

**CITY OF ABILENE
PLANNING COMMISSION
AGENDA**

September 7, 2022 at 4:00 p.m.
Abilene Public Library
209 NW 4th St. Abilene, KS 67410

Agenda Item
1. Call to Order
2. Roll Call: ___ Bill Marshall, Chair ___ Brenda Finn-Bowers, Vice Chair ___ Rod Boyd ___ Matt Mead ___ Diana Miller ___ Helen Pugh ___ Travis Sawyer
3. Approval of Agenda
4. Approval of the Meeting Minutes – July 6, 2022
Business 5. Public hearing for a concurrent submission of a preliminary and final replat for Golden Belt Heights East housing development. *Staff report and recommendation *Open public hearing *Applicant/Public comments *Close public hearing *Commission discussion and action
6. Planning Commission Comments and Staff Updates
7. Adjournment

**Abilene Planning Commission Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
July 6, 2022 at 4:00 p.m.**



1. Call to Order by Chair Marshall

2. Roll Call

Planning Commissioners Present: Chair Bill Marshall, Rod Boyd, Travis Sawyer, Diana Miller

Absent: Helen Pugh, Matt Mead, Vice Chair Brenda Finn Bowers

Staff Present: Community Development Director Kari Zook, Administrative Assistant Kelsey Briand

3. Approval of Agenda

Motion by Sawyer to approve the agenda, seconded by Boyd. Motion carried unanimously 4-0.

4. Minutes

Motion by Boyd to approve the June 7, 2022 minutes as written, seconded by Sawyer. Motion carried unanimously 4-0.

Business

5. Public hearing for a proposed text amendment to Section 29-1402 of the zoning regulations of the City of Abilene concerning the membership of the Heritage Commission.

The staff report and proposed text amendment ordinance were presented to the commissioners regarding the membership of the Heritage Commission and the current conflicting city code. The public hearing was opened at 4:10 p.m. No public were in attendance, thus no comments received. The public hearing was closed at 4:11 p.m. Motion by Sawyer to recommend approval of the proposed text amendment to Section 29-1402 of the zoning regulations of the City of Abilene as written, seconded by Miller. Motion carried unanimously 4-0.

6. Planning Commission Comments and Staff Updates

The Golden Belt Heights East replat will be presented to the Planning Commission in the near future.

7. Adjournment

Motion by Boyd to adjourn, seconded by Sawyer. Motion carried unanimously 4-0.

ATTEST:

Bill Marshall, Chair

Brenda Finn Bowers, Vice Chair

Kari Zook

Community Development Director

Staff Report

TO: Planning Commission
FROM: Kari Zook, Community Development Director
SUBJECT: PC 22-09 – Golden Belt Heights East replat
DATE: September 7, 2022



APPLICANT/OWNER:

City of Abilene Land Bank

Application date received 8/12/22

BACKGROUND:

The City of Abilene is requesting approval of a concurrent submission of the preliminary and final replat for Golden Belt Heights East housing development. The main updates on this replat are an official name change from “East Highlands” to “Golden Belt Heights East”. The block numbers have been shifted with the removal of the north end street labeled Highland Circle/Oakmont St. A pocket park has been added to Tract B of Block 3. A copy of the final plat of East Highlands is attached to the agenda packet for reference to changes.



Direction	Zoning Classification	Land Use(s)
North	AG80	I-70/Farmland (outside city limits)
East	AG40	Great Life golf course (outside city limits)
South	R-1	Low density residential
West	R-3	Highlands/Golden Belt Heights West Development

The written notices of the public hearing were sent by mail on August 26, 2022 to property owners within 1,000 feet of the site address as required by Article 2, Section 2-303 of the Subdivision Regulations.

Departmental comments: None
Citizen comments: None

Staff recommends approval of the final replat as presented.

The Planning Commission may:

1. Recommend approval of the final replat as presented.
2. Recommend approval of the final replat with suggested amendments.
3. Recommend disapproval of the final replat with findings.

Upon conclusion of the public hearing, the Planning Commission's recommendation on the final replat shall be submitted to the City Commission for final approval.



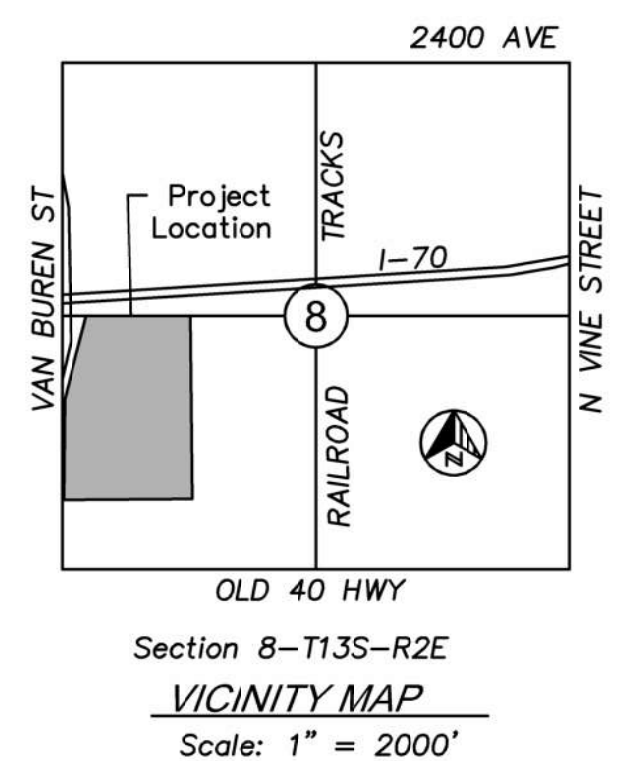
A Replat of East Highlands to the City of Abilene, Dickinson County, Kansas,
being a Parcel of Land in the West Half of the Southwest Quarter of
Section 8, Township 13 South, Range 2 East of the 6th Principal Meridian

Being a Replat of East Highlands, a parcel of land located in the West Half of the Southwest Quarter of Section 8, Township 13 South, Range 2 East of the 6th Principal Meridian in Dickinson County, Kansas, more particularly described as follows.

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

SHEET
1 of 2

Final Plat
Golden Belt Heights East
A Replat of East Highlands to the City of Abilene, Dickinson County, Kansas,
being a Parcel of Land in the West Half of the Southwest Quarter of
Section 8, Township 13 South, Range 2 East of the 6th Principal Meridian



olsson

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TEL 913.381.1170 www.olsson.com

REV.	NO.	DATE	REVISIONS DESCRIPTION	BY
1		2022.08.12	City Comments	EDV

FINAL PLAT
GOLDEN BELT HEIGHTS EAST

WEST HALF, SOUTHWEST QUARTER
SECTION 8 - TOWNSHIP 13 SOUTH - RANGE 2 EAST

ABILENE, DICKINSON COUNTY, KANSAS

drawn by: EDV

checked by: CGW

approved by: CGW

QA/QC by: CGW

project no.: 2200584

drawing no.: V_FPLAT_B2200584

date: 07.14.2022

SHEET
2 of 2

2022



CURVE DATA TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	475.00'	106.80'	N84°15'21"W	106.57'
C2	500.00'	112.42'	N84°15'21"W	112.18'
C3	525.00'	118.04'	N84°15'21"W	117.79'
C4	1900.00'	11.90'	S12°00'21"W	11.90'
C5	1900.00'	64.30'	S10°51'25"W	64.30'
C6	1900.00'	65.69'	S08°53'49"W	65.69'
C7	1900.00'	64.20'	S06°56'18"W	64.20'
C8	1900.00'	78.85'	S04°46'53"W	78.84'
C9	1900.00'	70.00'	S02°32'14"W	70.00'
C10	1900.00'	70.00'	S00°25'34"W	70.00'
C11	1900.00'	2.24'	S00°39'47"E	2.24'
C12	1875.00'	139.59'	S10°03'09"W	139.56'
C13	1875.00'	281.98'	S03°36'41"W	281.71'
C14	475.00'	48.97'	S85°02'56"E	48.95'
C15	475.00'	22.34'	S89°20'59"E	22.34'
C16	500.00'	75.12'	S86°23'34"E	75.05'
C17	525.00'	46.91'	S84°38'33"E	46.90'
C18	525.00'	32.02'	S88°56'59"E	32.02'
C19	439.59'	17.05'	S88°07'55"E	17.05'
C20	490.00'	13.90'	S89°53'03"E	13.90'
C21	381.41'	17.63'	S88°19'00"E	17.62'
C22	396.86'	14.59'	S89°38'38"E	14.59'
C23	1850.00'	126.26'	S05°11'12"W	126.23'
C24	1850.00'	106.85'	S00°57'28"W	106.84'
C25	50.00'	93.68'	S05°40'39"W	80.55'
C26	50.00'	89.68'	N80°38'32"E	78.14'
C27	56.94'	33.00'	N15°53'38"E	32.54'
C28	56.98'	56.54'	N60°53'11"E	54.25'
C29	32.00'	50.27'	N44°18'25"E	45.26'
C30	57.00'	50.65'	N63°50'48"E	49.00'
C31	57.00'	38.89'	N18°50'48"E	38.14'
C32	32.00'	50.27'	N44°18'25"E	45.26'
C33	645.00'	34.83'	N79°21'42"W	34.83'
C34	645.00'	81.60'	N84°32'00"W	81.55'
C35	645.00'	28.58'	N89°25'39"W	28.58'
C36	650.00'	5.87'	N89°33'24"E	5.87'
C37	660.44'	61.16'	S87°32'12"E	61.14'
C38	660.44'	57.17'	S82°24'14"E	57.15'
C39	665.00'	25.31'	S78°50'01"E	25.31'
C40	525.00'	28.33'	S79°21'38"E	28.33'
C41	525.00'	66.38'	S84°31'45"E	66.34'
C42	525.00'	23.32'	S89°25'27"E	23.32'
C43	1850.00'	112.84'	S10°26'16"W	112.82'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N12°03'25"E	118.26'
L2	N02°26'50"E	44.99'
L3	N11°48'14"E	62.43'
L4	N00°24'39"W	84.72'
L5	N09°37'32"E	66.64'
L6	N00°17'56"W	66.08'
L7	N05°03'54"E	36.39'
L8	N00°41'47"W	84.21'
L9	S81°49'52"E	56.07'
L10	S00°37'39"W	45.23'
L11	N00°29'33"W	75.05'

LEGEND

●

SECTION CORNER

○

SET 5/8" x 24" REBAR W/CLS 114 CAP

○

FOUND MONUMENT (ORIGIN UNKNOWN UNLESS OTHERWISE NOTED)

DRAINAGE EASEMENT

UTILITY EASEMENT

RIGHT-OF-WAY

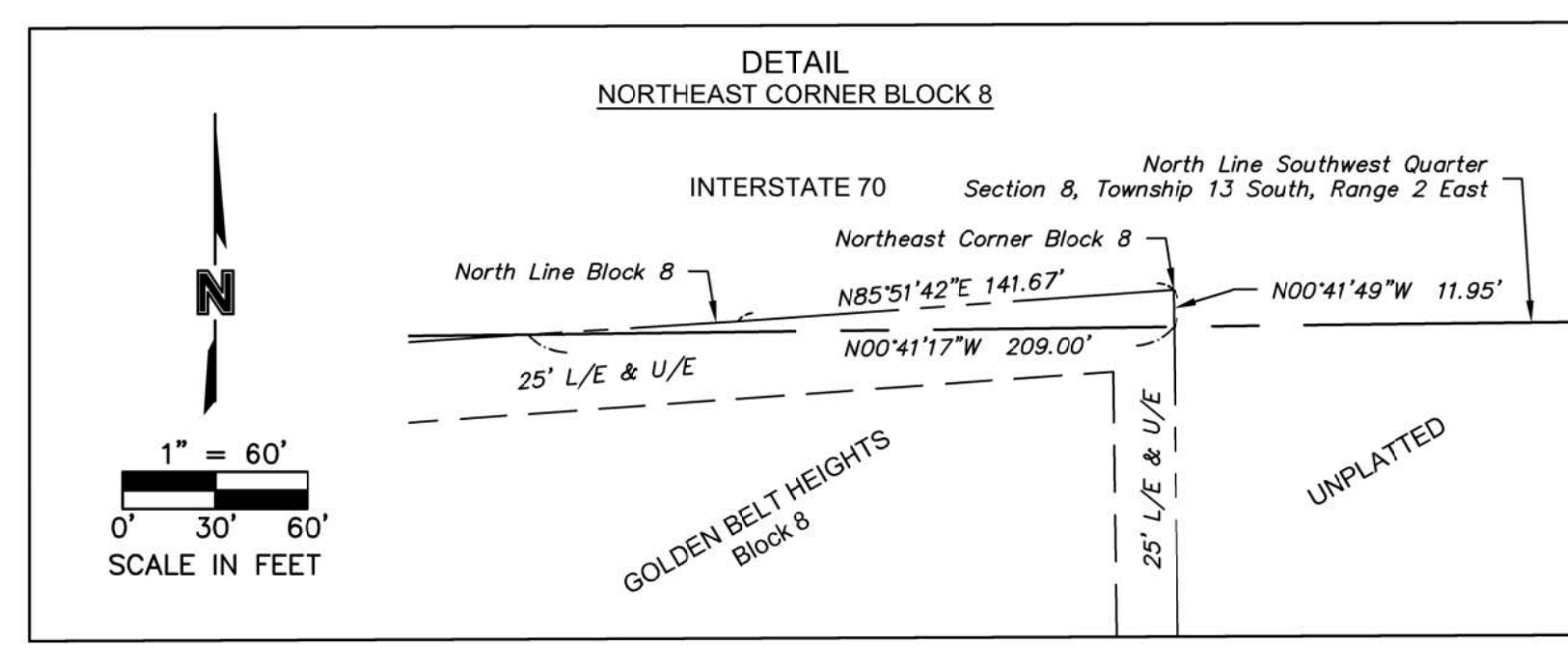
LANDSCAPE EASEMENT

AREAS OF RESTRICTED ACCESS

LOT LINE

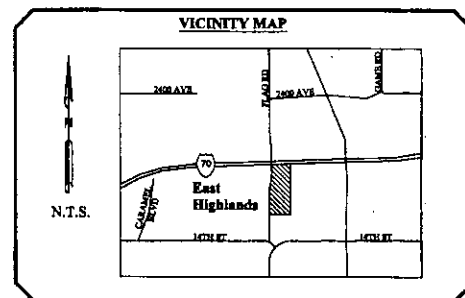
EASEMENT LINE

SECTION LINE



CERTIFICATION:
This is to certify that on July 8, 2022, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.

By: Gregory Chad Weller, KS PLS No. 1417
Olsson, LC-114
cweller@olsson.com



The Final Plat of
East Highlands
to City of Abilene, Dickinson County, Kansas
A parcel of land in the West Half, Section 8, Township 13 South, Range 2
East of the 6th Principal Meridian

PLAT BOOK: 2
PAGE: 64

LEGAL DESCRIPTION

A parcel of land located in the West Half of Section 8, Township 13 South, Range 2 East of the 6th Principal Meridian in Dickinson County, Kansas, more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of said Section 8; thence on an assumed bearing of N 00°00'00" E along the West line of said Southwest Quarter a distance of 668.20 feet to the Southwest Corner of the North Half of the Southwest Quarter of said Southwest Quarter, said point also being the POINT OF BEGINNING of the parcel to be described;
- thence continuing N 00°00'00" E along said West line a distance of 1021.58 feet to the South right-of-way line of Interstate 70;
- thence N 90°00'00" E along said South right-of-way line a distance of 30.00 feet;
- thence N 12°45'36" E along said South right-of-way line a distance of 947.27 feet;
- thence N 86°59'06" E along said South right-of-way line a distance of 956.79 feet;
- thence N 86°26'10" E along said South right-of-way line a distance of 141.67 feet;
- thence S 00°07'21" E along the East line, and extensions thereof, of the West Half of said Southwest Quarter a distance of 1996.85 feet to the Southeast Corner of said North Half of the Southwest Quarter of the Southwest Quarter;
- thence S 89°40'08" W along the South line of said North Half of the Southwest Quarter of the Southwest Quarter a distance of 1340.38 feet to the POINT OF BEGINNING;
Said parcel contains 57.53 acres, more or less, and is subject to easements, reservations and restrictions of record.

SURVEYOR'S CERTIFICATE

State of Kansas)
County of Dickinson) SS

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 City of Abilene, Kansas have been complied with in the preparation of this plat; that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.
Date of Survey: April 11, 2007

Given under my hand and seal at Abilene, Kansas this 22nd day of June, A.D. 2007.



REVIEW SURVEYOR CERTIFICATE

State of Kansas)
County of Dickinson) SS

I hereby certify that the review of this plat was found to be compliance with the requirements of K.S.A. 58-2005. Approved this 22nd day of June, A.D. 2007.



CORPORATE OWNER'S CERTIFICATE

State of Kansas)
County of Dickinson) SS

This is to certify that the undersigned Proprietor, Abilene Highlands, LP, A Nevada Limited Partnership, has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

An easement or license to the public to locate, construct, and maintain or authorize the location, construction, and maintenance of conduit, water, gas, and sewer pipes or required drainage channels or structures upon the areas marked for easements on this plat are hereby granted.

Dan Hopkins
Abilene Highlands, LP, A Nevada Limited Partnership
Dan Hopkins

1/28/08
Date

NOTARY CERTIFICATE

State of Kansas)
County of Dickinson) SS

Be it remembered that on this 23rd day of January, 2008, before me a notary public in and for said County and State, came Dan Hopkins, Abilene Highlands, LP, A Nevada Limited Partnership, who is personally known to be the same person who executed the foregoing instrument or writing and duly acknowledged the execution of same, in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Diane K. Provance
Notary Public



CERTIFICATE OF CITY PLANNING COMMISSION

State of Kansas)
County of Dickinson) SS

This Final Plat of East Highlands has been submitted to and approved by the Abilene City Planning Commission this 22nd day of November, A.D. 2007.

Larry Coulson
Larry Coulson, Chairman

James D. Holland
James D. Holland - Secretary

CERTIFICATE OF THE CITY COMMISSION

State of Kansas)
County of Dickinson) SS

This Final Plat of East Highlands, together with its easements, rights-of-ways and other dedications for public use, have been submitted to and approved by the Board of City Commissioners this 27th day of August, A.D. 2007.

Penny Soukup
Penny Soukup - City Clerk



CITY ATTORNEY CERTIFICATE

State of Kansas)
County of Dickinson) SS

This Final Plat of East Highlands has been submitted to and approved by the City Attorney of Abilene, Kansas this 21st day of December, A.D. 2007.

Mark A. Guilfoyle
Mark A. Guilfoyle - City Attorney

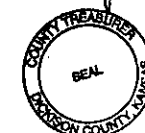
CERTIFICATE OF SPECIAL ASSESSMENTS

State of Kansas)
County of Dickinson) SS

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Given under my hand and seal at Abilene, Kansas, this 20th day of January, A.D. 2008.

Leah Hern
Leah Hern - County Treasurer



CERTIFICATE OF COUNTY TREASURER

State of Kansas)
County of Dickinson) SS

I do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, no redeemable tax sales against any land included in this plat.

I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal at Abilene, Kansas, this 20th day of January, A.D. 2008.

Leah Hern
Leah Hern - County Treasurer



REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Dickinson) SS

#00249

Final Plat of East Highlands to the City of Abilene, Dickinson County, Kansas, was filed in my office this 27th day of January, A.D. 2008, at 11:15 o'clock P.M. and duly recorded in volume 2 of plats, at page 84.

Linda Jones
Linda Jones - Register of Deeds

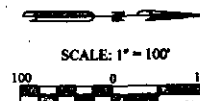
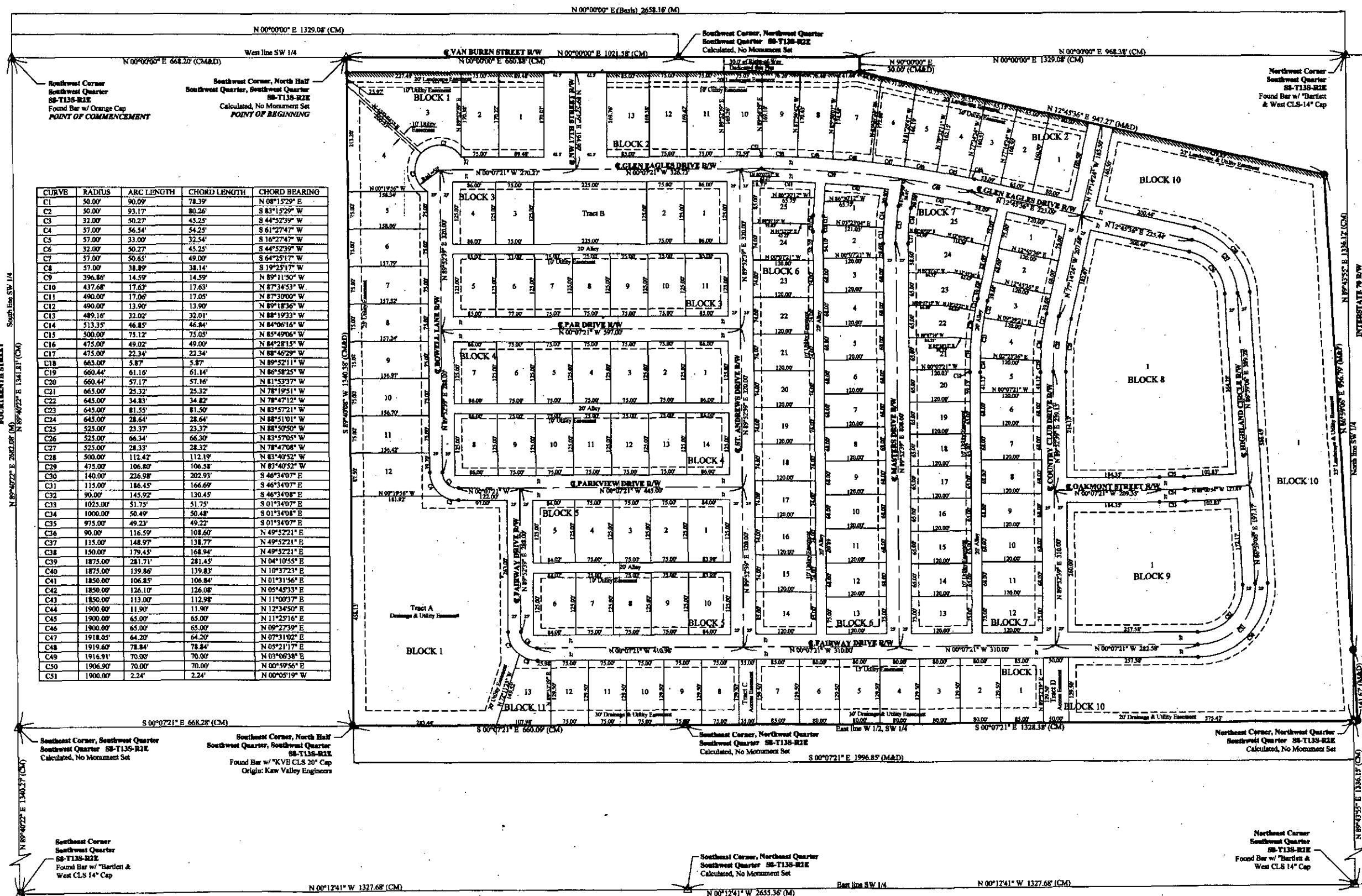


Landmark
SURVEYING & MAPPING INC.
Member Kansas Society of Land Surveyors
Office: (785) 263-2625 Fax: (785) 263-1580
301 North Broadway, P.O. Box 97
Abilene, Kansas 67410

Date of Plot:	6/22/07	Project #:	07-4889 East Highlands
Drawn By:	JPI	Client:	Landplan Engineering / Dan Hopkins
Checked By:	TR		Sheet 2 of 2

The Final Plat of
East Highlands
 to City of Abilene, Dickinson County, Kansas
 A parcel of land in the West Half, Section 8, Township 13 South, Range 2
 East of the 6th Principal Meridian

PLAT BOOK: 2
 PAGE: 85



- LEGEND**
- Found Bar w/ "KVE CLS 20" Cap
 - Origin: Kaw Valley Engineers
 - Set 1/2" Rebar w/ "Landmark CLS-116" cap
 - △ Section Corner
 - PC or PT of Curve
 - D Described Distance (Deed Book 237, Page 820)
 - M Measured Distance
 - CM Calculated from Measurement
 - R/W Right-of-Way
 - Street Centerline
 - Lot Line
 - - - Easement Line
 - Addition Boundary Line
 - Restricted Access

- PLAT NOTES**
- 1) Basis of Bearings: Assumed N 00°00'00" E along the East line of the Southwest Quarter of S7-T13S-R2E.
 - 2) Monuments have an unknown origin, unless noted otherwise.
 - 3) Flood Information: This property is located in Flood Zone X, areas determined to be outside 500-year flood plain. According to the Flood Insurance Rate Map for the City of Abilene, Dickinson County, Kansas. Map Number: 200074 0070 C Effective Date: 12/16/1988
 - 4) All easements shown on this drawing are considered to be utility easements and are 15 feet from the property line, unless noted otherwise.
 - 5) Purchase and subsequent improvement and use of the land within the East Highlands shall be subject to and regulated by the provisions of Home Owner's Association and Restrictive Covenants submitted separately herewith.



Landmark
 SURVEYING & MAPPING INC.
 Member Kansas Society of Land Surveyors
 Office: (785) 263-2625 Fax: (785) 263-1580
 301 North Broadway, P.O. Box 97
 Abilene, Kansas 67410

Date of Plot:	12/20/07	Project #:	07-4889, East Highlands
Drawn By:	JPJ	Client:	Landmark Engineering / Dan Hopkins
Checked By:	TR	Sheet	1 of 2