

**HAYSVILLE PLANNING COMMISSION  
& BOARD OF ZONING APPEALS**

Agenda

May 11, 2023

6:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
  - A. Minutes of April 13, 2023
- IV. New Business
  - A. Final Plat River Forest 3<sup>rd</sup> Addition to Haysville
  - B. Review Zoning District Chart
- V. Old Business
- VI. Correspondence
- VII. Off Agenda
- VIII. Adjournment

**HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS**

Minutes  
April 13, 2023

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 6:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand.

Those members present were: Jeff Blood, Fred Plummer, Nicole Franken, Tim Aziere, Debbie Coleman, Laura Adkins, and Mark Williams. Also present were Planning and Zoning Administrator Jonathan Tardiff, and Deputy Administrative Officer Georgie Carter.

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The first item of business was the Minutes of March 23, 2023.

Aziere commented that in the first paragraph under new business, Mr. Holland's name had a typo in his name that needed to be removed.

Motion by Coleman. Second by Williams.

To approve the minutes with corrections.

Blood aye, Plummer aye, Franken aye, Aziere aye, Coleman aye, Adkins aye, Williams aye.

Motion carried.

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Under new business was the Review of the Zoning Code Amendment: Definitions & Zoning Chart.

Carter stated that Matt Williams with PEC is here tonight and that staff has been working on the zoning code definitions and a zoning use chart. She had reached out to him with his experience with the city of Wichita, and is helping us fine-tune the gaps we were missing in the definitions.

Matt Williams stated that he is a land use planner with PEC, previously a land use planner with Wichita and Sedgwick County, and dealt with zoning and land use in the city and the unincorporated county. Matt stated he was familiar with the jurisdictions around here and how they handle these kinds of issues. Matt said that Carter had asked him to help with the zoning code and how to move the process for updating it.

Matt stated that one of the first recommendations he had was to put together a zoning use chart. Currently, the code goes through each zoning district in the middle of the code of about 30 pages. It will list the zoning district, and what is allowed by right or by conditional use. To find for example the Kiddie College property that sold and to define uses that can be allowed where can be a little confusing. This use chart will help make the process more efficient and simpler for both staff and the public to be able to pull this use chart out and see what their zoning district allows and does not allow right off the page. This use chart is also helping us find inconsistencies within the code as well. One thing with this use chart for planning it helps with having definitions in the code that go along with what is allowed in each district. A lot of times someone will come in and ask about new uses that are not in the community, but it helps with having definitions that help pinpoint what the use falls under. For example, in manufacturing cell phone cases you look in uses to find a use where the definitions would fall under like a manufacturing use it could go under, and look at the use chart to see what categories it could be placed in.

Matt stated that part of this process was looking at all of the uses in the code, seeing if they had definitions and if not crafting definitions for them. This is where we are at and Carter is hoping this will help make the zoning clearer and fix inaccuracies, or inconsistent items in the zoning code. Carter stated that of the three different sections before them, the one that says existing use and proposed uses list the different multiple things that are throughout the code and this has been discussed before where like the terms fat production, radio tower, television tower, or multiple things are listed there, and they should all be listed under the wireless tower. The front sheet shows from our existing code multiple references for schools, and that should just be listed as schools. When you look through the definitions and then go through each district, you have all these things, it does not always match up so we would like to clean that up, and the chart will be easier for when someone comes in and asks Tardiff what can go in like for example the Kiddie College. You would be able to look under commercial and see that it is in a light commercial district and that anything with a p is a permitted use, and c is a conditional use. Carter also stated that Matt took our existing uses and made the term of proposed uses what the uses would go under. Williams on the planning commission asked if that would match the other chart they had before them. Carter stated yes that was the chart we are going to in the future, with the proposed uses that would tie in with the definitions with the district chart above the zoning districts. This would show if it is blank that it is not a permitted use, a permitted use would be "p", and a conditional use would be "c" on the district chart.

Carter stated that Matt will be going through the definitions and this was just a start of an ongoing process and this is just the first step. Carter asked if there were any questions currently. There were none. Matt stated that the existing and proposed use document shows all the listed uses on the left that is in the code currently, and for example, libraries are allowed in certain places and then in other places say public libraries are allowed or golf courses and public golf courses so all of these things in general that go along with each other, and I have narrowed them down to the uses on the right which are the uses we are thinking of renaming them in the code and go along with the chart as well.

Carter stated this was something we went through last year with a zone change, and Aziere had brought up going through all the uses of what is allowed and why is it detailed out like this does not make much sense. This will make things much simpler and easier to use. Matt brought up one example where the code said for office that it listed different types of offices and that would just be classified as an office, and in the definition of office what it could be used as, and will have more clarification in definitions and will clean up issues found in the code.

Matt stated that this is where they are at the moment and has hopes that planning commissions in the future will have a public hearing to make these updates, and right now when creating this chart, we noticed several inconsistencies and have talked about them. For example in one district, it listed Daycare was allowed by right as permitted, and in the conditional use right below it said Daycare, General required a conditional use. It had two different terms, but no definitions of what the terms were to tell the difference between the two uses.

Matt stated issues like those would have to be gone through by staff to help find the issues and make them clearer. With this being in a chart it makes it easier to see why one use is allowed in

one district and not another district next to it. Why are all the uses allowed in Limited Industrial not allowed in Heavy Industrial? You would think it would be vice versa, something in the most permitted district Heavy Industrial would have the most intense uses is not allowed in the limited industrial, and you would think it would be in the opposite direction. Matt stated that when going through the definitions there are lots of definitions for uses not even listed in the code for where they are allowed. For example, definitions for drinking establishments, educational institutions, banking services, and barndominiums are listed, but do not have any mention in the code where they are allowed or not allowed so I would advise taking them out of the definition section.

Carter stated that in the definitions, everything in red we have added. Matt stated that everything in black is what is in the existing document, and everything in red is his proposed draft changes. Carter stated looking at the definitions that ones like automobile service centers have not had anything done to these terms. Aziere stated no that not much had been done, and only to specific individual items like signs as defined by Appendix D of the Haysville Municipal Code where the definition referenced something else, but no one has looked thoroughly at this like now.

Carter stated this all ties in with uses and violations, and uses on properties with people have a tendency to complain about, which ties in with what had been allowed in the past, and this helps set rules for that moving forward. Looking at automobile service centers, list fourteen points underneath it, and that all does not need to be there. Matt stated they could make that more generic and will update that definition like the other definitions that won't list every single thing. Carter stated on the next page, community buildings that are owned or operated by the City and a term for Government Service can be combined. Matt stated that Class "A" Club and Class "B" Club which are terms from licensing could be combined as well and are both allowed uses in the same district. Carter stated that for zoning, we don't have to separate them, but for licensing that does not concern us.

Williams asked about the definition of Automobile, it mentions a vehicle with a gross weight under 10,000 lbs. Is there a way we could address a vehicle that is over 10,000 lbs. or trucks as he did not see anything mentioned about it? Carter stated we would look into it and wanted the rest of the commission to look at this as well for such details to catch. Matt stated that he would like to compare our code with other community codes in the area to see if any other additional uses would need to be added. Carter stated that Tiny Homes is one we have a district for that needs to be added to the chart and a definition as well. There was a lot of work put into Tiny Homes years ago in case someone did come in and try to do something, and we kept the district to have the policy set from what was gone over before. Carter stated about freighting or trucking yard or terminal she had asked Matt about as a definition if it could be just a yard or if it has to have a structure on it. We will look at the definition for this and determine where it would go, and it may only come in as a conditional use and will look at other towns' definitions.

Matt mentioned Vehicle Repair is to be added for inoperable vehicles allowed on the property for only 45 days. Carter stated this was because of court cases and wanted this in here and inoperable vehicles there was not a definition in here so the definition was pulled from Chapter 8. Aziere asked if we needed a definition for an inoperable vehicle in the code. Carter stated that it helps when in court, and that someone had argued that just because a front end was crushed it was still an operable vehicle. Carter stated that these are the kind of things she wanted to tie into the code.

Carter stated that medical offices and clinics would be changed to just medical is another example of multiple items listed in the code. Carter asked Matt if any other definitions needed to be mentioned. Matt stated other uses could be condensed down into broader categories. Matt stated that moving forward, the first steps would be to fix these inconsistencies, and potentially next steps would be to see if these uses are allowed where we want them and if any uses should be allowed in different categories. For example, accessory apartments are only allowed by conditional use in single-family and single-family suburban, and lots of other communities allow those in many more categories. Matt stated that right now churches are only allowed mainly by conditional use in a few categories and not in commercial categories stuck out to him when looking at other codes. Matt believed that staff could look at those and make recommendations to the planning commission on issues like that.

Carter asked if the planning commission had any comments after reviewing the definitions, our goal is to have everyone look over this, we will bring more back to you for review, and will email out more information about what was planned for the next step.

Adkins asked about some of the definitions that were not complete like intensive care facilities if those were still being worked on. Matt stated that those are going to be condensed into a broader category like the medical facility category. Carter asked what the other definition was. Adkins stated that it was outdoor theatres. Matt stated that would go with the indoor and outdoor entertainment categories. Adkins also mentioned it did not look like there was a definition for a machine shop or welding facility and there were about ten things listed there. Carter stated that it was in our code now, but all those items listed can be tied in together under manufacturing. Matt stated that it was not listed in the use chart yet. Carter stated that it is listed as an existing use and will make sure that it is pulled over to the use chart.

Carter asked if there were any other items they saw. There was none. Carter stated this was what we are going over, and that any other feedback could be sent to the staff.

Aziere asked the commission if there were any questions for staff. There was none.

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There was no old business.

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There was no correspondences.

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There was no off-agenda.

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Motion by Coleman. Second by Adkins.

To adjourn tonight's meeting.

Blood aye, Plummer aye, Franken aye, Aziere aye, Coleman aye, Adkins aye, Williams aye.

Motion carried.

The meeting adjourned at 6:19 pm.



## Haysville Planning Commission Staff Report

### AGENDA ITEM: IV-A

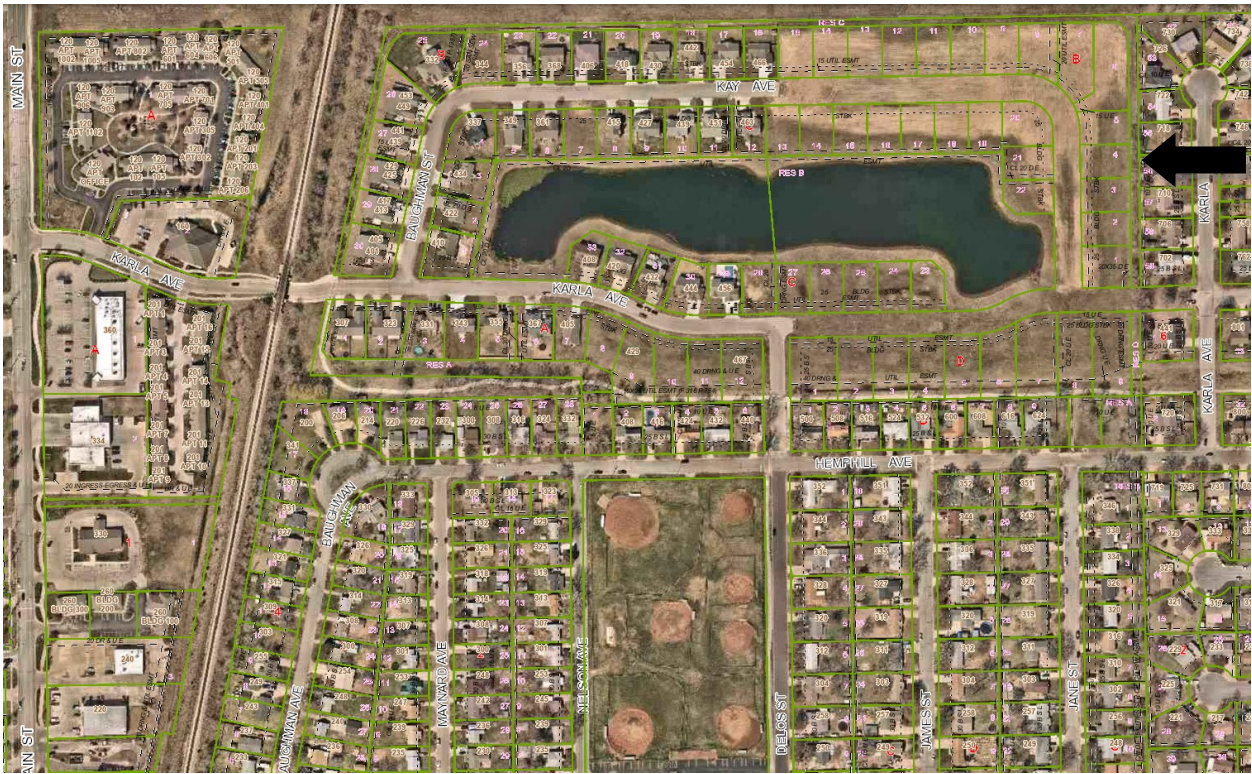
**Subject:** Final Plat 2023-04 “River Forest 3rd Addition”  
**Applicant/Agent:** Mr. James Klausman/ Mr. Travis Haizlip  
**Request:** Replat of Lots 1-15, Block B, Lots 13-27, Block C, and Lots 1-9, Block D, all in the River Forest 2<sup>nd</sup> Addition located in the Southwest Quarter of Section 32, Township 28 South, Range 1 East of the 6<sup>th</sup> P.M. Haysville, Sedgwick County, Kansas.  
**Site Size:** 13.32 acres  
**Zoning:** Residential  
**Location:** North of Delos St and Karla Ave.  
**Meeting Date:** May 5, 2023  
**Presented By:** Jonathan Tardiff, Planning and Zoning Administrator

### ANTICIPATED MEETING SCHEDULE

<i>Body</i>	<i>Meeting Date</i>	<i>Action</i>
<b>Planning Commission</b>	5/11/2023	Recommendation for approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Haysville City Council.
<b>City Council Meeting</b>	6/12/2023	Adopts the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

**LOCATION**

Area of application is marked with an arrow below:



## REQUEST

Final Plat of “River Forest 3rd Addition” located North of Karla Ave., more commonly known as North of Delos Street and Karla Ave.

The applicant owns the property and wants to build an assisted living center.

In the Subdivision Regulations for Haysville, Kansas Article IX. Building Permits Section 1. Permits.

- No building permit, zoning certificate or occupancy certificate, except for the situations indicated shall be issued for a building or structure on any lot of any subdivision that is subject to the provisions of these regulations until a certified copy of the duly recorded or registered plat of subdivision has been filed with the official charged with issuing building permits and/or zoning certificates. No such permits or certificates shall be issued until there has been compliance with all of the provisions of these regulations, including but not limited to provisions of these regulations related to approval of plans and specifications for required improvements and the posting of bonds and establishment of escrows to secure the completion of such improvements.
- No occupancy certificate for the use of any structure or use within a subdivision approved for platting, replatting or lot splitting shall be issued until required utility facilities have been installed and made ready to service the property; roadways providing access to the subject lot or lots have been constructed or are in the course of construction; or guarantees have been provided to ensure the installation of such utilities and roadways.

The Property needs to be replatted to build on as the plat of River Forest Addition 2<sup>nd</sup> addition is designed for single-family homes.

Of the proposed replat, Lot 1, Block B, and Lot 1, Block C, and a portion of Lot 1, Block A will need to go through a conditional use as it is not part of the conditional use that was done in 2022 for the proposed assisted living center.

## BACKGROUND INFORMATION

The property zoning district is “SF” Single Family Residential and went through a Conditional Use on January 27, 2022, that was approved by the Planning Commission.

The City Council approved the Conditional Use on February 14, 2022.

On March 23, 2023, the preliminary plat of River Forest 3<sup>rd</sup> was approved by the Planning Commission with the recommended changes at that time.

## RECOMMENDED ACTION

The property conforms to **Article IV. Section 19, Article V. Section 3, and Article VI. Design Standards of the Haysville Subdivision Regulations.**

Staff recommends the approval of the final plat of River Forest 3<sup>rd</sup> Addition based on conformance to the Haysville Subdivision Regulations and recommended changes from utility companies included in the comment section below.



## ATTACHMENTS

Application  
Final Plat of the Area  
AT&T Map  
Kansas Gas Map  
Evergy Memo and Final Plat Marked Map

## COMMENTS

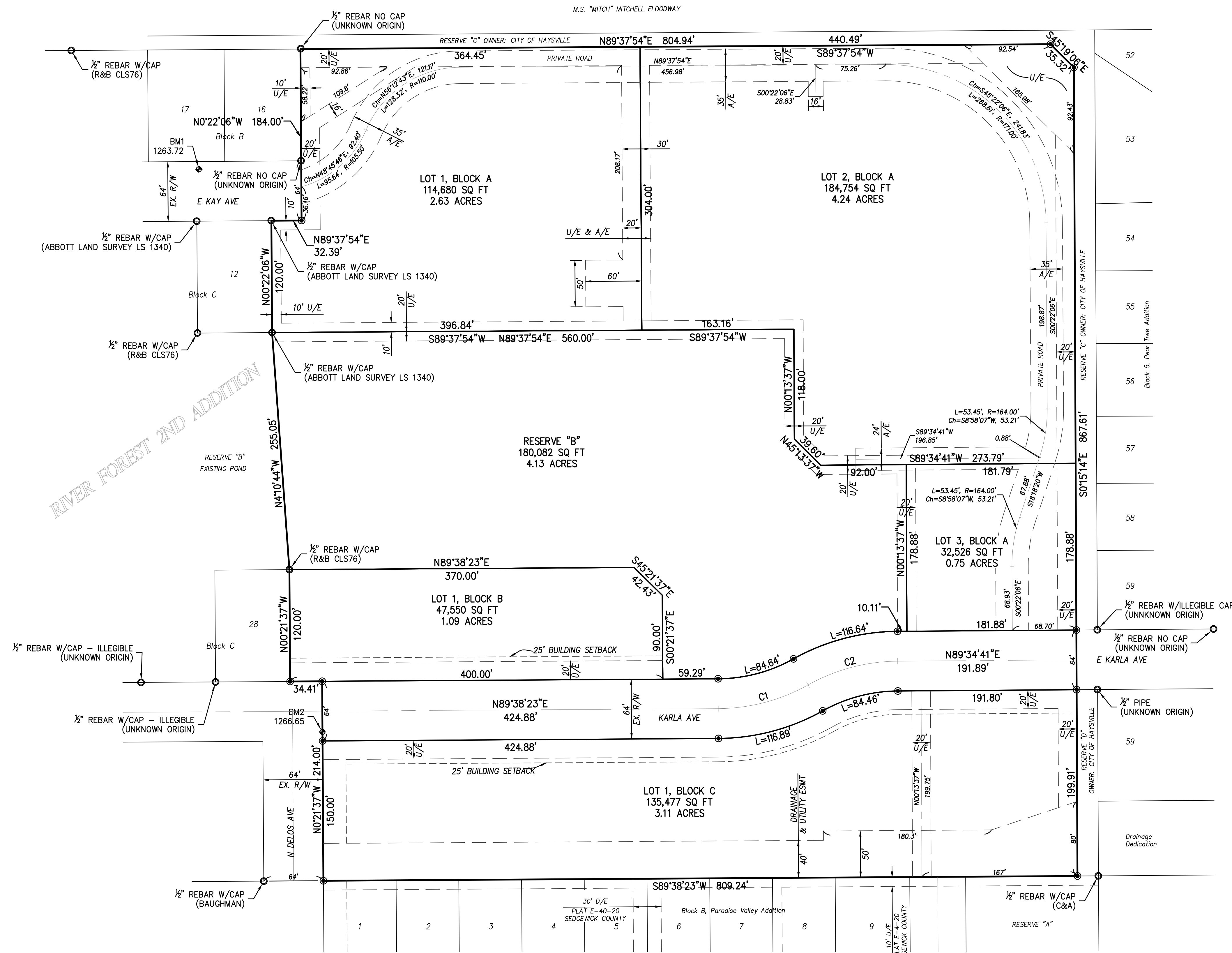
Response from Utility Companies on Final Plat “River Forest 3rd Addition.”

- AT&T had no conflicts
- Kansas Gas had no conflicts.
- Sedgwick County Fire District 1 had a couple of concerns:
  - Was this residential or commercial.
    - Planning staff responded that this was Residential with a Conditional Use for an Assisted Living Center for Lot 2, Block A.
  - The private drive for Lot 1 and Lot 2 Block A, must meet the Sedgwick County Service Drive Code.
  - They would require the water main to extend from Kay Ave at the north end and tie back into Kay Ave on the south end.
    - Waterline in Karla from Delos to Karla Court is to be public and PEC will design this.
    - Existing N-S 4” cast iron water line that is located near the assisted living building entrance canopy to be plugged and abandoned and that CFSE will note this on their plan.
    - New 8” water line loop to be constructed between Kay St (near NW corner of property) and Karla Street (near SE corner of property).
    - After further discussion with City Staff, the perimeter water loop is to be public, but privately financed by the landowner. CFSE will design and coordinate alignment with Toney Martinez. PEC will provide the plan review on behalf of the city. Design and construction per city specs. City inspection. CFSE will prepare the easement documents, or they can show the utility easement on the final plat. City will take over ownership and maintenance after the project is completed. The waterline contractor will provide the typical 2-year maintenance bond.
    - Additional coordination with Sedgwick County Fire Department (SCFD) may be needed for final fire service for the assisted living facility. CFSE will contact the SCFD.
    - They would also require fire hydrants, and asked who would be responsible for the fire hydrant maintenance since this is on a private drive.
    - Planning staff responded that the owner is responsible for the maintenance.

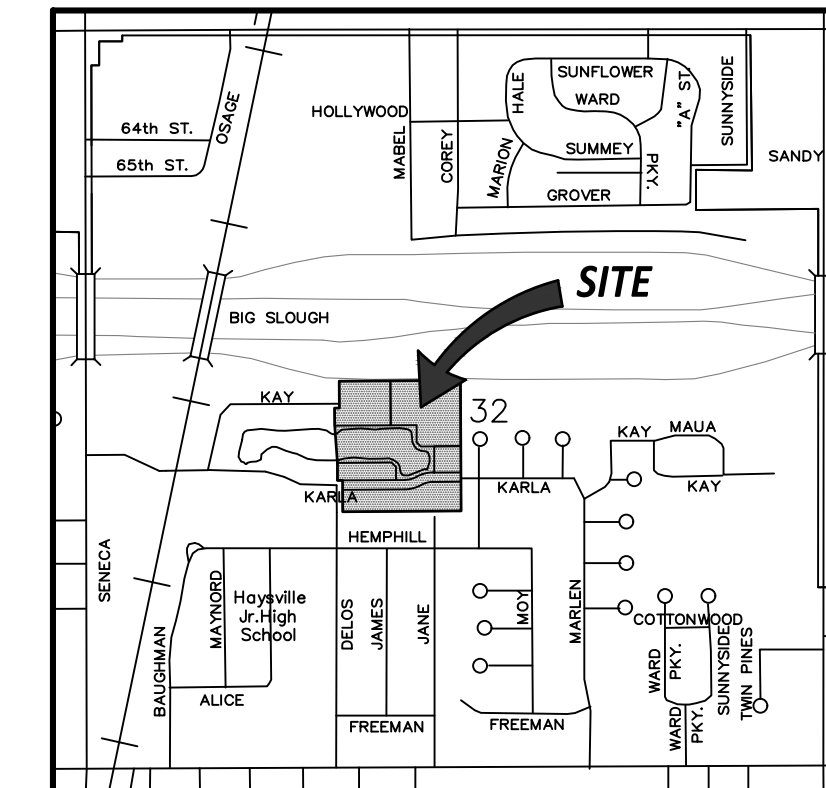
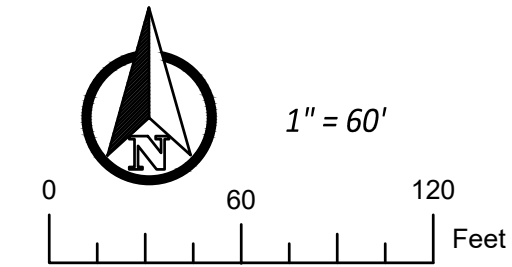
- Everygy asked if this was residential or commercial.
  - Staff responded that this was Residential with a conditional use for an assisted living center on Lot 2, Block A.
  - Everygy provided a map with recommended streetlight spacing marked in yellow, and are requesting an additional 10 foot utility easements as marked in pink on the marked map.
  - Everygy also requested that the marked map be signed and marked with any modifications to the recommended streetlight spacing, and resent to them for their records.
  
- Haysville Public Works commented that:
  - River Forest 3<sup>rd</sup> plat refers to Karla Ave as “E Karla Ave.” and it should just be Karla Ave.
  - How will lot lines be established for residential structures in the area for later construction south of Karla?
  
- Sedgwick County Public Works commented that:
  - County Stormwater is contacting the engineer of record directly in regards to drainage plan.
  - The floodway should be labeled as the M.S. ‘Mitch’ Mitchell Floodway.
  - The limits of the access easement between Lots 1 and Lots 2, Block A needs defined at the south end.
  - The drainage and utility easement along the south line of Lot 1, Block C needs located.
  - Deputy County Surveyor certificate needs to be changed from “L.S.” to “P.S.”
  - Lots 12 west of Lot 1, Block B needs labeled as Lot 28.
  
- PEC commented that some dimensions needed to be added to the plat:
  - Add distances and bearings to clearly define the Drainage and Utility Easement along the south side of Lot 1, Block C.
  - Add 64’ dimension west end of Karla Street.
  - Add distance and bearing on the east end of Kay Street.
  - Add dimension to the access easement stubs along the north side of Lot 2.
  - Add distance and bearing on the south line of Lot 2 that is common to Reserve B.
  - Add 64’ dimension on the east end of Karla Street.
  - Property irons will be required at the PC and PT of Curves No. C1 and C.2. Show appropriate symbol per the legend.
  - Add distance and bearing on the Karla R-O-W east of the SW corner of Reserve B.

# FINAL PLAT RIVER FOREST 3RD ADDITION

A replat of Lots 1 - 15, Block B, Lots 13 - 27, Block C, Lots 1 - 9, Block D, & part of Reserve B, all in River Forest 2nd Addition, located in the Southwest Quarter of Section 32, Township 28 South, Range 1 East of the 6th P.M., City of Haysville, Sedgwick County, Kansas.



- LEGEND**
- A/E ACCESS EASEMENT
  - U/E UTILITY EASEMENT
  - D/E DRAINAGE EASEMENT
  - FOUND MONUMENT AS NOTED
  - SET 3/8" REBAR W/CAP (CLS 80)



- BM 1** EL:1263.72  
NE corner inlet North side Kay Ave (454 E Kay Ave)
- BM 2** EL:1266.65  
X cut on the South bolt of the fire hydrant @ the SE quadrant of the intersection of Karla Ave & Delos St
- BM 3** EL:1259.34  
SE corner inlet on the East side of Karla Ct (801 E Karla Ave)

- Notes:**
- 1) Basis of Bearing: NAD 83, Kansas Regional Coordinate System (KRCS), Zone 17 on the South line of Lots 1 through 9, Block D, River Forest 2nd Addition in the City of Haysville, Sedgwick County, Kansas, being S89°23'38"W.
  - 2) According to FEMA Flood Map No.(s) 20173C0503G & 20173C0504G, both effective 12/22/2016, the subject property lies in Zone "X"; area with reduced flood risk due to levee.

Curve Table			
Curve #	Length	Radius	Chord Bearing
C1	100.76	200.00	N75°12'22"E
C2	100.55	200.00	N75°10'32"E



2830 SW Woodside Dr, Topeka, KS 66614  
 ☎ 785-272-4706    ✉ 785-272-4736

# FINAL PLAT RIVER FOREST 3RD ADDITION

A replat of Lots 1 - 15, Block B, Lots 13 - 27, Block C, Lots 1 - 9, Block D, & part of Reserve B, all in River Forest 2nd Addition, located in the Southwest Quarter of Section 32, Township 28 South, Range 1 East of the 6th P.M., City of Haysville, Sedgwick County, Kansas.

## LAND SURVEYOR CERTIFICATE AND DESCRIPTION:

STATE OF KANSAS )  
 )ss  
COUNTY OF SEDGWICK )

CERTIFICATE OF SURVEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WE, COOK, FLATT & STROBEL ENGINEERS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS80), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, "RIVER FOREST 3RD ADDITION" TO HAYSVILLE, SEDGWICK COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS

LOTS 1 THROUGH 15 INCLUSIVE, BLOCK B, LOTS 13 THROUGH 27 INCLUSIVE, BLOCK C, LOTS 1 THROUGH 9 INCLUSIVE, BLOCK D, RIVER FOREST 2ND ADDITION, HAYSVILLE, SEDGWICK COUNTY, KANSAS, TOGETHER WITH A PORTION OF RESERVE B IN THE RIVER FOREST 2ND ADDITION, HAYSVILLE, SEDGWICK COUNTY, KANSAS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF RESERVE B, THENCE ALONG THE EAST LINE OF SAID RESERVE B, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF JANE STREET TO THE SOUTHEAST CORNER OF LOT 22, BLOCK C; THENCE NORTHWESTERLY ALONG THE SOUTH AND WEST LINES OF LOT 22 AND THE WEST LINE OF LOT 21, BLOCK C, TO THE SOUTHEAST CORNER OF LOT 19, BLOCK C; THENCE WEST ALONG THE SOUTH LINE OF LOTS 13 THROUGH 19, BLOCK C, INCLUSIVE TO THE SOUTHWEST CORNER OF LOT 13, BLOCK C; THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 27, BLOCK C; THENCE ALONG THE NORTH LINE OF LOTS 24 THROUGH 27, BLOCK C, INCLUSIVE TO THE NORTH EAST CORNER OF LOT 24, BLOCK C; THENCE SOUTHEASTERLY ALONG THE NORTH AND EAST LINES OF LOT 23, BLOCK C TO THE SOUTHEAST CORNER OF LOT 23, BLOCK C; THENCE ALONG THE SOUTH LINE OF RESERVE B ALSO BEING THE NORTH LINE OF KARLA AVENUE TO THE POINT OF BEGINNING.

THE ABOVE TRACT CONTAINS 17.16 ACRES MORE OR LESS.

TRAVIS L. HAIZLIP, P.S. 1724

## OWNER'S CERTIFICATE AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, RESERVES AND STREETS, TO BE KNOWN AS "RIVER FOREST 3RD ADDITION" TO HAYSVILLE, SEDGWICK COUNTY, KANSAS

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-152B, AS AMENDED.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE ARE HEREBY GRANTED TO THE PUBLIC, NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BY LOCATED WITHIN PUBLIC EASEMENTS UNLESS EXPLICIT APPROVAL IS OBTAINED FROM THE CITY OF HAYSVILLE PUBLIC WORKS & UTILITIES DEPARTMENT.

RESERVE "B" IS HEREBY RESERVED FOR RECREATIONAL USES, LAKES, BERMS, SIDEWALKS, DRAINAGE PURPOSES, AND UTILITIES AS CONFINED TO EASEMENTS. RESERVE "B" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE ADDITION.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

MINIMUM OPENING	ELEVATION (NAVD88)
BLOCK 'A', LOTS 1 - 3	1263.0
BLOCK 'B', LOT 1	1263.0
BLOCK 'C', LOT 1	1263.0

OWNER: KLATON PROPERTIES, LLC

JAMES A. KLAUSMAN, PRESIDENT

## NOTARY CERTIFICATE:

STATE OF KANSAS )  
 )ss  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY JAMES A. KLAUSMAN, PRESIDENT, OF KLATON PROPERTIES, LLC, OWNER OF THE PROPERTY DESCRIBED.

\_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

## PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF "RIVER FOREST 3RD ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF HAYSVILLE PLANNING COMMISSION, HAYSVILLE, KANSAS, APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_, CHAIR

TIM AZIERE

\_\_\_\_\_, SECRETARY

JONATHAN TARDIFF

## DEPUTY COUNTY SURVEYOR'S CERTIFICATE:

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

TRICIA L. ROBELLO, P.S. #1246  
DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY KANSAS

## GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF HAYSVILLE, KANSAS. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_, MAYOR

RUSS KESSLER

ATTEST

\_\_\_\_\_, CITY CLERK

ANGELA MILLSPAUGH, CITY CLERK

## CITY ATTORNEY'S CERTIFICATE:

STATE OF KANSAS )  
 )ss  
CITY OF HAYSVILLE )

THIS PLAT HAS BEEN APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 TO THE PROVISIONS OF K.S.A. 12-401

\_\_\_\_\_, CITY ATTORNEY

JOSH POLLAK

## TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_, COUNTY CLERK

KELLY B. ARNOLD

## REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS )  
 )ss  
CITY OF HAYSVILLE )

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT

\_\_\_\_\_ O'CLOCK \_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_, REGISTER OF DEEDS

TONYA BUCKINGHAM

\_\_\_\_\_, DEPUTY

KENLY ZEHRING



**Application Form  
Preliminary and/or Plat Approval**

CITY OF HAYSVILLE, KANSAS  
PLANNING COMMISSION – 200 W. GRAND AVE., P.O. BOX 404  
HAYSVILLE, KANSAS 67060 – (316) 529-5900 (316) 529-5925 – FAX  
[www.haysville-ks.com](http://www.haysville-ks.com)

**Applicant Information**

This application is for a PRELIMINARY and/or FINAL PLATS. The form must be completed and filed with the Department of the Planning Commission. All spaces must be completed or marked as "not applicable", (i.e. N/A). An incomplete application will not be accepted.

***\*If more than one property owner is contiguous to the proposed plat, all owners must sign the authorization below OR submit an acknowledgement indicating they do not object to the plat.***

\*Applicant(s): Klaton Properties, LLC

Street Address: 3024 SW Wanamaker Rd., Ste 300  
City: Topeka State: KS Zip: 66614 E-mail: jsourk@midwest-health.com  
Business Phone: 785-272-1535 Home Phone: \_\_\_\_\_

Name of authorized Agent:

Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Business Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Name of authorized Professional Agent (e.g. Engineer)

CFS Engineers, P.A.  
Street Address: 2930 SW Woodside Dr  
City: Topeka State: KS Zip: 66614 E-mail: thaizlip@cfse.,com  
Business Phone: 785-272-4706 Home Phone: 785-580-7527 Fax: \_\_\_\_\_

**Proposed Subdivision Information**

Name of Subdivision River Forest 3rd Addition  
General Location Delos St & Karla Ave  
Legal Description A replat of Lots 1 - 15, Block B, Lots 13 - 27, Block C, Lots 1 - 9, Block D, & part of Reserve B, all in River Forest 2nd Addition, located in the Southwest Quarter of Section 32, Township 28 South, Range 1 East of the 6th P.

**Fees:**

Plat: Preliminary: \$50  
\$40 + \$2 for each lot over one

Final: \$50  
\$40/Final Plat Only

**Subdivision Information**

- a. Gross Acreage of Plat 13.32 ac
- b. Total Number of Lots 5 Lots + Reserve 'B'
  - Residential <sup>A</sup> \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- c. Minimum Lot Frontage 181.88 ft
- d. Minimum Lot Area 0.75 ac
- e. Existing Zoning A
- f. Proposed Zoning (if applicable) \_\_\_\_\_
- g. Public Water Supply Yes (Yes or No)
- h. Public Sanitary Sewer Yes (Yes or No)

I (We) am (are) the owner(s) of record of property adjoining the requested area sought for platting and hereby authorize filing of this application. I (We) declare that all information provided with this application is complete and accurate. I (We) acknowledge the instructions and regulations have been reviewed and understood, and authorize any agent or representative listed in this application to represent me (us).

The owner(s) herein agrees to comply with the Subdivision Regulations of the City of Haysville, Sedgwick County, Kansas, and all other pertinent ordinances or resolutions of the City of Haysville, and Statutes of the State of Kansas. It is further agreed that all costs of recoding the plat and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner(s). The undersigned further states that he/she is/are the owner(s) of the property proposed for platting.

Owner(s) Name: James A. Klausman

Owner(s) Signature: Jim A. Klausman Date: 2/28/2023

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

All elements of the application shall be filed at the same time and submitted to the Planning Department. The application must be accompanied by a filing fee as indicated on this application plus, current mailing rate of certified mail for each recipient listed on the Certified Ownership List.

**Planning Office Use Only:**

Date Submitted: 4/14/23 Filing Fee: \$50.00 City Council District: 6/12/23

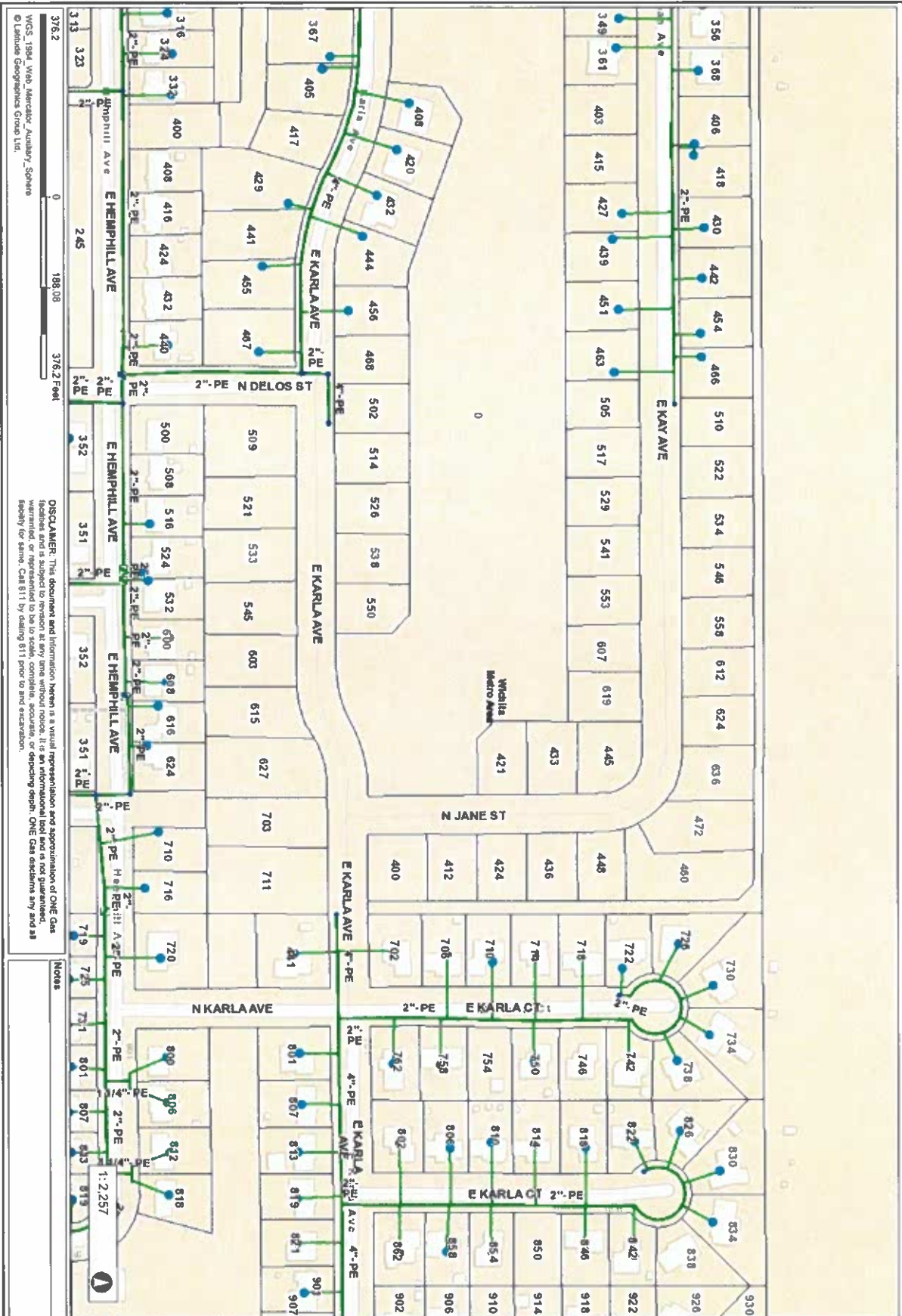
Date Advertised: \_\_\_\_\_ Date of Hearing: 5/11/23

Authorized Signature: Jonathan Turley Title: Planning & Zoning Admin

AT&T Snip of Plat  
River Forest Addition



# River Forest 3rd Addition



376.2  
0 198.08 376.2 Feet  
WGS\_1984 Web Mercator Auxiliary Sphere  
© Latitude Geographics Group Ltd.

DISCLAIMER: This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be to scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to any excavation.

Notes  
1:2.257

### Legend

- OGS Facilities
- Designer DDP
- Designer Test Point
- Designer Anode
- Designer Rectifier
- Designer Bond Junction
- Designer Ground Bed
- Designer Cable
- Bond Wire
- Rectifier Cable
- Designer Rural Tap
- Designer Gas Pipe Casing
- Casing
- Inversion
- Designer Meter Setting
- Designer Non-Controllable Fitting
- Coupling
- End Cap
- Expansion Joint
- Flange
- Repair
- Replacing Sleeve
- Sleeve
- Tie
- Transition
- Pipe Fitting
- Unthreaded Coupling
- Unthreaded
- Designer Gas Valve
- Designer Location Notes
- Designer Controllable Fitting
- Start Stop
- Three-Way Tee
- Designer Regulator Station
- Designer Turn Border Station
- Designer Excess Flow Valve
- Designer Utility Easement
- Designer Abandon Station Line
- To Be Removed (Contains Gas)
- To Be Abandoned (Contains Gas)
- Removed (No Longer Contains Gas)
- Abandoned (No Longer Contains Gas)
- Designer Service Line
- Status Not Available
- New Design - Status Pending
- Approved
- Under Construction
- Operating
- Designer Abandon Marks
- To Be Removed (Contains Gas)
- To Be Abandoned (Contains Gas)
- Removed (No Longer Contains Gas)
- Abandoned (No Longer Contains Gas)
- Designer Marks
- Status Not Available
- New Design - Status Pending
- Approved
- Under Construction
- Operating
- Designer Work Order Polygon
- Status Not Available
- New Design - Status Pending
- Approved
- Under Construction
- Operating
- Service Point
- Controllable Fitting
- 3-Way Tee
- Start Stop
- Controllable Fitting
- Start Stop
- Three-Way Tee
- Non-Controllable Gas Fitting
- Retained Coupling





Jonathan Tardiff  
City of Haysville  
200 W. Grand Ave  
PO Box 404  
Haysville KS 67060

April 24, 2023

RE: review of plat -River Forest 3<sup>rd</sup> Add -Final plat

Dear Mr. Tardiff,

Evergy has reviewed this final plat and now will need to request additional easements , please see the attached marked plat.

**Please see the attached plat for suggested street light placement marked in yellow. Please mark any you wish to change, add or remove and approve by signing in the designated area. Please send a signed electronic copy for our records**

**Any relocation or removal of existing equipment due to this plat will be at the applicant's expense.**

Heide Bryan, Subdivision representative, will be the contact going forward on this plat and she can be reached at (316) 261-6354

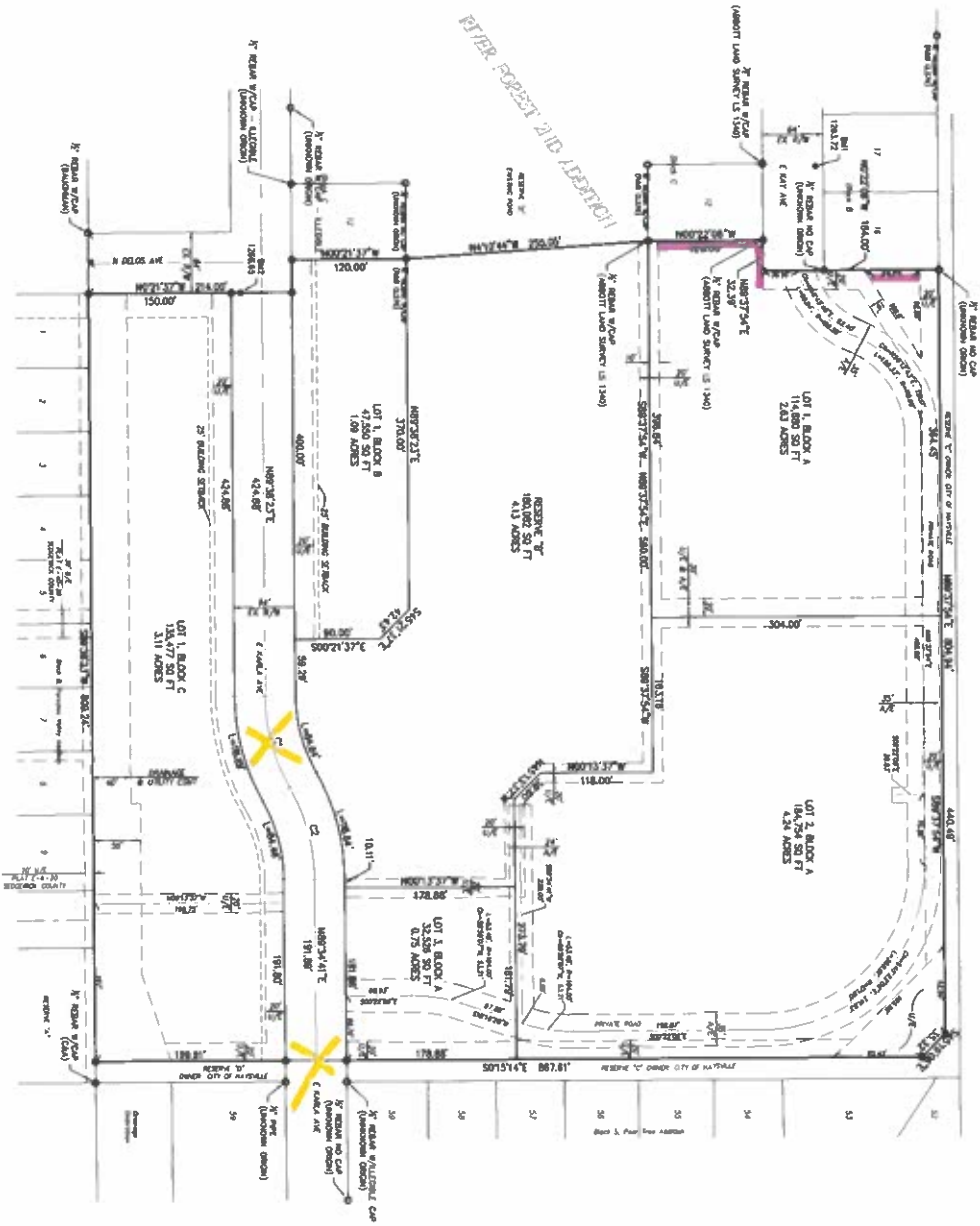
Thank you for sending for Evergy's review

Sincerely,  
Rondee Sutton  
Sr. Administrative Assistant.

CC: CFS Engineers  
Heide Bryan ,Evergy

# FINAL PLAT RIVER FOREST 3RD ADDITION

A plat of Lots 1 - 15, Block 8; Lots 13 - 22, Block C; Lots 1 - 9, Block D, & part of Reserve B, all in River Forest 2nd Addition, located in the Southwest Quarter of Section 32, Township 28 South, Range 1 East of the 6th P.M., City of Haysville, Sedgewick County, Kansas.



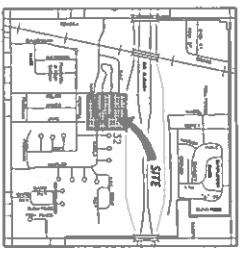
**ENERGY REVIEW 04/20/2023:**  
**ENERGY CONTACTS:**  
 ADMIN: Rondee Sutton (316) 261-6276  
 RESIDENTIAL REP: Hede Bryan (316) 648-3353

**REQUESTING ADDITIONAL 10' UTILITY**

**SUGGESTED STREET LIGHT PLACEMENT**

**EVERGY PRELIMINARY LIGHTING APPROVED BY:**

CITY/STATE/COUNTY OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



- NOTES:**
- 1) Basis of Bearing: NAD 83, Kansas Regional Coordinate System (KRCS), Zone 17 on the South line of Lot 1 (Meridian 9, Block D, River Forest 2nd Addition in the City of Haysville, Sedgewick County, Kansas, being 28° 27' 38.78" N).
  - 2) According to 2024 Final Map No. 121712102024C & 2017120524C, from effective 12/22/2016, the subject property lies on the "S" side with reduced flood risk due to levee.
- | Curve Code | Curve Data       | Curve Length | Curve Bearing | Overall Length |
|------------|------------------|--------------|---------------|----------------|
| C1         | 100' N, 200.00'  | 99.79'       | 94°57'21.7"   | 99.79'         |
| C2         | 100' S1, 200.00' | 99.79'       | 85°2'38.3"    | 99.79'         |





# Zoning Classification Chart

DISTRICT	NAME OF DISTRICT AND EXAMPLES OF USES PERMITTED
SF15	SINGLE-FAMILY SUBURBAN RESIDENTIAL - SF15 Single Family Dwellings
SF	SINGLE-FAMILY RESIDENTIAL Single Family Dwellings
SFZ	SINGLE-FAMILY/ZERO LOT LINE RESIDENTIAL Single Family Dwellings
<b>TH</b>	<b>TINY HOME RESIDENTIAL</b> <b>SINGLE FAMILY DWELLINGS</b>
TF	TWO-FAMILY RESIDENTIAL Single or Two Family (Duplex) Dwellings
MF4	MULTI-FAMILY FOUR RESIDENTIAL Duplex, Triplex and Fourplex
MFA	MULTIPLE-FAMILY APARTMENT RESIDENTIAL Any use in the “MF4” District plus Apartments and Condominiums
MH	MANUFACTURED HOME PARKS & MANUFACTURED HOME SUBDIVISIONS Manufactured Homes
HMC	HOTEL AND MOTEL COMMERCIAL Motels and Hotels including the usual related commercial enterprises
OC	OFFICE COMMERCIAL Professional Offices; Limited Retail Businesses
LC	LIGHT COMMERCIAL Retail Businesses, Professional Offices; Certain Related Outside Storage
HC	HEAVY COMMERCIAL Any use in the “LC” District, Sports Arenas, Repair Shops; Conditional Use Wholesale Activity
LI	LIGHT INDUSTRIAL Manufacturing, Sales Yard
HI	HEAVY INDUSTRIAL Any use not in conflict with any other ordinance

MOST RESTRICTIVE

LEAST RESTRICTIVE

A detailed interpretation of the uses allowed in each zoning district may be obtained from the Planning Office. The Haysville Planning Commission may grant a more restrictive zoning district than requested.