

**CITY OF ABILENE  
BOARD OF ZONING APPEALS  
AGENDA**

November 7, 2023 at 3:30 p.m.  
Abilene Public Library  
209 NW 4<sup>th</sup> St. Abilene, KS 67410

<b>Agenda Item</b>
1. Call to Order
2. Roll Call: ___ Travis Sawyer, Chair ___ Bill Marshall, Vice Chair ___ Rod Boyd ___ Matt Mead ___ Eric Anderson ___ William Rose ___ Penni Zelinkoff
3. Approval of Agenda
4. Approval of Meeting Minutes – October 3, 2023
<b>Business</b> 5. Public hearing for <b>BZA 23-11</b> , a request from Golden Belt West Multifamily, LLC, d/b/a Golden Ridge Apartments, to allow variances from Article 22, Sections 22-204, 22-302, and 22-308 and Article 20, Section 20-201(b)(2)(a) of the zoning regulations of the City of Abilene, KS. *Staff report and recommendation *Open public hearing *Applicant/Public comments *Close public hearing *Commission discussion and action
6. Adjournment

**Abilene Board of Zoning Appeals Minutes**  
**Abilene Public Library**  
**209 NW 4<sup>th</sup> St., Abilene, KS**  
**October 3, 2023, at 3:30 p.m.**



**1. Call to Order by Chair Sawyer at 3:30 p.m.**

**2. Roll Call**

Board of Zoning Appeals members present: Chair Travis Sawyer, Vice Chair Bill Marshall, Matt Mead, William Rose, Penni Zelinkoff

Absent: Rod Boyd, Eric Anderson

Staff present: Kari Zook, Community Development Director; Kellie Olson, Administrative Assistant

Public present: Anita & Joe Miller

**3. Approval of Agenda**

Motion by Marshall to approve the agenda as written, seconded by Mead. Motion carried unanimously 5-0.

**4. Approval of Minutes**

Motion by Mead to approve the November 1, 2022, minutes as written, seconded by Zelinkoff. Motion carried unanimously 5-0.

**5. Public Hearing for BZA 23-10, a request by Anita Miller d/b/a Ironstone Wealth Advisors, to allow a variance from the surfacing requirements as outlined under Article 22, Section 22-305 of the zoning regulations of the City of Abilene, KS.**

The staff report and recommendations were discussed. Chair Sawyer opened the public hearing at 3:44 p.m. The applicant discussed the project site plan that will create a parking lot in the vacant lot at 103 S Buckeye. The recent fire of the dwelling structure on that lot opened opportunities for her business expansion at 101 S Buckeye. Both parcels are owned by Buckeye Properties, LLC, and were successfully combined with the Dickinson County Appraisers office. Discussion was held regarding the cost of materials, drainage, landscaping plans, and how the maintenance of the gravel will be handled by the property owner. No citizens were present to speak on the matter. The public hearing was closed at 4:05 p.m. Motion by Marshall to approve the variance for an alternate surface of gravel as presented on the submitted site plan, seconded by Zelinkoff. Motion carried unanimously 5-0. There is a 30-day protest period which shall expire on November 2, 2023.

**6. Adjournment**

Motion by Mead to adjourn at 4:07 p.m., seconded by Rose. Motion carried unanimously 5-0.

ATTEST:

\_\_\_\_\_  
Board of Zoning Appeals

\_\_\_\_\_  
Community Development

# Staff Report

**TO:** Board of Zoning Appeals  
**FROM:** Kari Zook, Community Development Director  
**SUBJECT:** BZA 23-11 Variance Requests  
**DATE:** November 7, 2023



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## APPLICANT:

Golden Belt West Multifamily, LLC d/b/a Golden Ridge Apartments c/o Charlie Busch  
210 N 4<sup>th</sup> St, Ste C Manhattan, KS 66505

Application date received 9/27/23

\*Current property owner – City of Abilene Land Bank – GBH West Block 3, Lots 1-10

Sale of property contingent upon successful variance approvals.

## BACKGROUND:

The applicant seeks a variance from the following four (4) sections in the zoning regulations:

### ARTICLE 22. OFF-STREET PARKING, LOADING AND UNLOADING REGULATIONS SECTION

#### 1. SECTION 22-2 GENERAL PROVISIONS

- a. **22-204.** Residential districts. Parking facilities which make provisions for more than three (3) vehicles shall not be located within the required front yard for the district.

#### 2. SECTION 22-3 LAYOUT AND DESIGN REQUIREMENTS

- a. **22-302.** Access. Except in R-1 and R-2 districts, each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Streets and alleys shall be used only for access to and from parking facilities and shall not be used for maneuvering of vehicles. Any alley used for access to other than a single-family residence shall be paved according to City-adopted specifications.
- b. **22-308.** Parking facilities in residential districts. Any parking facilities for eight (8) or more vehicles (1) when in residential zoning districts and (2) which are adjacent to a residential or manufactured home-zoned district, shall have a screened fence or wall to prevent the passage of vehicular lights and to prevent the blowing of debris. Such fence or wall shall be at least six (6) feet in height and have a visual density of not less than seventy percent (70%).

### ARTICLE 20. SUPPLEMENTAL DISTRICT REGULATIONS SECTION

#### 1. SECTION 20-2 HEIGHT AND YARD REGULATIONS

- a. **20-201. b.** Yard. **2.** Accessory buildings and structures.
- b. **(a)** Detached accessory structures shall not be located in any required front yard setback area in any residential district, and no accessory structure may be closer than five feet to any property line, provided that detached garages with vehicle access facing an alley shall maintain a 15-foot rear yard setback. Not more than two detached accessory structures shall be permitted for each principal residence. The aggregate size of all permitted detached accessory structures shall not exceed 360 sq. ft. of floor area for every 3,000 sq. ft. of lot size, to a maximum size not exceeding that of the ground floor area of the principal residence. Principal residence shall include only that portion of the main floor of the residence used for actual dwelling area, and does not include an attached garage, shop or other work area not used principally as the actual dwelling area. Sidewall heights of accessory structures shall not exceed ten feet.



Direction	Zoning Classification	Land Use(s)
North	R-3	Golden Belt Heights West (undeveloped)
East	R-1	Golden Belt Heights East
South	AG-40	Residential/farm (outside city limits)
West	C-3	Windy Trails RV Park

The notice of public hearing was published in the Abilene Reflector Chronicle on October 13, 2023, and written notices were sent by mail on October 13, 2023, to property owners within 1,000 feet of the site address as required by Article 25, Section 25-701 of the Zoning Regulations.

**COMMENTS:**

Departmental/Citizen comments: None

**ACTION:**

The Board of Zoning Appeals may:

1. Approve the variances as requested.
2. Approve the variances with amendments.
3. Disapprove the variances with findings.

**NOTES:**

Upon conclusion of the hearing, the board will render a decision on the request. If a person is aggrieved by the decision, they may appeal the decision to the Dickinson County District Court within 30 days.

\*No work shall commence on the property until the appeal period expires on December 7, 2023.







# DEVELOPMENT APPROVAL APPLICATION

419 N. Broadway PO Box 519 · Abilene, KS 67410  
Tel: (785) 263-2355 · Fax: (785) 263-2552 · www.abilenecityhall.com

**INSTRUCTIONS:** This Application and all required fees and information must be submitted in accordance with the Code of the City of Abilene and the City of Abilene Zoning and Subdivision Regulations. All information requested in this application must be provided and answered completely.

## PART I: TO BE COMPLETED BY APPLICANT

### APPLICATION INFORMATION

**APPLICATION FOR (CHECK APPROPRIATE BOX):**

- |  |  |
|--|--|
| <input type="checkbox"/> ADMINISTRATIVE APPEAL<br><input type="checkbox"/> ANNEXATION<br><input checked="" type="checkbox"/> VARIANCE<br><input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT<br><input type="checkbox"/> CONDITIONAL USE PERMIT<br><input type="checkbox"/> DEVELOPMENT CODE AMENDMENT | <input type="checkbox"/> LOT SPLIT<br><input type="checkbox"/> REPLAT<br><input type="checkbox"/> PRELIMINARY PLAT<br><input type="checkbox"/> FINAL PLAT<br><input type="checkbox"/> REZONING<br><input type="checkbox"/> VACATION (PLAT, STREET, EASEMENT) |
|--|--|

**FOR OFFICIAL USE ONLY**

App Number: BZA 23-11  
 Date Received: 9/27/23  
 Received By: K2

**BRIEF DESCRIPTION OF APPLICATION PURPOSE:**

Requesting variances for potential development, Golden Ridge Apartments. Variance needed for: Section 22-204,  
 Section 20-201(b)(2)(a), Section 22-302, Section 22-308.

### APPLICANT INFORMATION

**APPLICANT/AGENT (If Not Property Owner):**

Name: Jessica Shaver Tel: (785) 776-3804  
 Business Name: McCullough Development, Inc Fax: ( )  
 Address: 210 N 4th Street, Suite C  
 City: Manhattan State: KS Zip Code: 66505  
 E-mail: jessicas@mdiproperties.com

**PROPERTY OWNER (If Different from Applicant/Agent):**

Name: Charlie Busch Tel: ( )  
 Business Name: Golden Belt West Multifamily, LLC DBA Golden Ridge Apartments Fax: ( )  
 Address: PO Box 1088  
 City: Manhattan State: KS Zip Code: 66505  
 E-mail: charlieb@mdiproperties.com

**ENGINEER/ARCHITECT/SURVEYOR:**

Name: Paul Parrish (Project Engineer) - Olsson - (785)320-7856 Tel: ( )  
 Business Name: Nick Whitney (Architect) - Anderson Knight Architects - (785)539-0806 Fax: ( )  
 Address: \_\_\_\_\_  
 City: Manhattan State: KS Zip Code: 66502  
 E-mail: pparrish@olsson.com, nick.whitney@anderson-knight.com

**PROPERTY INFORMATION**

**PROPERTY ADDRESS:** NW 17th St. and Lawrence Drive, Abilene, KS

**PARCEL ID:** See attachment #1 and #2

**ZONING:** Existing: R-3 Proposed: Same

**LAND USE:** Existing: Vacant Proposed: Residential

**GROSS SIZE OF PLAT/LOT:**

Residential: 120 X 188 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Other: \_\_\_\_\_ Total: \_\_\_\_\_

**NUMBER OF LOTS:**

Residential: 10 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Other: \_\_\_\_\_ Total: \_\_\_\_\_

**IMPROVEMENT CHARACTERISTICS:**

Number of Buildings or Structures: \_\_\_\_\_ Total Building Area: \_\_\_\_\_

Maximum Height of Buildings or Structures: \_\_\_\_\_ Total Impervious Area: \_\_\_\_\_

**EXISTING PUBLIC FACILITIES:** Public Private Other (Describe)

Water Service:  Public  Private  Other \_\_\_\_\_

Wastewater Service:  Public  Private  Other \_\_\_\_\_

Roadway Access:  Public  Private  Other \_\_\_\_\_

**FLOODPLAIN INFORMATION:**

Floodway:  Yes  No FIRM Map-Panel Number: \_\_\_\_\_

Floodway Fringe:  Yes  No Zone: \_\_\_\_\_

**ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?**

Yes  No If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

**APPLICANT/PROPERTY OWNER CERTIFICATION\***

I/we acknowledge receipt of the instruction sheet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the City of Abilene Planning Commission, Board of Zoning Appeals or City Commission shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Jessica Shaver  
Digitally signed by Jessica Shaver  
Date: 2023.09.27 08:18:42 -05'00'  
Applicant Signature

9/27/23  
Date

Charlie Busch  
Digitally signed by Charlie Busch  
Date: 2023.09.27 08:18:42 -05'00'  
Property Owner Signature

9/27/23  
Date

\* This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.

**PART II - TO BE COMPLETED BY STAFF**

**DOCUMENTS TO BE SUBMITTED WITH APPLICATION**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Copy of Deed                      | <input type="checkbox"/> Easements and Covenants          | <input type="checkbox"/> Location Map                               |
| <input checked="" type="checkbox"/> Site Plan              | <input type="checkbox"/> Preliminary Plat                 | <input type="checkbox"/> Final Plat                                 |
| <input type="checkbox"/> Infrastructure Plans              | <input type="checkbox"/> Development Agreement            | <input type="checkbox"/> Grading and Stormwater Plans               |
| <input type="checkbox"/> Elevation Survey                  | <input type="checkbox"/> Traffic Impact Study             | <input type="checkbox"/> Construction Plans                         |
| <input type="checkbox"/> Performance Agreement             | <input type="checkbox"/> Proof of Notification            | <input type="checkbox"/> Utility Plans                              |
| <input type="checkbox"/> Text Amendment Language           | <input type="checkbox"/> Property Owner List              | <input type="checkbox"/> Comprehensive Plan Amendment Justification |
| <input type="checkbox"/> Annexation Boundary Map           | <input type="checkbox"/> Operating Characteristics Report | <input type="checkbox"/> Administrative Appeal Justification        |
| <input checked="" type="checkbox"/> Variance Justification | <input type="checkbox"/> Other _____                      |   |

Additional document requirements provided to applicant on \_\_\_\_\_. The applicant is advised that the application is not accepted for public review until such time as the above identified documents are submitted and a Determination of Complete Application is certified.

_____	_____
Name	Title
_____	_____
Signature	Date

*\*\* Number of copies for submission determined by Zoning Administrator. The Zoning Administrator may request additional information as deemed necessary to properly evaluate the permit application.*

**APPLICATION REVIEW**

**DECISION-MAKING BODY:**  Staff  Planning Commission  
 City Commission  Board of Zoning Appeals

**DATE OF INITIAL HEARING(S):** 11/7/23

**FEE AMOUNT:** \$250     **DATE FEE PAID:** 9/27/23

**DETERMINATION OF COMPLETE APPLICATION:**

I certify that the Development Approval Application and attached documents are sufficient in form and content for review and recommendation by the decision-making bodies of the City of Abilene. As such, all required notifications and hearings may proceed pursuant to City regulations and procedures. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.

<u>Karizook</u>	<u>Cam Deno Director</u>
Name	Title
<u>Karizook</u>	<u>9/27/23</u>
Signature	Date

## GBH West Legal Descriptions

Kellie Olson <kolson@abilenecityhall.com>

Wed 9/27/2023 2:55 PM

To:Kari Zook <kari@abilenecityhall.com>

Here ya go!

Block	Lot	Physical Address	Description
Block 3	Lot 1	1708 NW 17th St	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 1
Block 3	Lot 2	1716 NW 17th St	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 2
Block 3	Lot 3	1722 NW 17th St	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 3
Block 3	Lot 4	1806 NW 17th St	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 4
Block 3	Lot 5	1812 NW 17th ST	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 5
Block 3	Lot 6	1813 Rose Dr	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 6
Block 3	Lot 7	1807 Rose Dr	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 7
Block 3	Lot 8	1723 Rose Dr	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 8
Block 3	Lot 9	1717 Rose Dr	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 9
Block 3	Lot 10	1709 Rose Dr	Golden Belt Heights West, S7, T13, R2, Block 3, Lot 10

Kellie Olson  
Administrative Assistant  
Community Development  
City of Abilene

P: 785.263-2355

E: [kolson@abilenecityhall.com](mailto:kolson@abilenecityhall.com)

419 N. Broadway | P.O. Box 519  
Abilene, KS 67410

[www.abilenecityhall.com](http://www.abilenecityhall.com)



"Pursuant to K.S.A. 45-215 et seq., all records maintained by the City of Abilene, Kansas must be open for inspection by the public. This message and its contents are subject to public disclosure as are any responses to this message. State law provides for some exceptions to the Kansas Open Records Act (KORA), however, the exceptions are limited in scope and are not frequent in normal communications. If you have questions pertaining to the application of KORA to this message or its contents or have additional questions concerning KORA, please contact City Clerk Shayla Mohr at (785) 263-2550."

## **Additional Information for Variance Application - Golden Ridge Apartments**

**Zoning Regulation Section 22-204 prohibits the parking spaces from being located in the front yard. The site plan shows that the south parking spaces are located in the required front yard.**

22-204. Residential districts. Parking facilities which make provisions for more than three (3) vehicles shall not be located within the required front yard for the district.

Response:

- A. The proposed development is a 12-unit apartment building, not a single-family residence. The interpretation is that no more than 3 vehicles should be parked in the front yard per single family residence. Upon completion, the building will technically have 12 single residences, and there could be 3 cars per residence. The parking spaces are located on a portion of the ROW and utility easement. Even after allowing for the pedestrian easement, the required 15' front yard setback is still free of parking. When investigating the feasibility of relocating the building back 14' and placing parking in back as requested, it was discovered there isn't enough space for all required setbacks without having the pedestrian walkway infringe on the balcony/patio spaces of each unit. In addition, only 21 parks spaces would be provided.
- B. The adjacent property owners would all be apartment units established by the developer. So, there would be no adverse effect to adjacent property owners.
- C. Moving the parking to the back would reduce the number of parking spaces and create infringement into the patios and balconies of the apartments.
- D. The variance will allow parking to be at the front of the buildings where there is street lighting and visibility for the general public. There would be no street lighting in the back, and an open field in which vandals might hide.
- E. We believe the intent of the regulation is to prevent more than 3 cars in the front yard of a single-family residence, and this regulation isn't applicable to a 1- unit apartment building.

**Section 20-201(b)(2)(a) states that accessory structures shall not be located in any front yard setback in a residential area. The site plan appears to show the trash enclosure/dumpster installed in the front yard area.**

2. Accessory buildings and structures.

(a) Detached accessory structures shall not be located in any required front yard setback area in any residential district, and no accessory structure may be closer than five feet to any property line, provided that detached garages with vehicle access facing an alley shall maintain a 15-foot rear yard setback. Not more than two detached accessory structures shall be permitted for each principal residence. The aggregate size of all permitted detached accessory structures shall not exceed 360 sq. ft. of floor area for every 3,000 sq. ft. of lot size, to a maximum size not exceeding that of the ground floor area of the principal residence. Principal residence shall include only that portion of the main floor of the residence used for actual dwelling area, and does not include an attached garage, shop or other work area not used principally as the actual dwelling area. Sidewall heights of accessory structures shall not exceed ten feet.

Response:

- A. The location of the trash enclosure is not in the front yard setback. It is located in the ROW and utility easement, as is the mailbox. These features are most utilized and successful when placed in the closest proximity to the front door of the apartments for easy/close access. In addition, it is anticipated that this feature will also serve the next building. So, the location between the buildings is advantageous. Finally, the trash trucks that service the property will need easy access to the dumpster. So, having them on the street works well. Although not as convenient for the residents, we would consider moving the enclosure to the east side of the lot. There is really no other place for the trash enclosure since the lot size is too small for a lane to be placed in the back of the lot as shown in the illustration.
- B. The adjacent property owners would all be apartment units established by the developer. So, there would be no adverse effect to adjacent property owners.
- C. As mentioned, there is only one alternative location for the dumpster, and that is on the east side of the lot. We have found that an inconvenient dumpster location with poor access can actually increase the likelihood of unsightly trash around the property including trash bags left outside that can attract vermin and the like. In addition, if the development is successful and another building is built, it is likely we will need to place a dumpster where the current one is located to serve the second building.
- D. The current proposal has a fully enclosed trash receptacle and has the mailbox nearby for convenience. This will not adversely affect public health or general welfare since it is right next to the apartments and will have regular service.
- E. The receptacle is not located in the 15-foot, front yard setback. With the receptacle fully enclosed, gated, located to the side of the building, and landscaped for shielding, the feature will be attractive and fit the setting.

**Section 22-302 requires that streets be used only for access to and from parking facilities and not for maneuvering of vehicles. The site plan requests a "variance" from this code section.** 22-302. Access. Except in R-1 and R-2 districts, each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Streets and alleys shall be used only for access to and from parking facilities and shall not be used for maneuvering of vehicles. Any alley used for access to other than a single-family residence shall be paved according to City-adopted specifications.

Response:

- A. The area and setting of the development is on a street which will serve only the residents of the development. It is not a through street that provides access to any other area. In other developments, the proposed method of parking has been proven to be safe and efficient. As noted in the requested illustration, there is not enough room to move the building and put parking in back without infringing on the patios and balconies on the back of buildings and creating a deficiency in the number of parking spots. Placing parking in back would require the installation of a 24' wide road, half of which would need to be built on ground located behind the property owned by the city. It is important to note that there are utilities located in this area, all of which would need to be moved. Lawrence Drive would also need to be extended.
- B. All surrounding lots are currently vacant, so there would be no adverse affects to the property owners. If developed, the adjacent properties to the North and West would all be apartment units established by the developer, so there would be no adverse effect. Additionally, we believe the lots to the South are R-1 and R-2 which are exempt from the Section 22-302 requirements and therefore there would be no adverse effect.
- C. See A) above.
- D. The street will only service these apartments. It is not a through street to any other development or providing service to any other locations except the proposed apartments. Therefore, it will not affect the public health or general welfare.
- E. R-2 districts are an exception and allow up to 3-unit buildings. The original plat on which the proposed 12-unit building is located includes 3 ½ R-2 lots. Therefore, with the original zoning, 10 ½ units would have been permitted on the 3 ½ lots. These 10 ½ units could have potentially been 3- or 4-bedrooms. Therefore, the density of the proposed 12-unit apartment building, with a total of 20 bedrooms, doesn't really present more density than the original R-2 zoning.

**Section 22-308 requires parking facilities for 8 or more vehicles to have a "screened fence" at least 6 feet in height.**

22-308. Parking facilities in residential districts. Any parking facilities for eight (8) or more vehicles (1) when in residential zoning districts and (2) which are adjacent to a residential or manufactured home-zoned district, shall have a screened fence or wall to prevent the passage of vehicular lights and to prevent the blowing of debris. Such fence or wall shall be at least six (6) feet in height and have a visual density of not less than seventy percent (70%).

Response:

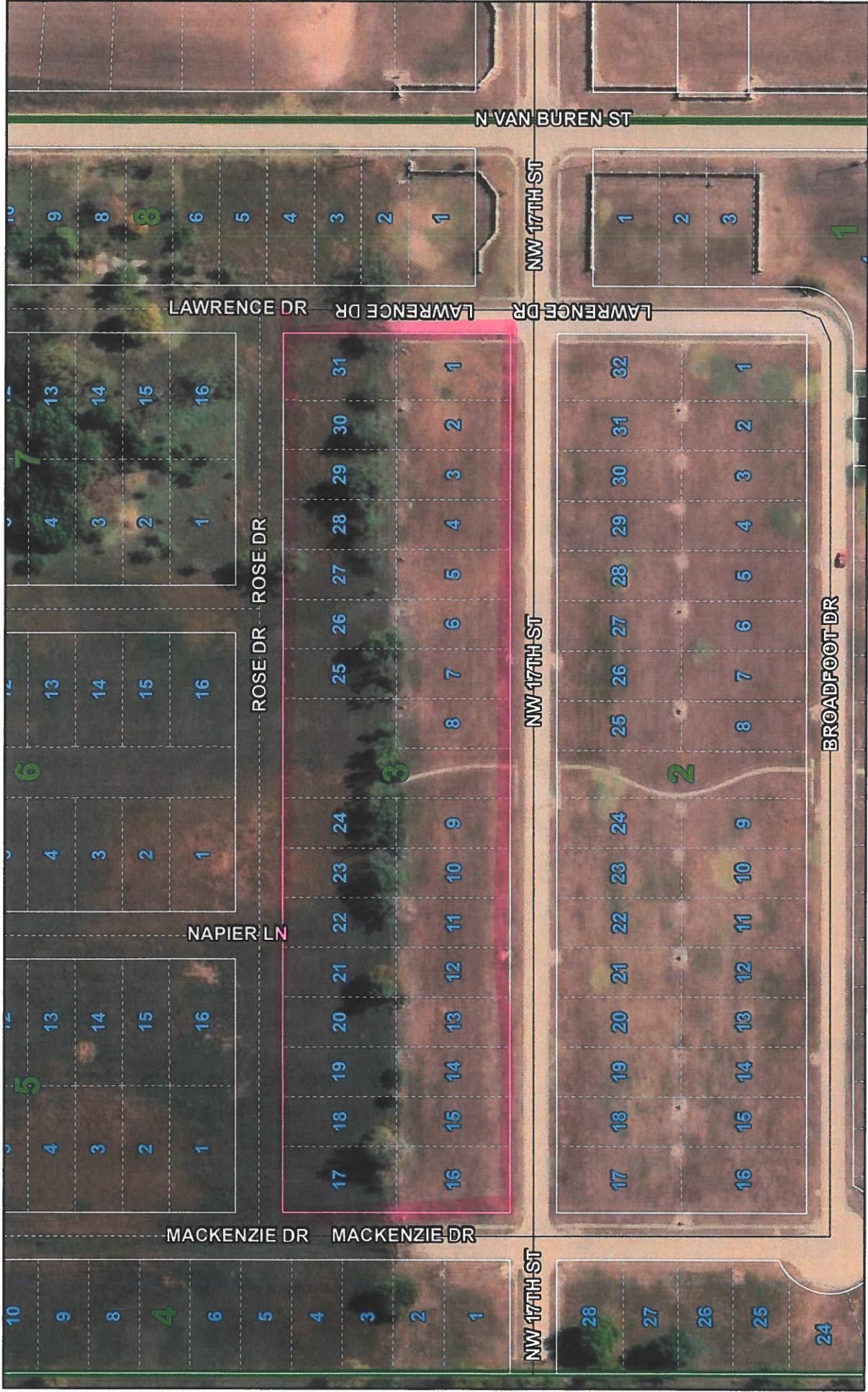
- A. The proposed head-in street is not a 'parking facility'. It is individual parking for 12 apartment units. It is difficult to imagine that zoning would call for us to put fencing around every 8 cars in this setting. If the parking was provided for boat, trailer, RV or other storage, this application might be appropriate. However, this is parking for vehicles that are used daily to take residents to work, school, church, and other activities.
- B. Allowing the parking 'as-is' will not adversely affect other adjacent property owners. Enforcing this regulation would create an eyesore in the neighborhood.
- C. Requiring the parking to be enclosed by fencing would create a significant hardship to residents by forcing them to open and close gates each time they wanted to drive their vehicle to work, school church, and other activities. In addition, it would create a situation that could collect trash and possibly hide or house vagrants.
- D. Allowing the parking to be un-fenced will not adversely affect public health, safety, or public welfare.
- E. We feel that applying this regulation in this situation isn't practical and doesn't really follow the general intent of the regulation.

Additional Comments:

- A. As you will see in the attachment labeled "Layout to Address Zoning Regulations", if we were to move the building and parking back, the new access drive lane will be in the existing easement agreement (telephone and electric). These utilities will need to be relocated as the transformers and telephone boxes would be impacted.
- B. Lawrence Drive would need to be extended to allow entry into the new access drive lane.
- C. Lot 10 to the north would require an access easement and agreement.
- D. The increase in paving for the addition of a 24' drive lane may need to be accounted for in the subdivision retention pond.

- E. 150-foot fire access will be required for the 12-unit apartment building. The fire access for the building could be provided as shown in the original layout. Additionally, with a new layout to fit within current zoning requirements, the flushing hydrant would need to be relocated. Please see the layout on the last page of this application.
- F. You'll note the sidewalk on the "Layout to Address Zoning Regulations" would encroach on to the back patio of the units.
- G. The layout that complies with zoning regulations would provide less parking spaces than the current design. The current design provides 24 spaces.

# Parcel Search - Reference Map Attachment #1



9/26/2023, 12:21:21 PM

Road Lines

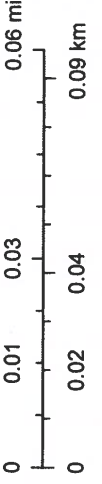
Asphalt, Concrete, Composite or Bituminous surface, CITY

Parcel Boundaries

Subdivision Boundaries

City Limits

1:2,257

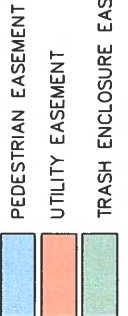
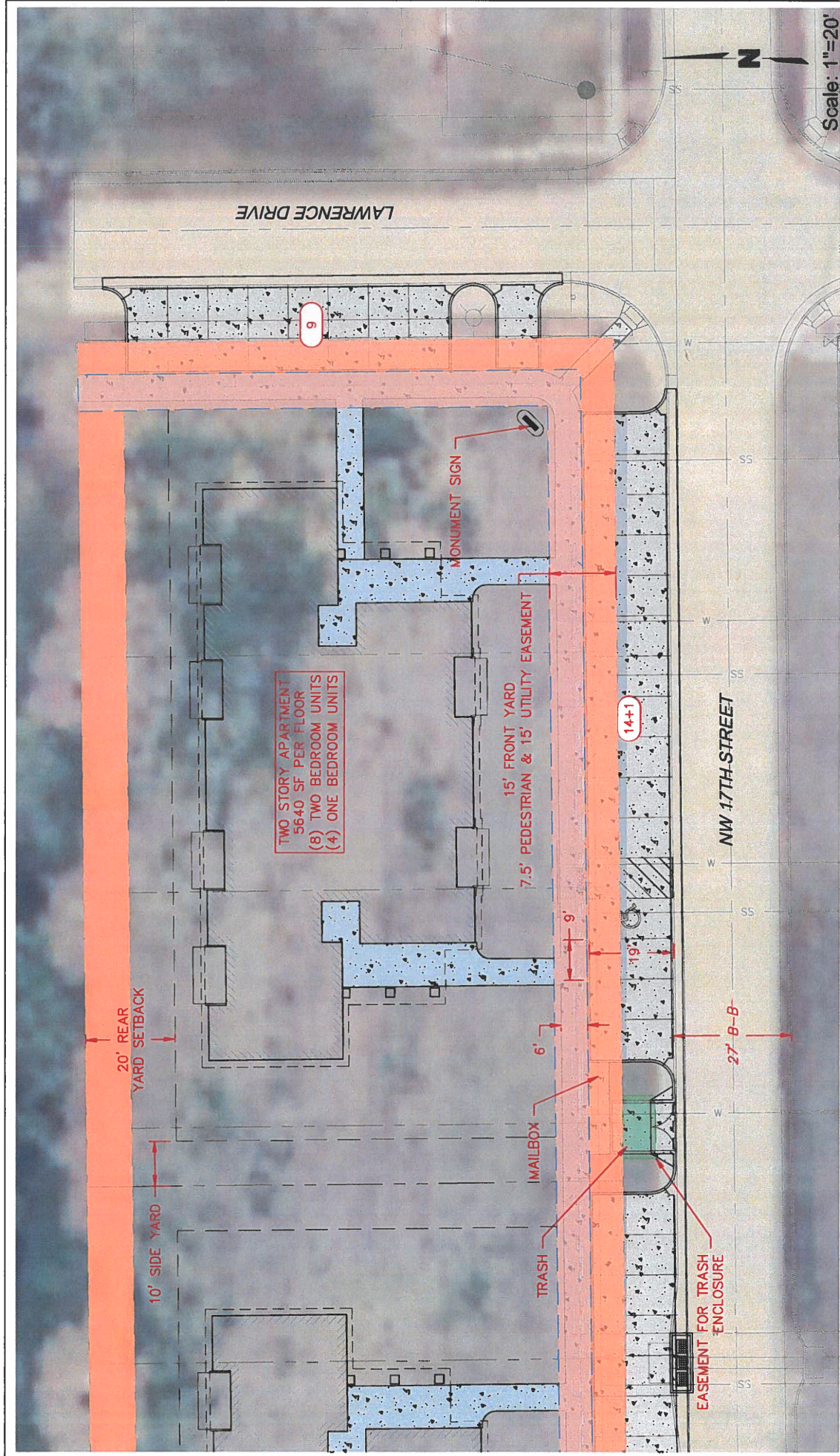


Maxar, Microsoft





Current Layout



PHASE 1: EAST BUILDING  
GOLDEN RIDGE APARTMENTS

**olsson**

302 S. 4th Street, Suite 110  
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www.olsson.com



