

AGENDA

RILEY COUNTY PLANNING BOARD

Monday, October 12, 2009
7:30 p.m.

Commission Meeting Room
Courthouse Plaza East

I. OPEN PUBLIC COMMENTS

II. CONSENT AGENDA

1. Consider the minutes of the September 14, 2009 meeting.
2. Consider the Report of Fees for the month of September 2009.

III. GENERAL AGENDA

1. Public Hearing at the request of Blake Richards, petitioner and owner, to **replat** Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 and 22 in Grandview Heights Subdivision, Sherman Township, Section 18, Township 8 South, Range 7 East, in Riley County, Kansas, into two (2) residential lots. **ACTION NEEDED: approve/deny Final Plat.**
2. Update on Vision 2025.

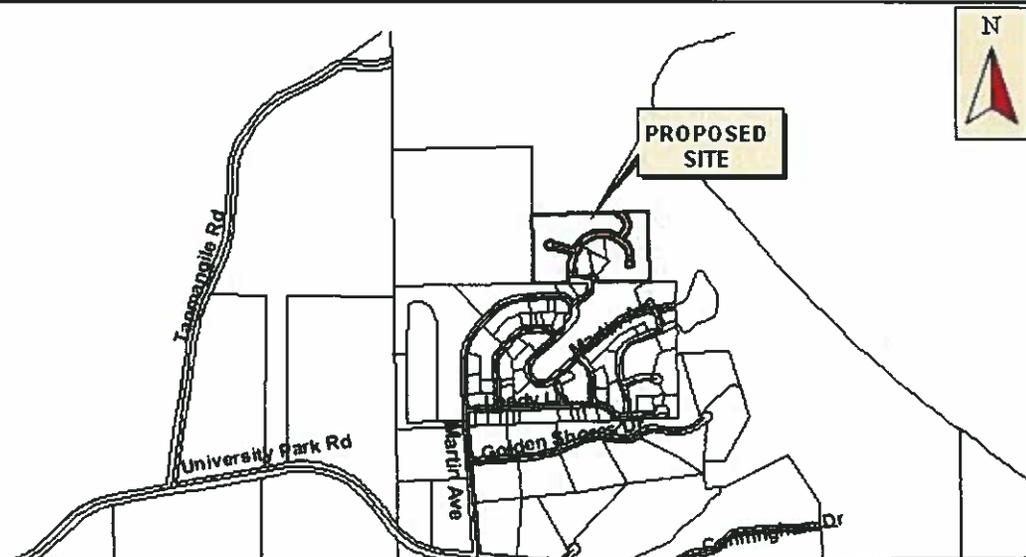


PLANNING & DEVELOPMENT

STAFF REPORT

Replatting

- PETITION:** (#09-12) Replat
- APPLICANT:** Blake Richards
2218 Lazy Trail Path Ct
Spring, TX 77373
- PROPERTY OWNER:** Blake Richards
2218 Lazy Trail Path Ct
Spring, TX 77373
- REPRESENTATIVE:** Harlan Ross, Schwab-Eaton, P.A.
1125 Garden Way
Manhattan, KS 66502
- TYPE OF REQUEST:** Replat Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 into two (2) lots.
- SIZE OF TRACT:** The subject site is approximately 17 acres.
- LOCATION:** The request is generally located approximately 300 feet northeast of the intersection of Martin Avenue and Skyview Street; Section 18, Township 8 South, Range 7 East; Sherman Township.
- JURISDICTION:** This application is subject to the requirements of the Riley County Subdivision Regulations.
-



BACKGROUND: In August 1964, the subject site was platted as Grandview Heights Subdivision, consisting of 22 platted lots. The property was later rezoned to "A-3" (Single Family Residential) as part of the 1974 Zoning Conversion Process (Pet. #4). Due to topographical constraints and sewer/water issues, the lots were never developed. Now, under one ownership, the Applicant wishes to replat the lots into two (2) residential lots.

DESCRIPTION:

Physical site characteristics: The subject site is currently undeveloped. The majority of the site is heavily wooded, with a mix of hills and steep ravines.

General character of the area: The subject property borders Tuttle Creek Reservoir to the north and east, with a mix of sparse suburban residential development to the south.

SUITABILITY OF ZONING:

Zoning History: (see background)

SURROUNDING ZONING/LAND USE		
	ADJACENT ZONING	LAND USE
NORTH	"G-1" (General Agricultural)	Tuttle Creek Reservoir
SOUTH	"A-5" and "A-3" (Single Family Residential)	Residential/vacant lots
EAST	"G-1" (General Agricultural)	Tuttle Creek Reservoir
WEST	"G-1" (General Agricultural)	Open space

POTENTIAL IMPACT:

Public Facilities and Services:

Streets and bridges: Although the existing lots (and proposed lots) are served by an internal street system (Clyde Drive, Hickory Circle and Redbud Lane) that connects to Skyview Street, the streets were never constructed to county standard nor accepted. The Applicant is currently in the process of requesting that the County vacate the aforementioned internal street system.

Water and sewer: According to the sanitary code, each of the lots, as they are currently platted, are too small for on-site systems. With the proposed replat, each lot would be large enough to accommodate on-site systems. No development proposals have been submitted with this request.

Fire: County Fire District #1 will serve the site. The nearest County fire station is the University Park Fire Station, located at 7412 Redbud Drive.

Effect on public facilities and services: It is not anticipated that replatting the subject property will have an adverse impact on public facilities and services.

CONFORMANCE TO THE LAND USE PLAN: According to the Future Land Use Map found in the 1987 Riley County Comprehensive Plan, this general area is projected for residential use. Although certain policies, goals and objectives of the Plan also support the need for new residential development, the topographical constraints and the Riley County Sanitary Code restricts the density of development that the original plat anticipated. Without central sewer and water systems, it is unlikely that the property, as currently platted, would be developed with single family dwellings.

Staff analysis: The request is consistent with the Plan.

COMMENTS AND CONCERNS:

HEALTH DEPARTMENT: The Riley County-Manhattan Health Department staff has reviewed this plat and found it in compliance with the Riley County Sanitary Code.

RILEY COUNTY CONSERVATION DISTRICT: The Riley County Conservation District staff has reviewed the request and had no comments.

LAW ENFORCEMENT CENTER: The Assistant Director of the Law Enforcement Center has reviewed the request and had no comments.

COUNTY ENGINEER: The Riley County Engineer has reviewed the request and stated that the number of buildable lots in Grandview Heights Unit #2 are few. He also stated that, in order to prevent the attempt to develop in this area and create the expenditure of funds for infrastructure and services, he is in agreement with the replatting of this subdivision into two (2) or fewer lots.

RILEY COUNTY EMERGENCY MANAGEMENT: The Director of Riley County Emergency Management has reviewed the request and submitted that he does not have a large concern with the consolidation of the lots into two (2) large lots. He stated that his concern is the lack of space for fire trucks to operate within the subdivision. He stated that this serves as a prime example of multiple cul-de-sacs off a dead end road. Additionally, he explained that his other concern is the duplication of street names in the subdivision, which should be changed prior to plat approval.

FORT RILEY: The Public Works Department on Fort Riley has reviewed the request and stated that the property is located in an area where noise generated by Fort Riley's military activities, while often perceptible to persons at that location, is generally considered compatible with the proposed use of the land.

STAFF RECOMMENDATIONS: Staff recommends that the Board approve the Final Plat of Oberhelman Subdivision Unit Three, as it has been determined that it meets the Riley County Zoning and Subdivision regulations and the Sanitary Code.

ACTION NEEDED FOR PLAT:

A. Motion to approve the request to replat the subject property into 2 lots, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

OR

B. Motion to deny the request to replat the subject property into 2 lots, as it has been determined that it does not meet the requirements of the Riley County Subdivision Regulations.

ATTACHMENTS:

- Vicinity/site map
- Surrounding zoning map
- Soils map
- Plat map

Prepared by: Bob Isaac, Planner
September 24, 2009



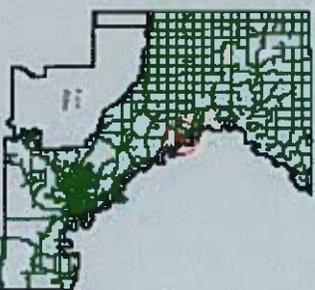
VICINITY & SITE

Richards

Petition #09-12

Replat of Lots 1-22
Grandview Heights
to be known as
Grandview Heights
Unit Two

18-8-7





SURROUNDING ZONING

Richards

Petition #09-12

Replat of Lots 1-22
Grandview Heights
to be known as
Grandview Heights
Unit Two

18-8-7



- County Zoning:
- A-1 Single Family
 - A-2 Single Family
 - A-3 Single Family
 - A-4 Single Family
 - A-5 Single Family
 - B-1 Low Density
 - B-2 Medium Density
 - B-3 Medium Density Plus
 - C-1 Neighborhood Use
 - C-2 Shopping Use
 - C-3 General Business
 - C-4 Heavy Business
 - D-1 Industrial Park
 - D-2 Light Industrial
 - D-3 Heavy Industrial
 - D-4 Business Park
 - C-1 Center of Art
 - N-1 Future Transit
 - PUD Planned Unit Dev.
 - U University



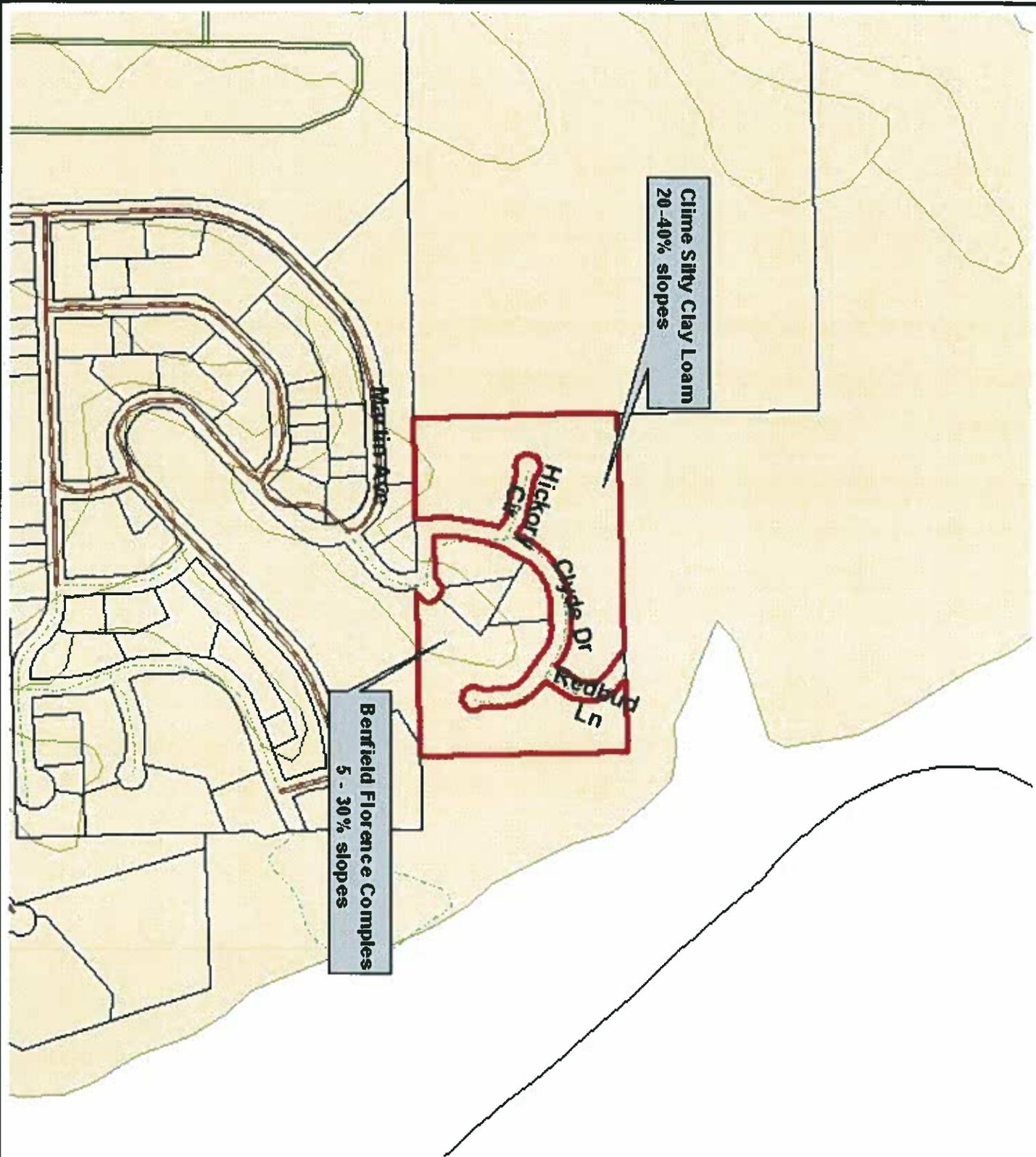
SOILS

Richards

Petition #09-12

Replat of Lots 1-22
Grandview Heights
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18-8-7



- SOIL TYPES**
- Prime Soils (NRCS)
 - Statewide Importance (NRCS)
 - Other Soils

OWNER'S CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY)
This is to certify that the undersigned is/are the owner(s) of the land hereon described on this plat, and that said owner has/have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under style and title indicated.
All street rights-of-way as shown on this plat are hereby dedicated to the public. Any easements or licenses as shown on this plat, to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat, are hereby granted to the public.
Given under my hand at _____, Kansas, this _____ day of _____, A.D. 20____

Blake Richards

NOTARY CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY)
I, _____, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Blake Richards
known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged the execution and delivery of this plat as a free and voluntary act for the uses and purposes herein set forth.
Given under my hand and Notary Seal this _____ day of _____, A.D. 20____
My commission expires _____

Notary Public
[Signature Line]

CERTIFICATE OF THE REGISTER OF DEEDS

STATE OF KANSAS) SS:
COUNTY OF RILEY)
This instrument was filed for record on the _____ day of _____, A.D. 20____ at _____ o'clock _____ M., and duly recorded in Book _____ of Page _____
Register of Deeds
By _____ Deputy

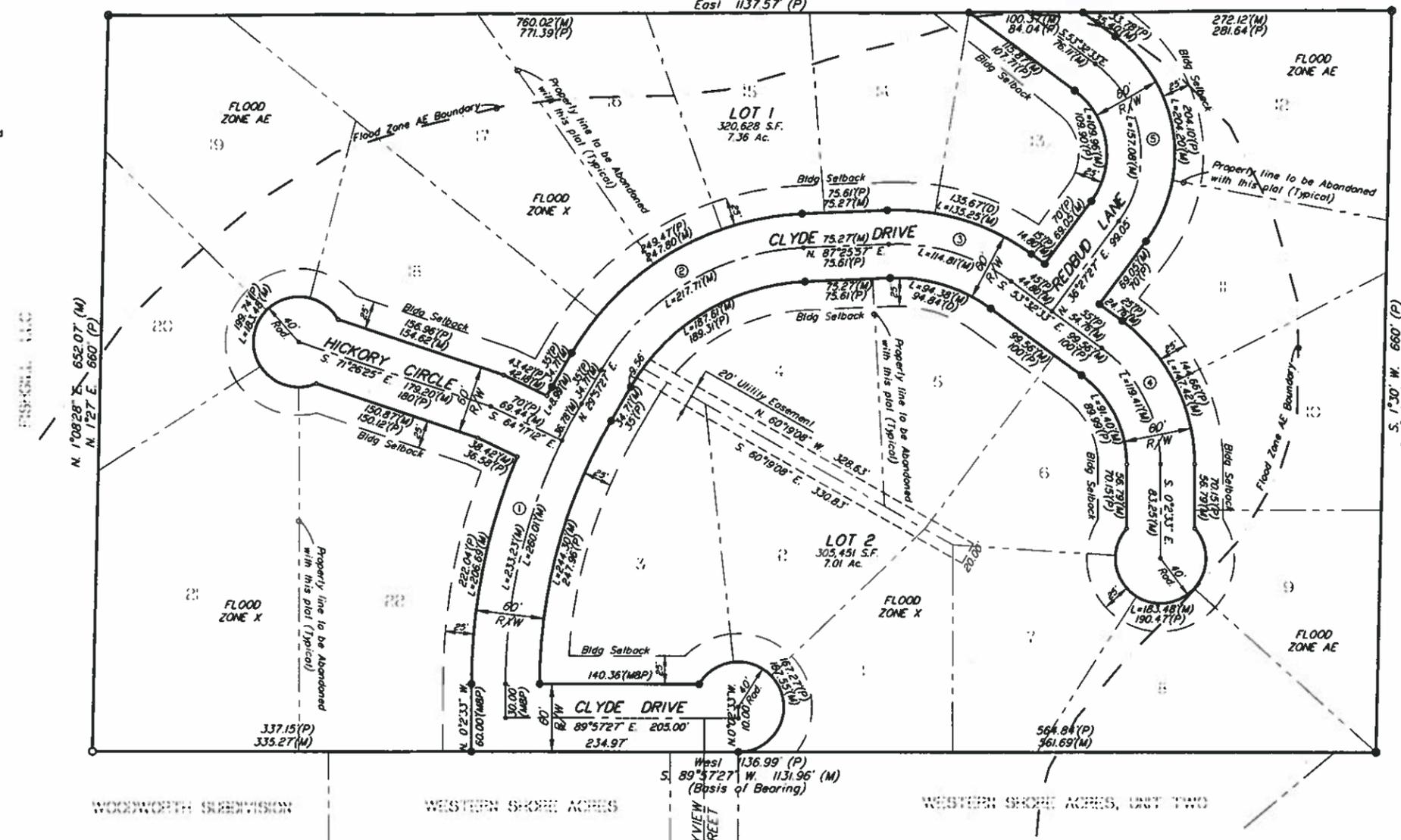
RILEY COUNTY PLAT REVIEW SURVEYORS SIGNATURE BLOCK

STATE OF KANSAS) SS:
COUNTY OF RILEY)
This Survey has been reviewed and approved for filing pursuant to and in compliance with K.S.A. 58-2005 and with the requirements of Riley County Resolution No. 980405-23. No other warranties are intended or implied.

Approved: _____ Date: _____
License: _____

CERTIFICATE OF COUNTY COMMISSION

STATE OF KANSAS) SS:
COUNTY OF RILEY)
Approved this _____ day of _____, A.D. 20____
BOARD OF COUNTY COMMISSIONERS
RILEY COUNTY
Commissioner, Chairman
Commissioner
Commissioner
Attest: County Clerk

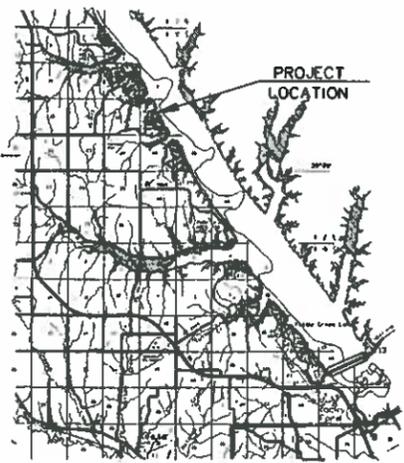


© CURVE DATA

Δ	R	T	L	CD	CB
① 30°00'00"	496.58'	133.06'	260.01'	257.05'	N.14°57'27"E.
② 57°28'30"	217.03'	119.00'	217.71'	208.69'	N.58°41'42"E.
③ 39°01'30"	168.57'	59.73'	114.81'	112.61'	S.73°03'18"E.
④ 31°38'04"	127.88'	64.46'	119.41'	115.12'	S.26°47'33"E.
⑤ 90°00'00"	100.00'	100.00'	157.08'	141.42'	N.08°32'33"W.

CERTIFICATE OF RILEY COUNTY PLANNING BOARD

STATE OF KANSAS) SS:
COUNTY OF RILEY)
Approved this _____ day of _____, A.D. 20____
RILEY COUNTY PLANNING BOARD
Chairman
Member
Member
Member
Member

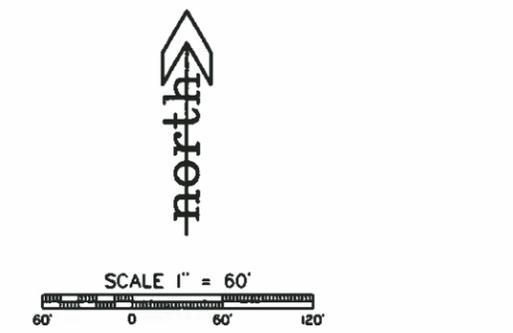


- NOTES
- Bearings used on this survey are based on the South line of the property shown above which measured S. 89°57'27" W.
 - No Gaps and overlaps were found on this property.
 - Easements, setbacks, restrictions or encumbrances of record if any, affecting the title to this tract are shown.
 - Most of the area being platted is in Flood Zone X, an area outside of the 100 year and 500 year Floodplain. A portion of the area is in AE, an area of the Annual Chance Flood, Found on Flood Insurance Rate Map, Community-Panel Number 20M100250E, Dated November 18, 2003.
 - No buildings exist on this property.
 - There are no entrance pipes on the property currently, if an entrance pipe is needed it will be sized in accordance with Riley County Standards and Specifications. In no case shall the pipe be less than 18 inches.

SURVEYOR'S CERTIFICATE

STATE OF KANSAS) SS:
COUNTY OF RILEY)
I, the undersigned do hereby certify that I am a Registered Land Surveyor in the State of Kansas with experience and proficiency in land surveying, that the heretofore described property was surveyed and subdivided by me, or under my supervision, that all subdivision regulations of the Riley County, Kansas, have been complied with in the preparation of this plat, and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.
Given under my hand and seal this _____ day of _____, A.D. 20____

LEGAL DESCRIPTION
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, in Grandview Heights Subdivision, in Riley County, Kansas. Said tracts contains 17.00 acres, more or less.
Subject to covenants, easements, restrictions and reservations now of record.



- LEGEND
- Property Line
 - Property Line to be Abandoned
 - Adjacent Property Line
 - Building Setback Line
 - Easement Line
 - Found 1/2" Bar From Previous Survey
 - 1/2" x 24" Bar w/ 5-E CLS-59 Cap, To be Set by the End of December 2009
 - Survey Point Not Set
 - Corps of Engineers Monument
 - Measured Distance
 - Plotted Distance

APPROVAL OF COUNTY OFFICERS

County Engineer
County Health Officer
County Counselor

A Replat of Lots 1-22, Grandview Heights Subdivision
FINAL PLAT
GRANDVIEW HEIGHTS UNIT TWO
RILEY COUNTY, KANSAS
PREPARED BY
Schwab-Eaton, P.A.
CONSULTING ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
1125 GARDEN WAY MANHATTAN, KANSAS PH 785-539-4687
OCTOBER 2009