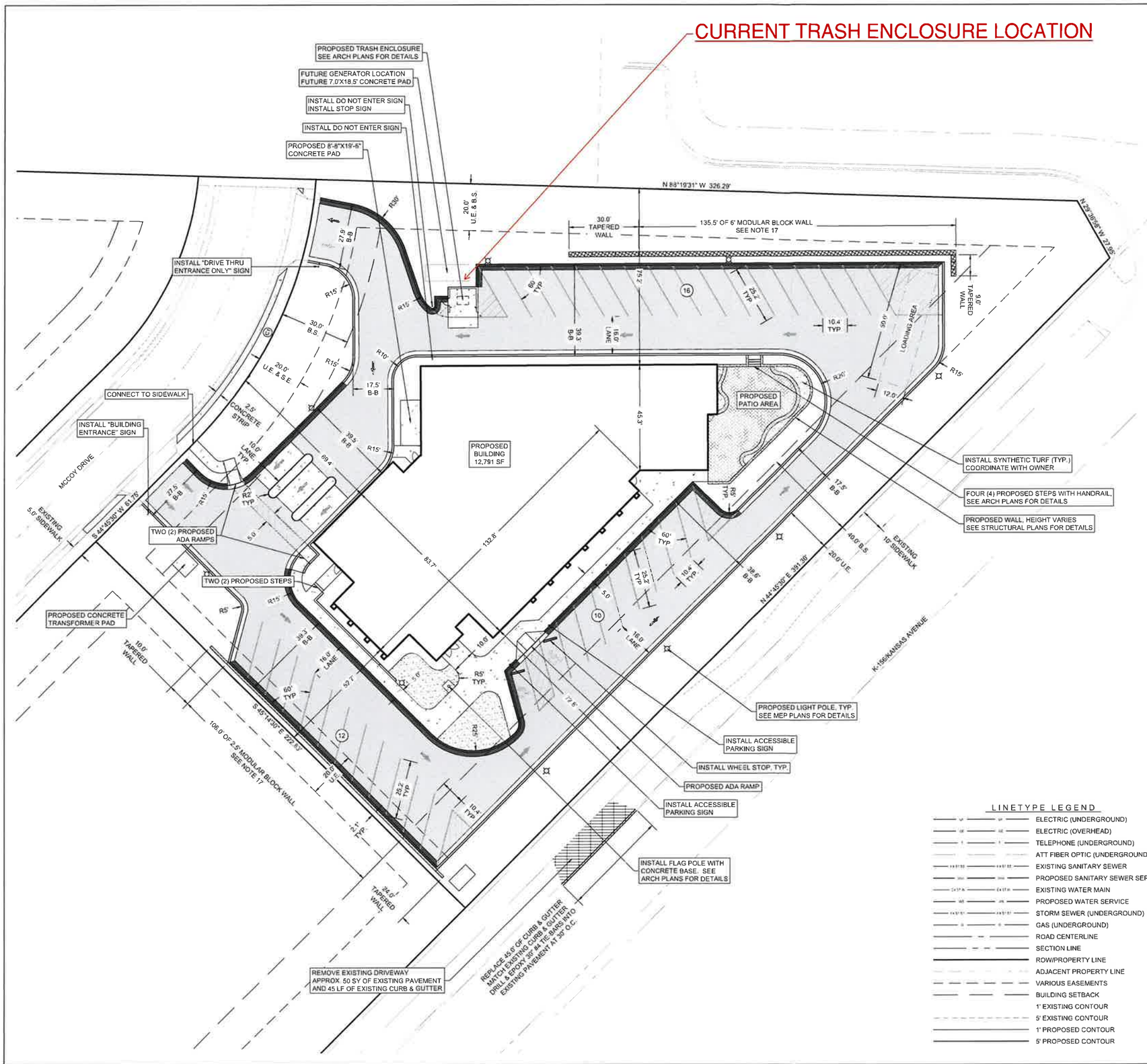
Case Number: GCBZA2025-08
Applicant: Matt Bennet on behalf of Dream First Bank
Address: 1250 McCoy Drive
Request: Setback variance to construct an accessory structure within the front building setback




PROPOSED LOCATION


CURRENT TRASH
ENCLOSURE


CURRENT TRASH
ENCLOSURE



NOTES:

1. LEGAL DESCRIPTION: LOT 1, BLOCK 2, LEGACY CROSSING FIRST ADDITION, AN ADDITION TO GARDEN CITY, FINNEY COUNTY, KANSAS.
2. ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE OWNER AND THE CITY OF GARDEN CITY.
3. CONSTRUCTION METHODS AND AND MATERIALS NOT SPECIFIED ON THESE PLANS SHALL MEET OR EXCEED STANDARD SPECIFICATIONS OF THE CITY OF GARDEN CITY.
4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF THE PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
5. ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A SURVEYOR LICENSED IN THE STATE, IN WHICH THIS PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE. SEE GRADING PLAN, SHEET C4.0, FOR MORE INFORMATION ON SITE BENCHMARKS AND HORIZONTAL CONTROL POINTS FOR THIS SITE.
6. THE CONTRACTOR SHALL VERIFY AND/OR PERFORM ALL CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES PRIOR TO THE ANNOUNCED BUILDING POSSESSION DATE AND THE FINAL CONNECTIONS OF UTILITY SERVICES. ALL FEES SHALL BE PAID BY THE CONTRACTOR.
7. CONCRETE MIX DESIGNS FOR ALL PAVING SHALL CONFORM TO THE CITY OF GARDEN CITY STANDARD SPECIFICATIONS.
8. WHEELCHAIR SYMBOLS NOT INCLUDED IN SCOPE OF WORK. SHOWN TO DEPICT LOCATION OF ACCESSIBLE STALL FOR PERMITTING.
9. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
10. THE SITE HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED TO MEET THE LATEST ADA STANDARDS.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM APPROPRIATE REGULATORY AGENCIES (IF APPLICABLE) PRIOR TO COMMENCING WORK.
12. ALL SIDEWALKS MUST COMPLY TO THE CITY OF GARDEN CITY GENERAL IMPROVEMENTS HANDBOOK (2017).
13. BASED ON ADA ACCESSIBILITY STANDARDS, ACCESSIBLE PARKING REQUIREMENTS FOR 26-50 PARKING SPACES IS ONE (1) STANDARD ACCESSIBLE SPACE AND ONE (1) VAN ACCESSIBLE SPACE.
14. REQUIRED PARKING SPACES PROVIDED BASED ON GARDEN CITY, KANSAS ZONING REGULATIONS SECTION 24.060(3). THIS DEVELOPMENT REQUIRES ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQ. FT. UP TO ONE THOUSAND (1,000) SQ. FT., AND ONE (1) SPACE FOR EACH FOUR HUNDRED (400) SQ. FT. OF ADDITIONAL SPACE THEREOF.
15. MINIMUM PARKING SPACE CALCULATION: 1 SPACE PER 200 SQ. FT. (UP TO THE FIRST 1,000 SQ. FT.) = 5 SPACES. 1 SPACE PER 400 SQ. FT. (FOR REMAINING 11,791 SQ. FT.) = 30 SPACES. TOTAL REQUIRED PARKING SPACES = 35 SPACES. FOR 12,791 SQ. FT. OF PROPOSED BUILDING FOOTPRINT, A MINIMUM OF 35 PARKING SPACES WILL BE REQUIRED FOR THIS DEVELOPMENT.
16. FOR 60° ANGLED PARKING, REQUIRED PARKING STALL DIMENSIONS OF 10.4' WIDE X 25.2' LONG WITH A 16.0' DRIVE AISLE ARE PROVIDED BASED ON GARDEN CITY GENERAL IMPROVEMENTS HANDBOOK (2017).
17. MODULAR BLOCK WALL PRODUCTS, MATERIALS, AND COLORS SHALL BE SELECTED BY THE OWNER. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS, DATA SHEETS, AND MANUFACTURER'S INSTALLATION GUIDELINES AND DETAILS.
18. CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DECORATIVE CONCRETE MATERIAL, COLOR, PATTERN, ETC.
19. CONTRACTOR SHALL INSTALL ARTIFICIAL TURF SYSTEM. GRASSO LANDSCAPE TURF OR APPROVED EQUIVALENT. COORDINATE PRODUCT SELECTION WITH ARCHITECT AND OWNER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.

HATCH LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED DECORATIVE CONCRETE
- PROPOSED REVERSE CURB & GUTTER
- PROPOSED WALL
- PROPOSED ARTIFICAL TURF

LINETYPE LEGEND

- ELECTRIC (UNDERGROUND)
- ELECTRIC (OVERHEAD)
- TELEPHONE (UNDERGROUND)
- ATT FIBER OPTIC (UNDERGROUND)
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- STORM SEWER (UNDERGROUND)
- GAS (UNDERGROUND)
- ROAD CENTERLINE
- SECTION LINE
- ROW/PROPERTY LINE
- ADJACENT PROPERTY LINE
- VARIOUS EASEMENTS
- BUILDING SETBACK
- 1' EXISTING CONTOUR
- 5' EXISTING CONTOUR
- 1' PROPOSED CONTOUR
- 5' PROPOSED CONTOUR

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	124.42	175.00	40.74	N 24° 23' 26"E	121.82

PROPERTY SURFACE (SQUARE FEET)

	EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING AREA	0	12,791
PARKING AREA	0	8,811
LANDSCAPE AREA	73,019	26,741
PAVEMENT AREA	167	24,843
IMPERVIOUS SURFACE	167	46,445
PERVIOUS SURFACE	73,019	26,741
PROPERTY AREA	73,186	73,186

PARKING CALCULATIONS

	VEHICLE	ACCESSIBLE
REQUIRED	35	2
PROVIDED	38	2

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DREAM FIRST BANK

CONSTRUCTION DOCUMENTS

GARDEN CITY, KANSAS

MICHAEL R. KULESZA LICENSED 25126 9/27/2024 KANSAS PROFESSIONAL ENGINEER

REVISION DESCRIPTION

REVISION DATE

SITE PLAN

NORTH

SCALE 1" = 20'

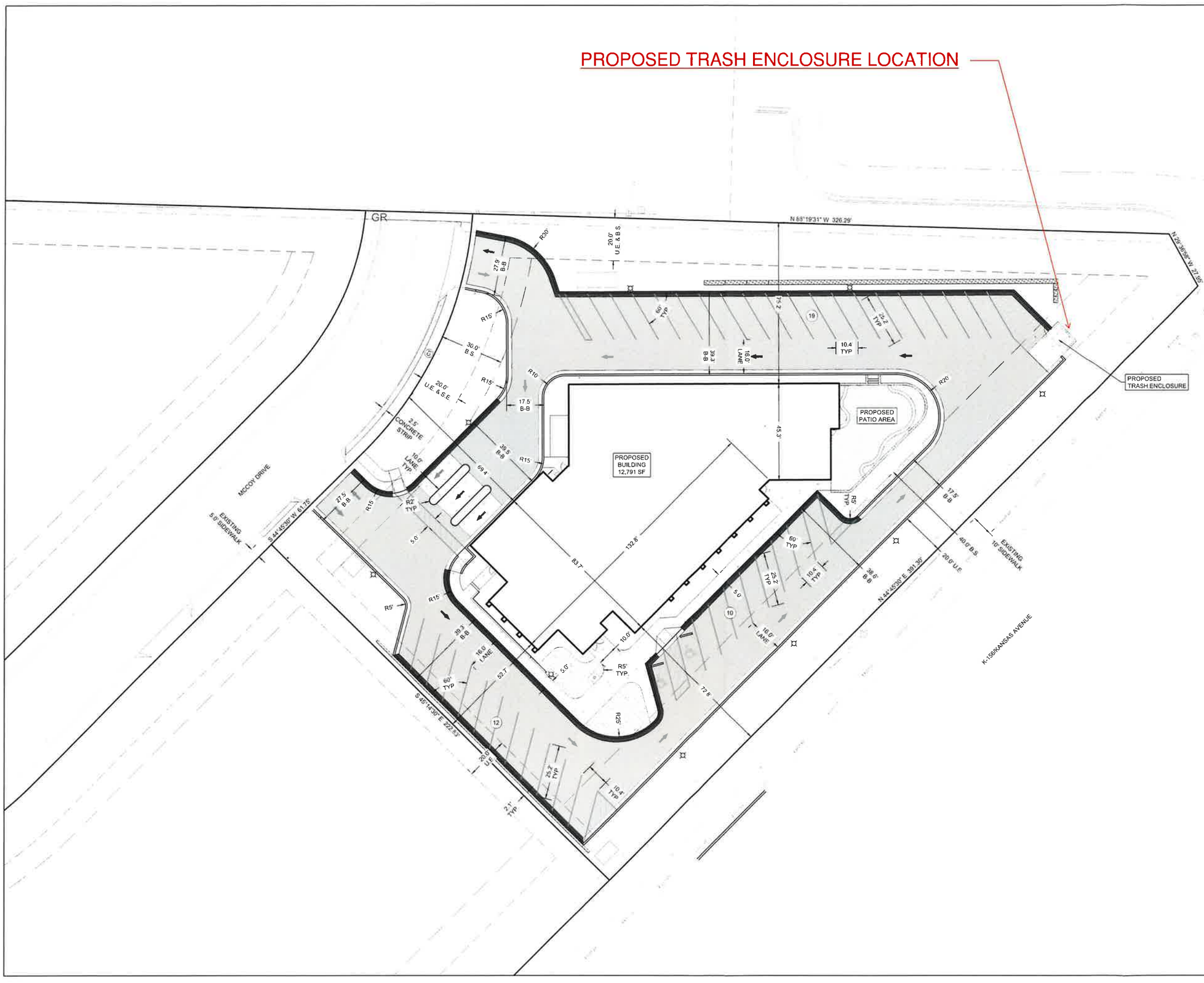
PROJECT #: 2204-0134
CHECKED BY: MRK
DRAWN BY: CNP

DATE 09/27/2024

SHEET # C2.0

TOTAL SHEETS 21

PROPOSED TRASH ENCLOSURE LOCATION



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PROGRESS DOCUMENTS - NOT FOR CONSTRUCTION

GARDEN CITY, KANSAS

REVISION DESCRIPTION	REVISION DATE
1 TRASH ENCLOSURE RELOCATION	03/27/2025

REVISED SITE LAYOUT CONCEPT

NORTH

SCALE 1" = 20'

PROJECT # 2204-0134
CHECKED BY: MRK
DRAWN BY: CNP

DATE: 04/03/2025

SHEET # 1

TOTAL SHEETS 2

PROPOSED TRASH ENCLOSURE LOCATION
TURNING MOVEMENT

GR

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PROGRESS DOCUMENTS - NOT FOR CONSTRUCTION

GARDEN CITY, KANSAS

REVISION	DATE	REVISION DESCRIPTION
1	03/27/2025	TRASH ENCLOSURE RELOCATION

TURNING MOVEMENTS EXHIBIT

NORTH

SCALE 1" = 20

PROJECT # 2204-0134
CHECKED BY: MRK
DRAWN BY: CNP

DATE: 04/03/2025

SHEET # 2

TOTAL SHEETS 2