



Emporia
Kansas

**EMPORIA PLANNING COMMISSION / BOARD OF ZONING APPEALS
TUESDAY, JULY 15, 2025 AT 6:00 PM
CITY COMMISSION / MUNICIPAL COURT ROOM
518 MECHANIC, EMPORIA, KS**

ORDER OF BUSINESS

CALL MEETING TO ORDER Chair Raymond Rogers

MEMBERS PRESENT

Vice Chair Tammi Ogle | Larry Bucklinger | Kenton Thomas | Stan Fowler | Lilian Lingenfelter | Joe Reed |

NEW BUSINESS

- 1. Planning Commission: Consider the Minutes of the June 17, 2025 Planning Commission Meeting.**
Presented by: Justin Givens, Planning & Zoning Administrator
Recommended Action: Approve Minutes
- 2. Planning Commission: Consider PC 2025-09 – A Request for Approval of a Final Planned Unit Development – Cedarbrook Meadows – 4500 W 18th Ave.**
Presented by: Justin Givens, Planning & Zoning Administrator
Recommended Action: Conduct the Public Hearing | Make Recommendation to the Governing Body
- 3. Planning Commission: Consider PC 2025-10 – A Request for Approval of a Final Plat– Cedarbrook Meadows Addition – 4500 W 18th Ave.**
Presented by: Justin Givens, Planning & Zoning Administrator
Recommended Action: Conduct the Public Hearing | Make Recommendation to the Governing Body

ADJOURNMENT



**EMPORIA-LYON COUNTY METROPOLITAN AREA
PLANNING COMMISSION / BOARD OF ZONING APPEALS
MINUTES OF JUNE 17, 2025
REGULAR MEETING**

The Planning Commission met in a regular session on Tuesday, June 17, 2025, with Chair Rogers presiding. Commissioners Bucklinger, Thomas, Fowler, Ogle, and Reed were present. Commissioner Lingenfelter was absent.

City staff: Justin Givens, Planning & Zoning Administrator, was present.

Chair Rogers called the meeting to order.

1. Consider The Minutes of the May 20, 2025 Regular Meeting Of The Planning Commission.

Givens presented the commission with the minutes from the May 20, 2025 meeting.

Commissioner Thomas made a motion to approve the minutes as presented. Commissioner Reed seconded the motion. The motion carried 6-0.

2. Consider PC 2025-08 – A Request for Rezoning of Property Located at 600 & 626 W HWY 50 – City Initiated.

Chair Rogers asked if proper notice had been given. **Givens** confirmed that proper notice was provided to the newspaper for the original public hearing date.

Chair Rogers asked if any Commissioners needed to recuse themselves or report any ex-parte communications. No ex-parte communications or conflict of interests were reported.

Givens provided the Staff Report.

STAFF REPORT

Application #: PC 2025-08

Applicants: City of Emporia

Owners: Emporia Enterprises INC.

Requested Action: Rezoning property from Lyon County parcel type to City of Emporia parcel type.

Purpose: The City is initiating the rezoning of this property following annexation in 2024. Since parcels retain their county designation, staff felt compelled to initiate the rezoning of this property to a

City parcel type to assist in streamlining and eliminating additional hurdles for any future development of the property. The property is currently assigned an Industrial Flex parcel type under county zoning regulations and would keep the same parcel type only under City regulations.

Address: 600 & 626 W HWY 50, Emporia KS

Legal description: Lots 1, 2, and 3 of Park IV Subdivision, Emporia, Lyon County, Kansas

Lot Size: 147 acres +/-

Existing Zoning: Lyon County Industrial Flex (IF)

Future Zoning in ELC Comp. Plan: Industrial Flex (IF)

Surrounding Zoning:

North	County Single-Family Detached County Agriculture
East	County Agricultural County Commercial
South	City Commercial County Industrial
West	Agricultural

Surrounding Actual Uses:

North	Large Lot Residential Ag Land
East	Ag Land Fanestil Meats
South	US HWY 50 Prairie Land Partners
West	Large Lot Residential Ag Land

Analysis: This property was annexed in 2024 and following subsequent annexations, it was determined by staff, that properties retain their county zoning designation until they are rezoned to City parcel types. Often times, when site selectors are looking for possible sites for projects, a common question asked is “is this property properly zoned for development”. One such situation occurred recently and it prompted staff to initiate the rezoning process, so one less hurdle for development can be removed.

This is not to say that a future development could not request more intense Industrial parcel types or Conditional Use Permits, but this action does allow for developers to use the City zoning regulations as a base for determining if a property is suitable and matches their needs.

Staff would reiterate that there is no development looming for this property, but this action is a proactive step to help make the property as marketable as possible.

Considerations: 9.8.3.a.8. Factors to be Considered for a Rezoning:

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based using the following guidelines: **Staff Commentary in Bold**

1. Whether the change or approval would be consistent with these regulations; **Removing the County designation and assigning a City zoning designation is consistent with the zoning regulations and required for properties to be developed within the City.**

2. The character and condition of the neighborhood and its effect on the proposed change; **Rezoning this property to a City Commercial Parcel Type would have no negative effect on the neighboring properties. The property is currently designated with a county parcel type of Industrial Flex. This action merely changes the underlying zoning from a county parcel type to a City parcel type.**
3. The zoning and uses of properties nearby; **The property is currently zoned as a county Industrial Flex parcel type and was anticipated in the Regulating Plan to be Industrial Flex property. Changing the zoning from county to City Industrial Flex would have no detrimental effect on any neighboring properties.**
4. The suitability of the subject property for the uses to which it has been restricted; **The property has, to the extent of staff's knowledge been zoned as an Industrial type property since it was purchased by Emporia Enterprises. This property is suited to be Industrial in nature and removing county regulations and allowing City regulations would streamline the development process.**
5. The extent to which removal of the restrictions will detrimentally affect nearby property; **Removing the county Parcel Type designation and reclassifying it as a City Industrial Flex Parcel Type will have no detrimental impact on nearby properties. The property has been zoned and anticipated to be an industrial development and is listed as such in the comprehensive plan.**
6. The length of time the subject property has remained vacant as zoned; **The length of time this property has been vacant is not necessarily applicable to this rezoning request. This property has been contemplated as industrial in nature.**
7. The relative gain to the public health, safety, and welfare by the destruction of the value of plaintiff's property as compared to the hardship imposed upon the individual landowner public services, including transportation, exist or can be provided to serve the uses that would be permitted on the property if it were reclassified or granted a conditional use; **Again, this property has been contemplated as an Industrial type property and this action is limited to transitioning from county regulations to City regulations. The delay of reclassifying this property could be seen as a barrier to development as it would be an additional step to see a project come to fruition on the property.**
8. The recommendations of a permanent or professional planning staff; **Staff is supportive of the rezoning.**
9. The conformance of the requested change to Plan ELC; **Plan ELC's Regulating Plan identifies this tract of land as an Industrial Parcel Type and is within the City Limits and as such, should have City Zoning Regulations applied to it.**
10. Such other factors as are deemed relevant by the Planning Commission or Governing Body.

Neighborhood Communications: Staff has received one call on the rezoning and no objections.

Recommendation: Staff recommends the Planning Commission make a motion of approval for the Rezoning to the Governing Body based on the following;

- 1) The request is consistent with the Comprehensive Plan;
- 2) The request conforms to the intent of the Zoning Regulations
- 3) There would not be a negative impact on the existing neighborhood

Attachments: Aerial & Current Zoning Map | Plan ELC Regulating Plan Map

Commissioner Fowler asked about whether or not if extra-territorial jurisdiction was in place, would this type of action be necessary. **Givens** stated that if the City had extra-territorial jurisdiction or a complete county zoning regulations the action would not be necessary.

The Public Hearing was opened.

Monte Miller, 1769 Road F, stated that he was not against the rezoning, but wanted to make sure that the 1,000 foot notification would still be in place once this was rezoned. **Givens** stated that it was correct. Any properties that are adjacent to the city limits require 1,000 foot notifications.

The Public Hearing was closed.

Commissioner Reed made a motion to recommend approval of the rezoning request and finding that the request is consistent with the Comprehensive Plan and conforms with the intent of the Zoning Regulations. Commissioner Bucklinger seconded the motion. The motion carried 6-0.

Off Agenda Item: Discussion of Sign Regulations

Commissioners discussed current issues within the zoning regulations as it applies to signs, especially temporary signs in the right of way. A consensus was stated that staff should increase enforcement of temporary signs, and other signs (feather type signs) that are not allowed within the zoning regulations.

Commissioners were in agreement that there was a process in place to allow for variances for signage and those businesses who want additional signs can come to the Board of Zoning Appeals.

Staff was also directed to bring options for new signage regulations for the Commission to review at a future meeting.

Adjournment: With no further discussion, the meeting was adjourned.

Respectfully Submitted,

Justin Givens, Secretary



**EMPORIA-LYON COUNTY METROPOLITAN AREA
PLANNING COMMISSION / BOARD OF ZONING APPEALS
TUESDAY, JULY 15, 2024, 6:00 PM
CITY MUNICIPAL COURT ROOM**

STAFF REPORT

Application #: PC 2025-09

Applicants: Crosswinds At Flint Hills LLC (owner / applicant)
Professional Engineering Consultants (agent)

Requested Action: Applicant requests approval of a Final Planned Unit Development (PUD)

Purpose: Applicant desires to develop a 38 acre tract of land with single-family residential and commercial property within the PUD.

Address: 4500 W 18th Ave. North of 18th Ave – East of Road G

Legal description: See Attached Exhibit A

Lot Size: 38.50 acres

Existing Zoning: Commercial / Single-Family Detached

Future Zoning in ELC Comp. Plan: Area was contemplated for commercial and residential development

Surrounding Zoning:

North – County Agriculture

East – City Civic / Public

South – City Flex-Use Low

West – County Agriculture

Surrounding Actual Uses:

North – Cropland

East – Jones Aquatic Center / City Owned Property

South – Frontier Farm Credit / Lighthouse Baptist Church

West – Vacant Ground / Juan Transportation Trucking Services

Analysis: The applicant/developer is proposing a Planned Unit Development that would consist of an 8 acre commercial development and a 32 acre residential development. The commercial development would be located along the east side of Road G, continuing the current existing commercial development at the corner of Road G and 18th Ave. For reference and scale comparison,

there could be another three properties developed similar to Frontier within the commercial development area. The commercial property would be developed under the Commercial Zoning Regulations and Standards. Other items of note for the commercial property:

- Maximum Building Height – 3 Stories, which is standard.
- Maximum Lot Coverage – 60%, which is standard.
- The building setbacks as shown on the PUD are standard for the Commercial Parcel Type.
- Additional items listed within the PUD text are acceptable to staff. They have provided provisions for screening, landscaping, circulation, and signage.

The residential portion of the development, is centered on 124 lots. The lots would be subject to Single-Family Detached Zoning Regulations and Building Standards, except for any specific variations that are listed within the PUD.

- The minimum lot size listed is 6,240 sq. ft. An exhibit provided by the applicant shows a section of lots that are designed to have a larger size. The applicant will clarify the minimum lot size and shall list these lots separately if necessary.
- The maximum lot coverage is decreased from 50% to 40%, which staff finds acceptable. The decrease in maximum lot coverage increases openness in the smaller lots. Total building coverage of a minimum lot would be 2,496 sq. ft.
- The applicant has proposed a front building setback of 25 ft. which staff finds acceptable. The building envelope for the minimum lot size would be 3,150 sq. ft. based on the front, rear, and side yard setbacks.

The proposed lot size is for both class of lots is less than what the Planning Commission had recommended when considering the Preliminary Plat. At the December 17, 2024 meeting and again at the March 18, 2025 meeting, the Commission recommended that the minimum lot width for the development should be set at 60 ft. and a minimum lot size of 7,000 sq. ft.

Considerations:

It is the intent of the Planned Unit Development District to encourage innovation in residential, commercial and industrial development by greater variety in type, design, and layout of buildings, to encourage a more efficient use of land reflecting changes in the technology of land development; to encourage the expansion of urban areas incorporating the best features of modern design while conserving the value of the land; and to provide a procedure which relates the type, design and layout of development to the particular site and the particular demand at the time of development in a manner consistent with the preservation of property values within established neighborhoods.

The proposed PUD maintains a commercial corridor along Road G and creates what is more commonly seen in older traditional neighborhoods, but is becoming more common in new development. A smaller lot that increases the density within a developable area. This increase in density creates a more urban than suburban setting, but design parameters proposed by the applicant still allow for car centric lifestyle that is predominant in the Midwest. Staff contends that the proposed development maximizes the use of the land and promotes more affordable housing.

A planned unit development shall be in general conformity with the provisions of the comprehensive plan, and shall not have a substantially adverse effect on the development of the neighboring area.

The proposed development reflects the needs of creating housing that is more affordable as reflected in PLAN ELC. The proposed housing aspect of the plan brings what we typically see in the inner core of the city to the edge, and in doing so maximizes available development land, promotes more affordable housing and develops an area that has city services readily available.

Neighborhood Communications: Staff has received one call about the proposed project. The caller expressed no objection to the project.

Recommendation: Staff recommends the Planning Commission make a motion to approve the Preliminary PUD subject to staff and Planning Commission comments and allow the applicant to proceed with a Final PUD submittal.

Attachments: Final PUD | Aerial Map | PEC PUD Graphics

CEARBROOK MEADOWS ADDITION

EMPORIA, LYON COUNTY, KANSAS

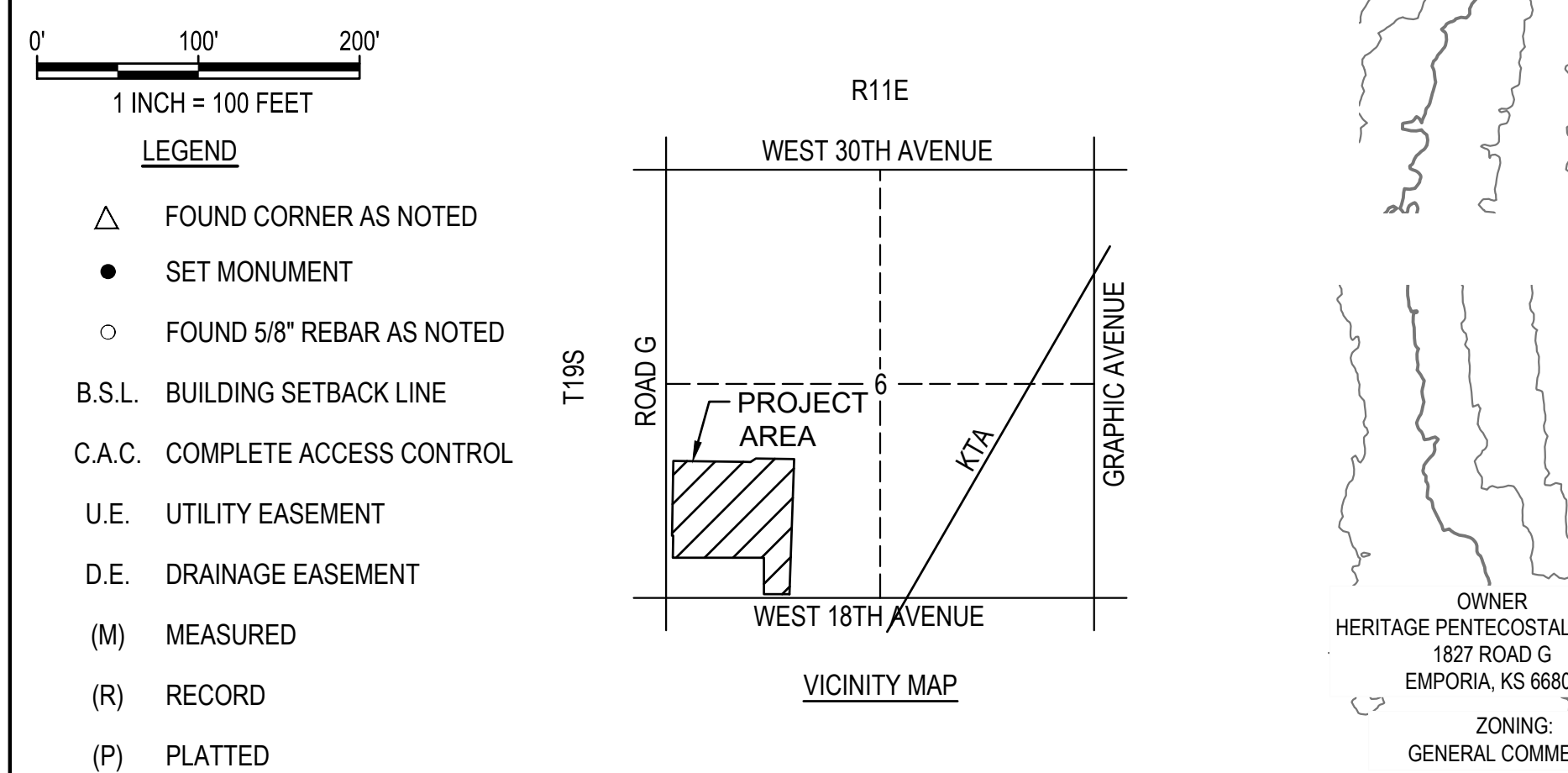
FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN

DATE OF PREPARATION: OCTOBER 17, 2024
 DATE OF SURVEY: SEPTEMBER 12, 2024
 OWNER AND SUB-DIVIDERS: CROSSINGS AT FLINT HILLS, LLC
 3910 WEST 6TH, BOX 231
 STILLWATER, OK 74704
 SURVEYOR & ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS
 303 S. TOPEKA, WICHITA, KS 67202
 EXISTING ZONING: C-3 AND A-1
 PROPOSED ZONING: COMMERCIAL (C) WITH PUD
 AGRICULTURE
 EXISTING USE:
 PROPOSED USE:

- GENERAL PROVISIONS**
 (APPLICABLE TO BOTH PARCEL A AND PARCEL B)
- THE TOTAL DEVELOPMENT CONTAINS 40 ACRES.
 - ANY MAJOR CHANGES WITHIN THIS PLANNED UNIT DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE GOVERNING BODY FOR THEIR CONSIDERATION, AMENDMENTS, ADJUSTMENTS, OR INTERPRETATIONS.
 - NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT WATER AND SEWER SERVICES.
 - ALL PROPOSED NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

- GENERAL PROVISIONS FOR PARCEL A**
- GROSS AREA = 331,771 SF = 7.6 ACRES.
 - MAXIMUM NUMBER OF FLOORS = 3 STORIES
 - MAXIMUM LOT COVERAGE = 60%
 - MINIMUM SETBACKS SHALL BE AS FOLLOWS:
 a. FRONT = 25 FEET
 b. REAR = 20 FEET
 c. SIDE = 5 FEET
 - USES: PERMITTED AND CONDITIONAL USES PER THE COMMERCIAL (C) DISTRICT, AS LISTED IN TABLE 2.5 OF THE ZONING CODE.
 - A LANDSCAPE AND SCREENING PLAN FOR THIS PARCEL SHALL BE PREPARED IN ACCORDANCE WITH CITY OF EMPORIA REQUIREMENTS IN ADVANCE OF BUILDING PERMIT ISSUANCE.
 - LIGHTING
 a. LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF EMPORIA ZONING CODE.
 b. ALL DEVELOPMENT WITHIN PARCEL A SHALL SHARE SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES AND LAMPS ETC.), AS APPROVED BY THE ZONING ADMINISTRATOR.
 c. ALL LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT DISBURSEMENT IN A DOWNWARD DIRECTION AND DIRECTED AWAY FROM RESIDENTIAL AREAS.
 d. LIGHT POLES INCLUDING ABOVE GROUND BASE SHALL BE LIMITED TO 25 FEET TALL, EXCEPT 15 FEET TALL WHEN WITHIN 100 FEET OF RESIDENTIAL ZONING DISTRICT.
 - SIGNS: AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF EMPORIA EXCEPT THE FOLLOWING:
 a. NO PORTABLE, BANNER, OR PENNANT SIGNS SHALL BE PERMITTED.
 b. WALL SIGNAGE SHALL BE LIMITED TO 20% OF WALL AREA.
 c. A TOTAL OF FOUR SIGNS SHALL BE PERMITTED ON PARCEL A, ONE OF WHICH MAY BE A TENANT DIRECTORY SIGN. TENANT DIRECTORY SIGN SHALL HAVE A MAXIMUM HEIGHT OF 25 FEET AND A MAXIMUM AREA OF 250 SQUARE FEET. OTHER SIGNS SHALL BE MONUMENT SIGNS WITH A MAXIMUM HEIGHT OF 15 FEET AND A MAXIMUM AREA OF 150 SQUARE FEET. A MONUMENT SIGN MAY BE USED IN LIEU OF THE TENANT DIRECTORY SIGN. THERE SHALL BE A MINIMUM DISTANCE OF 150 FEET BETWEEN ANY TWO ADJACENT SIGNS.
 - PARKING WITHIN PARCEL A SHALL BE IN ACCORDANCE WITH CITY OF EMPORIA ZONING CODE, EXCEPT THAT PARKING SHALL BE PERMITTED IN ANY REQUIRED YARD.
 - ACCESS CONTROLS SHALL BE AS SHOWN ON THE FINAL PLAN.
 - RESERVES IN PARCEL A SHALL BE PLATTED FOR THE FOLLOWING:
 a. RESERVE F IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, RECREATIONAL USES, PRIVATE SIDEWALKS, PARKING, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.
 b. RESERVE F SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS ASSOCIATIONS TO BE FORMED.

- GENERAL PROVISIONS FOR PARCEL B**
- GROSS AREA = 1,410,627 SF = 32.4 ACRES
 - DWELLING UNITS PER ACRE = 3.73
 - MAXIMUM NUMBER OF FLOORS = 2 STORIES
 - MAXIMUM LOT COVERAGE = 40%
 - MINIMUM LOT SIZE = 6,240 SF
 - MINIMUM LOT FRONTAGE = 52 FEET
 - MINIMUM LOT DEPTH = 120 FEET
 - MINIMUM SETBACKS SHALL BE AS FOLLOWS:
 a. FRONT = 25 FEET
 b. REAR = 20 FEET
 c. SIDE = 5 FEET
 - MINIMUM PRIMARY FACADE BUILT TO RBL = 45%
 - USES: PERMITTED AND CONDITIONAL USES PER THE SINGLE-FAMILY DETACHED (SF-D) DISTRICT AS LISTED IN TABLE 2.5 OF THE ZONING CODE.
 - A LANDSCAPE PLAN SHALL NOT BE REQUIRED.
 - STREET LIGHTING SHALL BE IN ACCORDANCE WITH EVERY REQUIREMENTS. POLES SHALL BE EVERY STANDARD FIBERGLASS POLES. ELECTRICAL SERVICE FOR STREET LIGHTING SHALL BE UNDERGROUND.
 - RESERVES WITHIN PARCEL B SHALL BE PLATTED FOR THE FOLLOWING USES:
 a. RESERVE A IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, RECREATIONAL USES, PRIVATE SIDEWALKS, PARKING, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.
 b. RESERVES B AND C ARE HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.
 c. RESERVES D AND E ARE HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS, PRIVATE SIDEWALKS, BERMS, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS.
 d. RESERVES G, H, AND I ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, RECREATIONAL USES, PRIVATE SIDEWALKS, LANDSCAPING, BERMS, AND UTILITIES CONFINED TO EASEMENTS.
 e. RESERVE A THROUGH I SHALL BE OWNED AND MAINTAINED BY ONE OR MORE PROPERTY OWNERS ASSOCIATIONS TO BE FORMED.
 - ENTRY MONUMENTS WITHIN RESERVES B, C, D, & E SHALL BE DESIGNED TO NOT RESTRICT VISION OF APPROACHING VEHICLE TRAFFIC. ENTRY MONUMENTS SHALL HAVE A MAXIMUM HEIGHT OF 15 FEET.
 - LOCAL RESIDENTIAL STREET STANDARDS:
 a. PAVEMENT WIDTH = 31 FOOT (BCC-800)
 b. RIGHT-OF-WAY MINIMUM = 48 FEET
 c. PLANTING AREA MINIMUM = 7.5 FEET
 d. PLANTING AREA TREES = NONE REQUIRED
 e. SIDEWALK MINIMUM = 6 FEET
 f. SIDEWALK PLACEMENT = ONE SIDE MINIMUM



PUD LEGAL DESCRIPTION

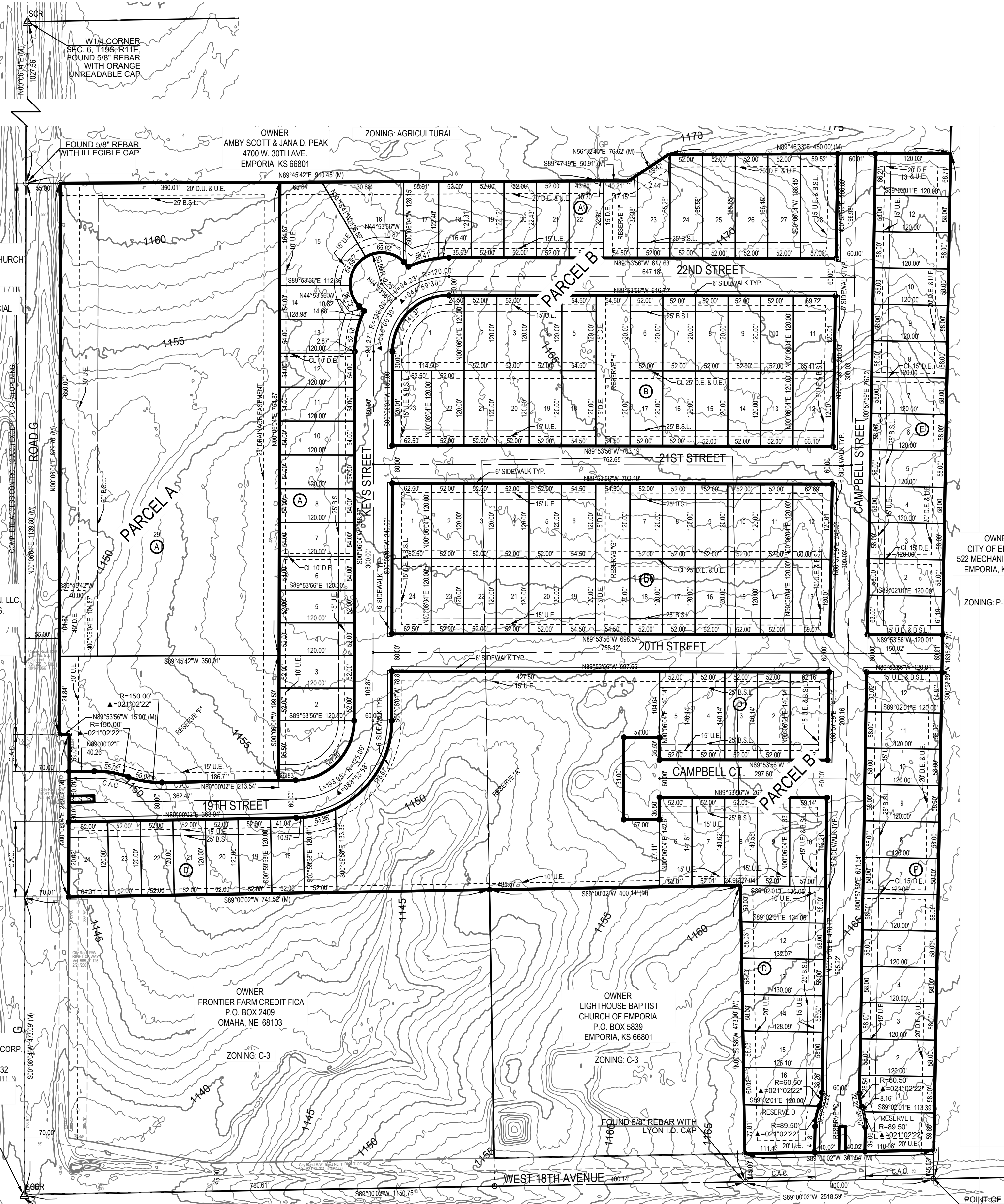
A CONTIGUOUS TRACT OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON SEPTEMBER 20, 2004, BY ERNEST CANTU, JR., P.S. #1407, AND PROFESSIONAL ENGINEERING CONSULTANTS, P.A. (C.L.S. #85), A PROFESSIONAL ASSOCIATION LICENSED TO PRACTICE SURVEYING IN THE STATE OF KANSAS, SAID TRACT OF LAND DESCRIBED BASED ON A BEARING OF SOUTH 89°00'02" WEST, MEASURED FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6 TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6, USING ZONE 9 OF THE KANSAS REGIONAL COORDINATE SYSTEM (EMPORIA ZONE), WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, WITH DISTANCE HEREIN MEASURED HORIZONTALLY ON THE GROUND, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2-INCH REBAR WITH YELLOW I.D. CAP STAMPED "XVE CLS20" HELD FOR THE POSITION OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS, THENCE BEARING SOUTH 89°00'02" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 1607.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING CONCURRENT WITH THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, IN VOLUME 436, PAGE 903, RECORDED ON SEPTEMBER 9, 1998, WITH THE OFFICE OF THE REGISTER OF DEEDS, LYON COUNTY, KANSAS, THENCE CONTINUING WITHOUT DEFLECTION, BEARING SOUTH 89°00'02" WEST ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN JOINT TENANCY WARRANTY DEED, IN BOOK 444 OF DEEDS, PAGE 485, RECORDED ON MAY 12, 2000, WITH SAID OFFICE OF THE REGISTER OF DEEDS, FROM WHICH A 5/8-INCH REBAR WITH LYON COUNTY I.D. CAP IN A CIRCULAR SURVEY MONUMENT BOX, HELD FOR THE POSITION OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6, BEARS SAME SOUTH 89°00'02" WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6 AT A DISTANCE OF 1150.75 FEET; THENCE BEARING NORTH 0°59'58" WEST, PERPENDICULAR FROM SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 444, PAGE 485, AND ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED, IN BOOK 448 OF DEEDS, PAGE 607, RECORDED ON JUNE 15, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, A DISTANCE OF 473.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 448, PAGE 607, THENCE BEARING SOUTH 89°00'02" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 AND ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 448, PAGE 607, A DISTANCE OF 473.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN INDIVIDUAL TRUSTEE'S DEED, IN DOCUMENT NUMBER 2015-04746, RECORDED ON DECEMBER 30, 2015, SAID POINT ALSO BEING PERPENDICULARLY NORTH FROM SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, NORTH OF A POINT 750.61 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6 AS DESCRIBED IN SAID BOOK 448, PAGE 607, AND AS DESCRIBED IN SAID DOCUMENT NUMBER 2015-04746, THENCE CONTINUING WITHOUT DEFLECTION, BEARING SOUTH 89°00'02" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 2015-04746, A DISTANCE OF 741.52 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, BEING CONCURRENT WITH THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 2015-04746, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6 BEARS SOUTH 89°00'02" WEST ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 1139.80 FEET, FROM WHICH A 5/8-INCH REBAR WITH ILLEGIBLE CAP (POSSIBLY RESET BY STEVEN S. BROEMER, PFS72, ON OCTOBER 15, 2001), HELD FOR THE POSITION OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6, BEARS NORTH 0°00'04" EAST ALONG SAID WEST LINE AT A DISTANCE OF 1027.56 FEET; THENCE BEARING NORTH 89°45'42" EAST A DISTANCE OF 910.45 FEET; THENCE BEARING SOUTH 89°47'18" EAST A DISTANCE OF 50.00 FEET; THENCE BEARING NORTH 89°32'40" EAST A DISTANCE OF 18.00 FEET; THENCE BEARING NORTH 89°46'30" EAST A DISTANCE OF 450.00 FEET TO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, IN VOLUME 436, PAGE 903, THENCE BEARING SOUTH 0°57'59" WEST ALONG SAID WEST LINE OF SAID TRACT OF LAND DESCRIBED IN VOLUME 436, PAGE 903, A DISTANCE OF 1635.42 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND BEING SUBJECT TO CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN RIGHT OF WAY, VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, LYON COUNTY, KANSAS, THENCE BEARING NORTH 89°00'02" EAST, A DISTANCE OF 40.26 FEET TO A CURVE TO THE RIGHT, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 21°02'22"; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 55.08 FEET TO A POINT OF REVERSE CURVATURE AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 21°02'22"; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 55.08 FEET; THENCE BEARING NORTH 89°00'02" EAST, A DISTANCE OF 186.71 FEET; THENCE BEARING NORTH 0°00'04" EAST, A DISTANCE OF 954.36 FEET; THENCE BEARING NORTH 89°45'42" EAST, A DISTANCE OF 350.01 FEET TO A POINT 55.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, BEING A POINT ON THE EAST LINE OF LYON COUNTY ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN EASEMENT TRACT NO. 5-A, IN VOLUME 296, PAGE 509, RECORDED ON OCTOBER 14, 1998, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°35'59" WEST, ALONG SAID EAST ROAD RIGHT OF WAY LINE, A DISTANCE OF 879.70 FEET TO THE NORTH LINE OF SAID CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN RIGHT OF WAY, VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°35'59" WEST, PERPENDICULAR FROM SAID WEST LINE OF SECTION 6 AND ALONG THE NORTH LINE OF SAID RIGHT OF WAY, IN VOLUME 541, PAGE 603, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY, BEING A POINT 70.00 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, THENCE BEARING SOUTH 00°00'04" WEST, A DISTANCE OF 59.02 FEET TO THE POINT OF BEGINNING.

PARCEL A LEGAL DESCRIPTION

A TRACT OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON JUNE 11, 2025, BY ERNEST CANTU, JR., P.S. #1407, AND DESCRIBED AS COMMENCING AT A 5/8-INCH REBAR WITH LYON COUNTY I.D. CAP HELD FOR THE POSITION OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS, THENCE BEARING NORTH 0°00'04" EAST USING ZONE 9 OF THE KANSAS REGIONAL COORDINATE SYSTEM (EMPORIA ZONE), WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 674.49 FEET; THENCE BEARING SOUTH 89°35'59" EAST, PERPENDICULAR FROM SAID WEST LINE OF SECTION 6, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE EAST LINE OF THE CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN RIGHT OF WAY, VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH THE OFFICE OF THE REGISTER OF DEEDS, LYON COUNTY, KANSAS, THENCE BEARING NORTH 89°00'02" EAST, A DISTANCE OF 40.26 FEET TO A CURVE TO THE RIGHT, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 21°02'22"; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 55.08 FEET TO A POINT OF REVERSE CURVATURE AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 21°02'22"; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 55.08 FEET; THENCE BEARING NORTH 89°00'02" EAST, A DISTANCE OF 186.71 FEET; THENCE BEARING NORTH 0°00'04" EAST, A DISTANCE OF 954.36 FEET; THENCE BEARING NORTH 89°45'42" EAST, A DISTANCE OF 350.01 FEET TO A POINT 55.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, BEING A POINT ON THE EAST LINE OF LYON COUNTY ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN EASEMENT TRACT NO. 5-A, IN VOLUME 296, PAGE 509, RECORDED ON OCTOBER 14, 1998, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 00°00'04" WEST, ALONG SAID EAST ROAD RIGHT OF WAY LINE, A DISTANCE OF 879.70 FEET TO THE NORTH LINE OF SAID CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN RIGHT OF WAY, VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°35'59" WEST, ALONG SAID EAST ROAD RIGHT OF WAY LINE, A DISTANCE OF 879.70 FEET TO THE NORTH LINE OF SAID CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN RIGHT OF WAY, VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°35'59" WEST, PERPENDICULAR FROM SAID WEST LINE OF SECTION 6 AND ALONG THE NORTH LINE OF SAID RIGHT OF WAY, IN VOLUME 541, PAGE 603, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY, BEING A POINT 70.00 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, THENCE BEARING SOUTH 00°00'04" WEST, A DISTANCE OF 59.02 FEET TO THE POINT OF BEGINNING.

PARCEL B LEGAL DESCRIPTION

A TRACT OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON JUNE 11, 2025, BY ERNEST CANTU, JR., P.S. #1407, AND DESCRIBED AS COMMENCING AT A 5/8-INCH REBAR WITH LYON COUNTY I.D. CAP HELD FOR THE POSITION OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS, THENCE BEARING NORTH 0°00'04" EAST USING ZONE 9 OF THE KANSAS REGIONAL COORDINATE SYSTEM (EMPORIA ZONE), WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 674.49 FEET; THENCE BEARING SOUTH 89°35'59" EAST, PERPENDICULAR FROM SAID WEST LINE OF SECTION 6, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE EAST LINE OF THE CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN RIGHT OF WAY, VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH THE OFFICE OF THE REGISTER OF DEEDS, LYON COUNTY, KANSAS, THENCE BEARING NORTH 89°00'02" EAST, A DISTANCE OF 40.26 FEET TO A CURVE TO THE RIGHT, SAID CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 21°02'22"; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 55.08 FEET TO A POINT OF REVERSE CURVATURE AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 21°02'22"; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 55.08 FEET; THENCE BEARING NORTH 89°00'02" EAST, A DISTANCE OF 186.71 FEET; THENCE BEARING NORTH 0°00'04" EAST, A DISTANCE OF 954.36 FEET; THENCE BEARING NORTH 89°45'42" EAST, A DISTANCE OF 350.01 FEET TO A POINT 55.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, BEING A POINT ON THE EAST LINE OF LYON COUNTY ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN EASEMENT TRACT NO. 5-A, IN VOLUME 296, PAGE 509, RECORDED ON OCTOBER 14, 1998, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 00°00'04" WEST, ALONG SAID EAST ROAD RIGHT OF WAY LINE, A DISTANCE OF 879.70 FEET TO THE NORTH LINE OF SAID CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN RIGHT OF WAY, VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°35'59" WEST, ALONG SAID EAST ROAD RIGHT OF WAY LINE, A DISTANCE OF 879.70 FEET TO THE NORTH LINE OF SAID CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G, AS DESCRIBED IN RIGHT OF WAY, VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°35'59" WEST, PERPENDICULAR FROM SAID WEST LINE OF SECTION 6 AND ALONG THE NORTH LINE OF SAID RIGHT OF WAY, IN VOLUME 541, PAGE 603, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY, BEING A POINT 70.00 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, THENCE BEARING SOUTH 00°00'04" WEST, A DISTANCE OF 59.02 FEET TO THE POINT OF BEGINNING.



SW CORNER
 SEC. 6, T19S, R11E
 FOUND 5/8" REBAR WITH LYON CO. CAP

SE CORNER
 SEC. 6, T19S, R11E
 FOUND 1/2" REBAR WITH "XVE CLS20" YELLOW CAP

POINT OF COMMENCEMENT

PEC
 PROFESSIONAL ENGINEERING CONSULTANTS
 303 SOUTH TOPEKA
 WICHITA, KS 67202
 316-262-2691 www.pec1.com



CEDARBROOK MEADOWS

EMPORIA, KANSAS



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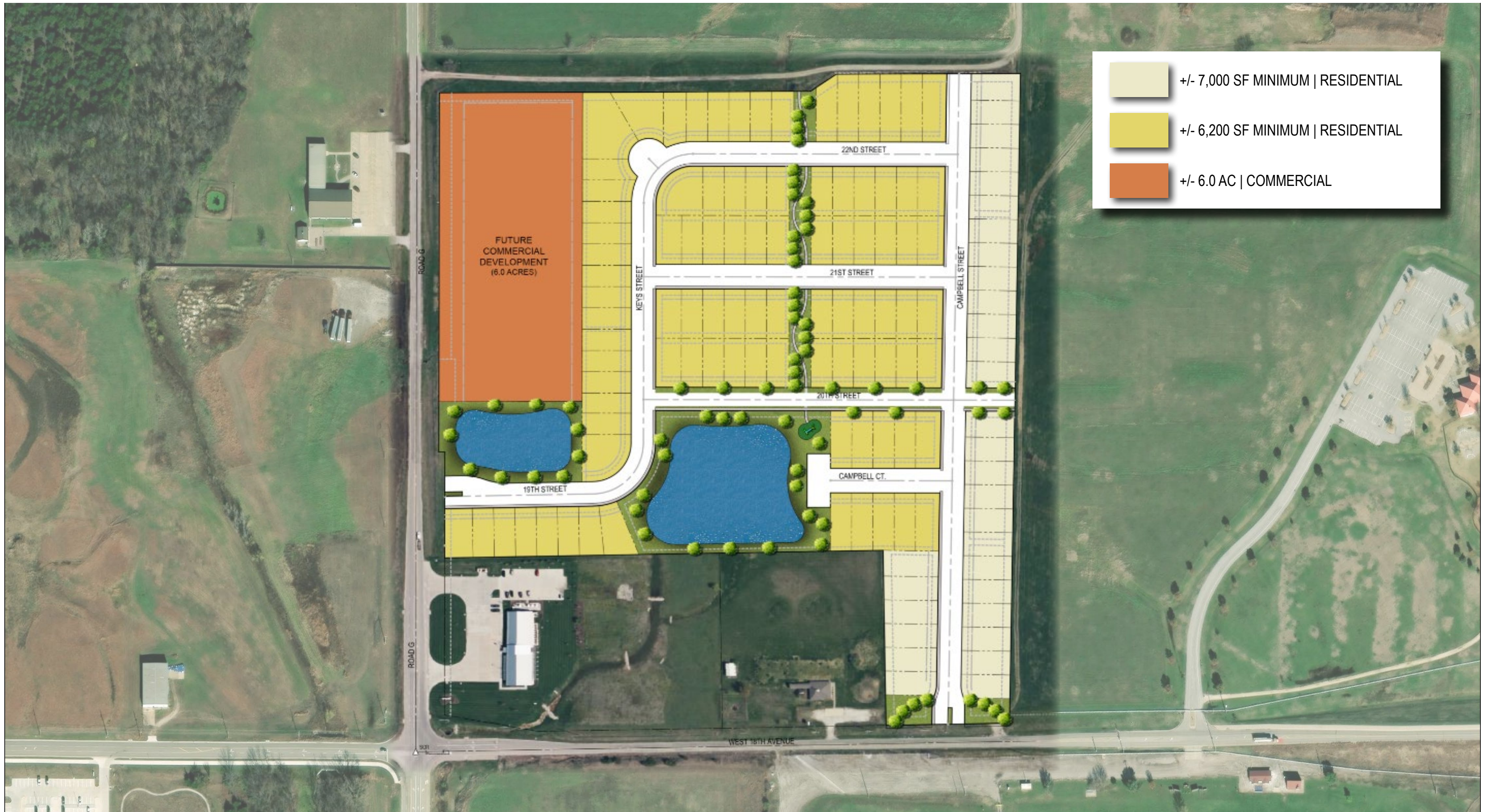


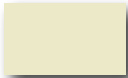
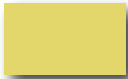

SUBJECT PROPERTY
CEDARBROOK MEADOWS - EMPORIA, KS

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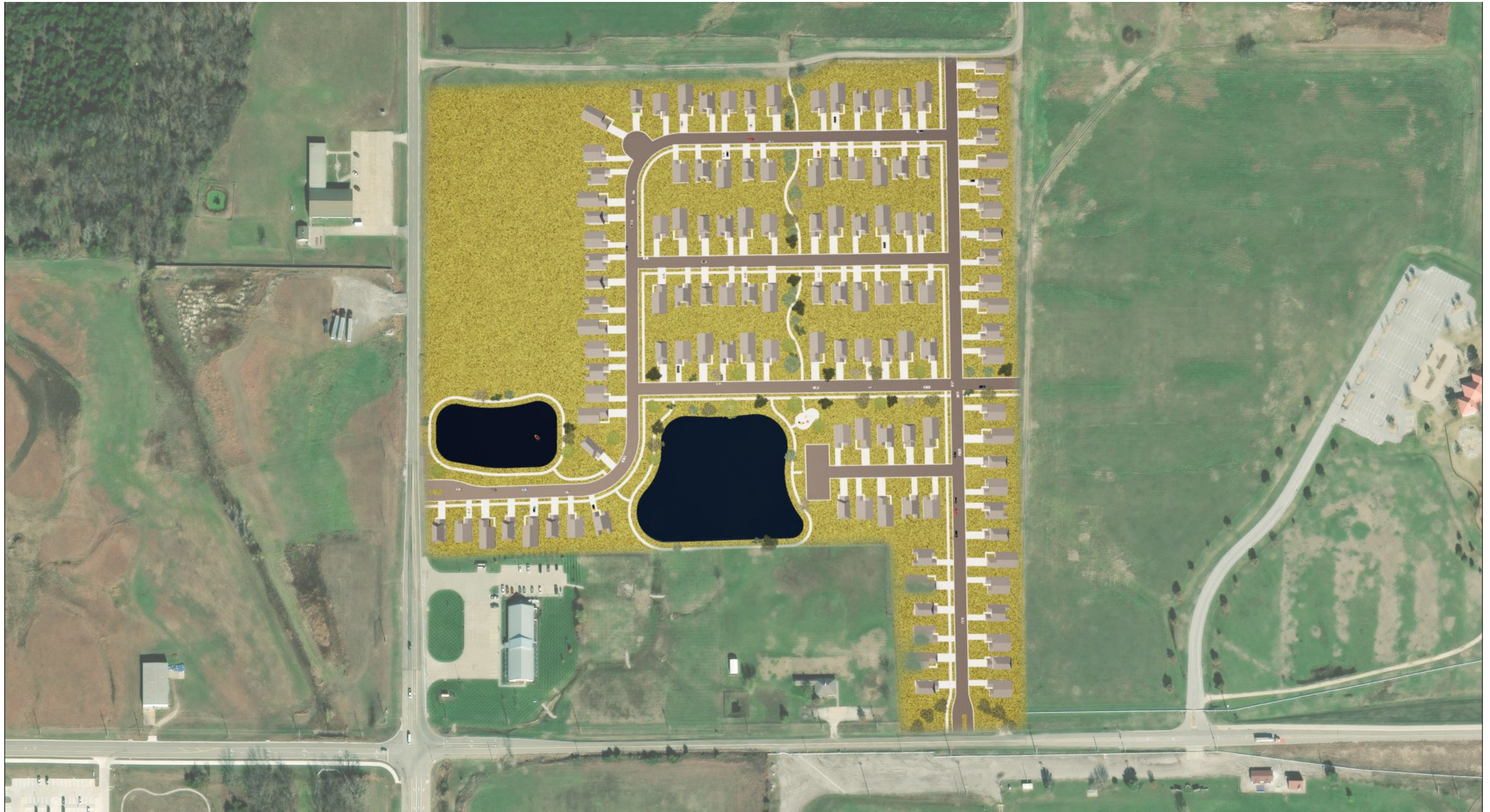
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	+/- 7,000 SF MINIMUM RESIDENTIAL
	+/- 6,200 SF MINIMUM RESIDENTIAL
	+/- 6.0 AC COMMERCIAL



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PLAN VIEW

CEDARBROOK MEADOWS - EMPORIA, KS



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CENTER GREENWAY | SOUTH VIEW

CEDARBROOK MEADOWS - EMPORIA, KS



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AERIAL PERSPECTIVE | SOUTH VIEW

CEDARBROOK MEADOWS - EMPORIA, KS



CEDARBROOK MEADOWS

EMPORIA, KANSAS



CEDARBROOK MEADOWS
AERIAL PHOTO





Emporia
Kansas

**EMPORIA-LYON COUNTY METROPOLITAN AREA
PLANNING COMMISSION / BOARD OF ZONING APPEALS
TUESDAY, JULY 15, 2025, 6:00 PM
CITY MUNICIPAL COURT ROOM**

STAFF REPORT

Application #: PC 2025-10

Applicants: Crosswinds At Flint Hills LLC
Owners: Crosswinds At Flint Hills LLC
Agents: Professional Engineering Consultants (PEC)

Requested Action: Approval of a Final Plat.

Purpose: Applicant desires to develop a 38 acre tract of land for single-family homes and commercial property

Address: 4500 W 18th Ave. North of W 18th Ave. – East of Road G

Legal description: See Exhibit A

Area Size: 38 +/- acres

Existing Zoning: Single-Family Detached / Commercial

Surrounding Zoning:

North: County Agriculture
East: Civic / Public
South: Flex-Use Low
West: County Agriculture

Surrounding Actual Uses:

North: Cropland
East: Jones Aquatic Center / City Owned Vacant Property
South: Frontier Farm Credit / Lighthouse Baptist Church
West: Vacant Ground / Juan Transportation Trucking Services

Future Zoning in ELC Comp. Plan: Area was contemplated for a mixture of housing, parks, and commercial development.

Analysis: The applicant is proposing to develop a 38 acre tract of land with approximately 8 acres being dedicated to commercial development and the balance of the tract being dedicated for residential development. The applicant is proposing to develop the property under a Planned Unit Development

Overlay District. The Planned Unit Development will allow for the managed growth of the commercial and residential areas in accordance with the approved plan. There are several modification to base zoning standards within the Planned Unit Development. The residential development centers on lots smaller than a typical greenfield-development. The lots are varied in size with 31 lots having a minimum square footage of 7,000 sq. ft. and 93 lots with a minimum square footage of 6,200 sq. ft.

Access for the development will come from both 18th Road and Road G and most lots will be served by a looped road system. A single hammerhead type road is proposed one section of the development. Additionally, a walking trail is proposed that would link the northern most properties and the residential park reserve on the southern edge of the residential property.

The proposed lot size is for both class of lots is less than what the Planning Commission had recommended when considering the Preliminary Plat. At the December 17, 2024 meeting and again at the March 18, 2025 meeting, the Commission recommended that the minimum lot width for the development should be set at 60 ft. and a minimum lot size of 7,000 sq. ft.

1. **Plat Name:** The proposed name of the development is Cedarbrook Meadows which meets requirements.

2. **Legal Description:** The legal description shown on the final plat meets requirements and has been reviewed by the County Surveyor.

3. **Lots:** The final plat proposes 124 lots, which are labeled appropriately. The subject property is proposed to be developed as a Planned Unit Development, which will control lot size, building setbacks, and other development aspects. The development parameters for the residential area are listed below:

- **Minimum Lot Size:** Greenfield Standard: 9,000 sq. ft. – Infill Standard: 6,500 sq. ft.
 - Block D/Lots 11-16, Block E/Lots 1-13, and Block F/Lots 1-12: 6,960 sq. ft.
 - Block A/Lots 1-28, Block B/Lots 1-12, Block C/Lots 1-24, and Block D/Lots 1-10/17-24 6,240 sq. ft.
- **Minimum Lot Width:** Greenfield Standard: 60 ft. – Infill Standard: 40 ft.
 - All Lots – 52 ft.
- **Minimum Lot Depth:** Greenfield Standard: 120 ft. – Infill Standard: 120 ft.
 - All Lots – 120 ft.
- **Maximum Lot Coverage:** Greenfield Standard: 40% – Infill Standard: 50%
 - All Lots – 40%

4. **Blocks:** 6 blocks are shown and labeled appropriately A thru F

5. **Building Lines:** Greenfield Standard: 25 ft. – Infill Standard: 15 ft.

A front building setback line of 25 ft. is shown on the plat. The building setback line will provide room in front yards for automobile parking and provides needed space for the smaller lots that are proposed. Rear and Side Yards, while not required to be shown shall be set at 20 ft. rear and 5 ft. side yard minimums.

6. **Easements:** Easements for utilities are shown on the final plat. Both front and rear easements have been provided. The front easement of 15 ft. will be located within the front building setback. The Utility Advisory Board has reviewed the plat and no private utility has asked for additional easements at this time.

7. **Reserves:** 9 reserves have been provided:

- Reserve A is dedicated for open space, drainage, stormwater detention, recreational uses, private sidewalks, parking, landscaping, and utilities as confined to easements.
- Reserves B and C are dedicated for open space, entry monuments, landscaping, and utilities confined to easements.
- Reserves D and E are dedicated for open space, entry monuments, private sidewalks, berms, landscaping, and utilities confined to easements.
- Reserve F is dedicated for open space, drainage, stormwater detention, recreation uses, private sidewalk, parking, landscaping, and utilities confined to easements.
- Reserves G, H, and I are dedicated for open space, drainage, recreation uses, private sidewalk, landscaping, berms, and utilities confined to easements.
- The applicant indicates and is required to create an owners association for the ownership and maintenance of the reserves. The documents creating the owners association shall be provided prior to the final plat being approved by the City Commission.

8. **Drainage:** A drainage and grading plan is under review by the City Engineer and is subject to approval by the City Engineer prior to final plat being approved by the City Commission.

The applicant has provided for onsite detention to handle stormwater runoff in the form of two retention ponds located within Reserve A and Reserve F.

9. **Public & Private Improvements:**

- **Streets:**

- An interconnected street network has been provided. One connection has been provided for ingress/egress to Road G. One connection has been provided to 18th Ave. for ingress and egress. A monument is provided for separation of vehicles entering and exiting the development at both locations.
- 20th Street allows for the continuation to a future street to the east.
- Campbell Street allows for the continuation to a future street to the north.
- Campbell Ct. utilizes a hammerhead versus a traditional cul-de-sac to maximize space dedicated to reserve A. The hammerhead is of sufficient size for fire apparatus to maneuver. The applicant shall indicate whether parking will allowed within the hammerhead and shall clearly mark parking areas and no parking areas as approved by the Fire Marshall when final road plans are approved.
- The street naming utilizes the existing numerical street names. A corrected final plat shall show Avenue instead of Street for the numbered streets. Campbell Ct., Campbell St., and Keys St are acceptable names.

- **Sidewalks:** A 6 ft. sidewalk is shown on the Final PUD and is appropriately located on one side of each street. A walking path has been provided for in Reserve G, H, and I, and shall be installed when the corresponding street is built.
- **Sanitary Sewer:** A utility plan has been submitted and is pending review by the City Engineer. Sanitary Sewer will be provided within the street right of way in the front of each property or connected via a stub under the road. All sewer connections will be in the front of each house.

- **Water:** A utility plan has been submitted and is pending review by the City Engineer. Water service will be provided within the street right of way and each lot shall be connected by a stub either in the front yard or under the street.
- **Fire Protection:** The fire marshal shall approve the location of all fire hydrants prior to final road and utility plans being approved.
- **Private Utilities:** Space has been provided in both the front and rear of properties for private utility easements. The easements are of ample size necessary for development. No private utility has requested additional easement at this time.

11. Miscellaneous:

- All maintenance agreements and other requirements concerning the Planned Unit Development and Owners Association shall be provided for review prior to approval of the Final Plat / PUD.

Neighborhood Communications: At the time of writing the report staff has had discussion with one property owner concerning the development. No objection was stated at that time.

Recommendation: Staff recommends approval of the Final Plat subject to Staff and Planning Commission comments.

Attachments: Aerial Map | Zoning Map | Final Plat | Utility Plan

CEDARBROOK MEADOWS ADDITION

EMPORIA, LYON COUNTY, KANSAS

FINAL PLAT

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2025.

WARREN CHIP WOODS, P.S. #603
COUNTY SURVEYOR
LYON COUNTY KANSAS

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COMMISSION OF THE CITY OF EMPORIA, KANSAS, THIS _____ DAY OF _____, 2025.

_____, MAYOR
ERREN HARTER

ATTEST:

_____, CITY CLERK
KERRY SULL

COUNTY TREASURER'S CERTIFICATE:

STATE OF KANSAS)
COUNTY OF LYON) SS

I HEREBY CERTIFY THAT THE TAXES OF THE INCLUDED TRACTS ARE CURRENT.

_____, COUNTY TREASURER
SHARON GAEDE

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2025

_____, COUNTY CLERK
AMY JACKSON JONES

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF LYON) AS

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 _____, 2025.

_____, REGISTER OF DEEDS
WENDY WEISS

_____, DEPUTY
PAMI DRAKE

CERTIFICATE OF SURVEY:

STATE OF KANSAS)
COUNTY OF LYON) SS

ON THIS _____ DAY OF _____, 2025 WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, CEDARBROOK MEADOWS ADDITION TO EMPORIA, LYON 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

A CONTIGUOUS TRACT OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON SEPTEMBER 28, 2024, BY ERNEST CANTU, JR., P.S. #1407, AND PROFESSIONAL ENGINEERING CONSULTANTS, P.A. (C.L.S. #65), A PROFESSIONAL ASSOCIATION LICENSED TO PRACTICE SURVEYING IN THE STATE OF KANSAS, SAID TRACT OF LAND DESCRIBED BASED ON A BEARING OF SOUTH 89°00'02" WEST, MEASURED FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6 TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6, USING ZONE 9 OF THE KANSAS REGIONAL COORDINATE SYSTEM (EMPORIA ZONE), WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, WITH DISTANCES HEREIN MEASURED HORIZONTALLY ON THE GROUND, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2-INCH REBAR WITH YELLOW I.D. CAP STAMPED "KVE CLS20", HELD FOR THE POSITION OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS; THENCE BEARING SOUTH 89°00'02" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 1067.84 FEET TO THE POINT OF BEGINNING, SAID POINT BEING COINCIDENT WITH THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, IN VOLUME 436, PAGE 903, RECORDED ON SEPTEMBER 9, 1998, WITH THE OFFICE OF THE REGISTER OF DEEDS, LYON COUNTY, KANSAS; THENCE CONTINUING WITHOUT DEFLECTION, BEARING SOUTH 89°00'02" WEST ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN JOINT TENANCY WARRANTY DEED, IN BOOK 444 OF DEEDS, PAGE 495, RECORDED ON MAY 12, 2000, WITH SAID OFFICE OF THE REGISTER OF DEEDS, FROM WHICH A 5/8-INCH REBAR WITH LYON COUNTY I.D. CAP IN A CIRCULAR SURVEY MONUMENT BOX, HELD FOR THE POSITION OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6, BEARS SAME SOUTH 89°00'02" WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6 AT DISTANCE OF 1150.75 FEET; THENCE BEARING NORTH 0°59'58" WEST, PERPENDICULAR FROM SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 444, PAGE 495, AND ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED, IN BOOK 448 OF DEEDS, PAGE 607, RECORDED ON JUNE 15, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, A DISTANCE OF 473.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 448, PAGE 607; THENCE BEARING SOUTH 89°00'02" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 6 AND ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 448, PAGE 607, A DISTANCE OF 400.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 448, PAGE 607, ALSO BEING COINCIDENT WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INDIVIDUAL TRUSTEE'S DEED, IN DOCUMENT NUMBER 2015-04746, RECORDED ON DECEMBER 30, 2015, SAID POINT ALSO BEING PERPENDICULARLY NORTH FROM SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, NORTH OF A POINT 750.61 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6 AS DESCRIBED IN SAID BOOK 448, PAGE 607, AND AS DESCRIBED IN SAID DOCUMENT NUMBER 2015-04746; THENCE CONTINUING WITHOUT DEFLECTION, BEARING SOUTH 89°00'02" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 2015-04746, A DISTANCE OF 741.52 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, BEING COINCIDENT WITH THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN SAID DOCUMENT NUMBER 2015-04746, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6 BEARS SOUTH 0°06'04" WEST ALONG SAID WEST LINE AT A DISTANCE OF 473.09 FEET; THENCE BEARING NORTH 0°06'04" EAST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6 A DISTANCE OF 1139.80 FEET, FROM WHICH A 5/8-INCH REBAR WITH ILLEGIBLE CAP (POSSIBLY RESET BY STEVEN S. BROSEMER, PS#752, ON OCTOBER 15, 2001), HELD FOR THE POSITION OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 6, BEARS NORTH 0°06'04" EAST ALONG SAID WEST LINE AT A DISTANCE OF 1027.56 FEET; THENCE BEARING NORTH 89°45'42" EAST A DISTANCE OF 910.45 FEET; THENCE BEARING SOUTH 89°47'19" EAST A DISTANCE OF 50.91 FEET; THENCE BEARING NORTH 56°32'40" EAST A DISTANCE OF 76.62 FEET; THENCE BEARING NORTH 89°46'33" EAST A DISTANCE OF 450.00 FEET TO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, IN VOLUME 436, PAGE 903; THENCE BEARING SOUTH 0°57'59" WEST ALONG SAID WEST LINE OF SAID TRACT OF LAND DESCRIBED IN VOLUME 436, PAGE 903, A DISTANCE OF 1635.42 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND BEING SUBJECT TO CITY OF EMPORIA ROAD RIGHT OF WAY FOR WEST 18TH AVENUE ON THE SOUTH 45 FEET THEREOF, AS DESCRIBED IN RIGHT OF WAY TRACT NO. 1, IN VOLUME 531, PAGE 271, RECORDED ON MARCH 30, 2000, WITH SAID OFFICE OF THE REGISTER OF DEEDS; SAID TRACT OF LAND BEING SUBJECT TO LYON COUNTY ROAD RIGHT OF WAY FOR ROAD G ON THE WEST 55 FEET THEREOF, AS DESCRIBED IN EASEMENT TRACT NO. 5-A, IN VOLUME 296, PAGE 509, RECORDED ON OCTOBER 14, 1966, WITH SAID OFFICE OF THE REGISTER OF DEEDS; SAID TRACT OF LAND BEING SUBJECT TO CITY OF EMPORIA ROAD RIGHT OF WAY FOR ROAD G ON THE WEST 70 FEET, MEASURED ALONG THE SOUTH 260.42 FEET OF THE MOST WESTERLY LINE OF SAID TRACT OF LAND, AS DESCRIBED IN RIGHT OF WAY, IN VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS; SAID TRACT OF LAND THEREOF CONTAINING 41.839 GROSS ACRES, MORE OR LESS, AND CONTAINING 40.000 NET ACRES, MORE OR LESS, EXCLUSIVE OF SAID ROAD RIGHTS OF WAY; END OF DESCRIPTION.

ERNEST CANTU JR., P.S. NO. 1407
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

MORTGAGE CERTIFICATE

WE, ESB FINANCIAL, HAVING A MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THE PLATTING OF CEDARBROOK MEADOWS ADDITION.

_____, VT COMMERCIAL LENDER
ERIC PORTER

ACKNOWLEDGEMENT

STATE OF KANSAS)
COUNTY OF LYON) SS

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME

_____, OF ESB FINANCIAL, WHO IS PERSONALLY KNOWN TO ME TO BE SUCH PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF BEHALF OF SAID CORPORATION AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME TO BE THE ACT AND DEED OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____ MY APPOINTMENT EXPIRES: _____

PRINT NAME: _____

OWNER'S CERTIFICATION 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 CEDARBROOK MEADOWS ADDITION TO EMPORIA, LYON 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. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM ROAD G, WEST 18TH AVENUE, AND 19TH STREET, AS SHOWN ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY; PROVIDED HOWEVER THAT LOT 29, BLOCK A, SHALL HAVE FOUR (4) ACCESS OPENINGS ONTO ROAD G, ALL ACCESS OPENINGS ALONG ROAD G ARE TO BE IN ACCORDANCE WITH CITY OF EMPORIA ACCESS MANAGEMENT STANDARDS.

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 BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF EMPORIA.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVE A IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, RECREATIONAL USES, PRIVATE SIDEWALKS, PARKING, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES B AND C ARE HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.

RESERVES D AND E ARE HEREBY PLATTED FOR OPEN SPACE, ENTRY MONUMENTS, PRIVATE SIDEWALKS, BERMS, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS.

RESERVE F IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, RECREATION USES, PRIVATE SIDEWALK, PARKING, LANDSCAPING, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES G, H, AND I ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, RECREATION USES, PRIVATE SIDEWALK, LANDSCAPING, BERMS, AND UTILITIES CONFINED TO EASEMENTS.

RESERVES A THROUGH I SHALL BE OWNED AND MAINTAINED BY ONE OR MORE PROPERTY OWNERS ASSOCIATIONS TO BE FORMED.

THIS ADDITION IS SUBJECT TO THE CONDITIONS OF PUD NO. _____.

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

OWNER: CROSSWINDS AT FLINT HILLS, LLC

_____, CANDY HILLS, MANAGER
_____, JOHN MATTHEW KEYS, MANAGER

NOTARY CERTIFICATE:

STATE OF KANSAS)
COUNTY OF LYON) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY CANDY HILLS, MANAGER AND JOHN MATTHEW KEYS, MANGER OF CROSSWINDS AT FLINT HILLS, LLC OWNERS OF THE PROPERTY DESCRIBED.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF CEDARBROOK MEADOWS ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF EMPORIA PLANNING COMMISSION, EMPORIA, KANSAS, APPROVED THE _____ DAY OF _____, 2025.

_____, CHAIR
RAYMOND ROGERS

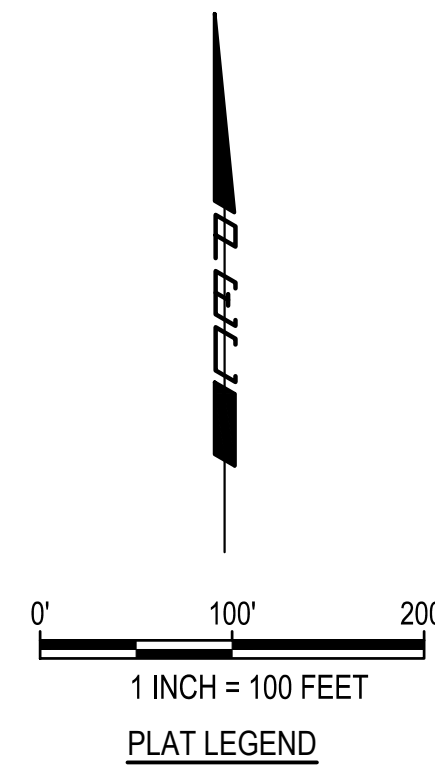
_____, SECRETARY
JUSTIN GIVENS



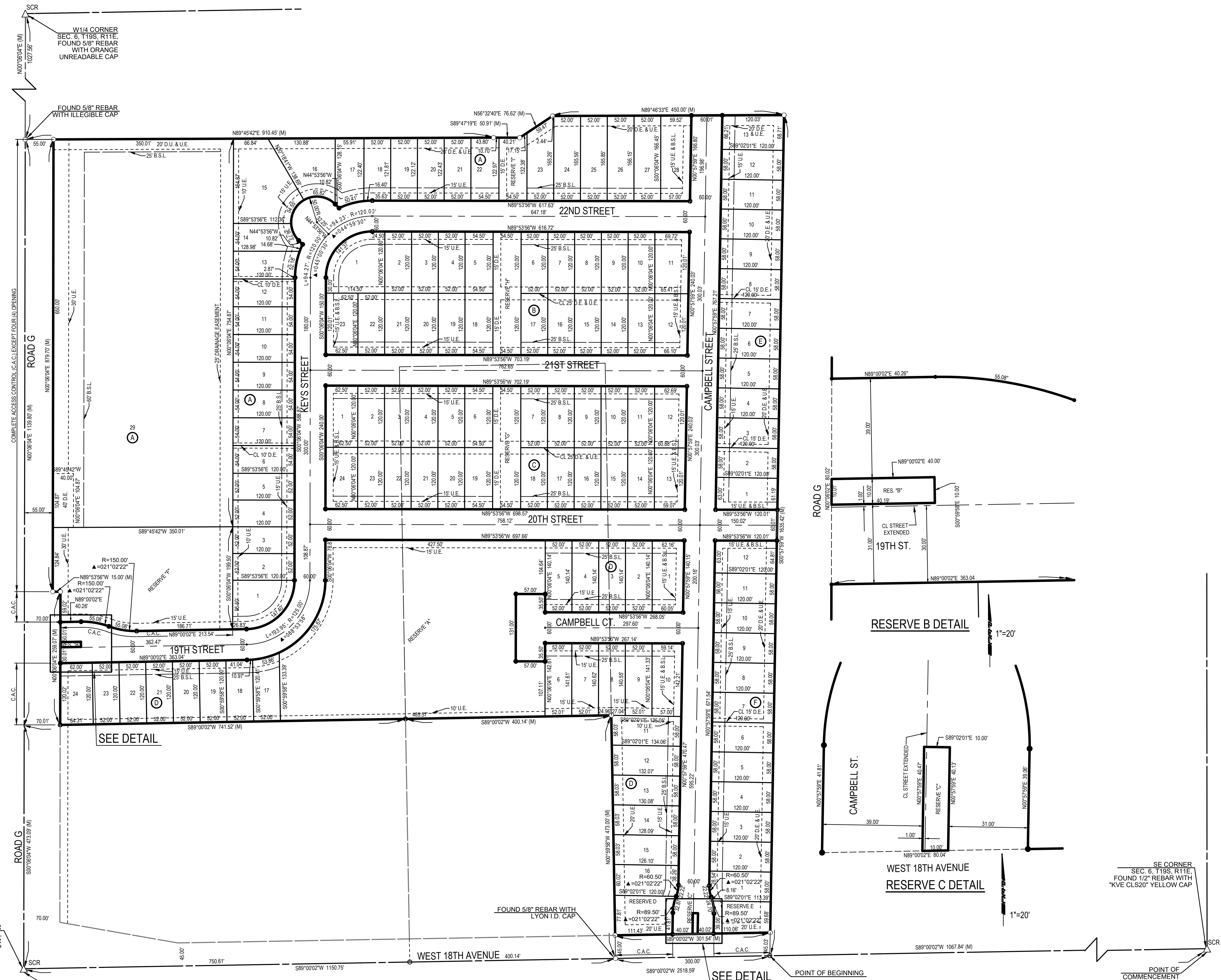
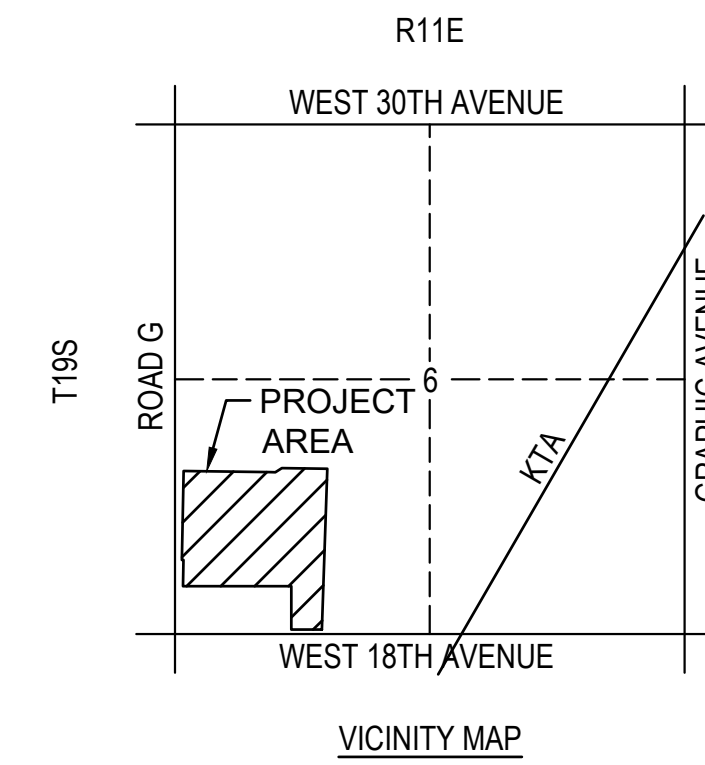
CEDARBROOK MEADOWS ADDITION

EMPORIA, LYON COUNTY, KANSAS

FINAL PLAT



- PLAT LEGEND**
- △ FOUND CORNER AS NOTED
 - SET MONUMENT
 - FOUND 5/8" REBAR AS NOTED
- B.S.L. BUILDING SETBACK LINE
 C.A.C. COMPLETE ACCESS CONTROL
 U.E. UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 (M) MEASURED
 (R) RECORD
 (P) PLATTED



BENCHMARK LIST

<BENCHMARK NUMBER> - <BENCHMARK DESCRIPTION>
 ELEV. = <####> (DATUM)

SAVED 6/9/2025 4:02:56 PM BY BILL SEXSON
 PLOTTED 6/9/2025 4:03:45 PM BY BILL SEXSON
 U:\WICHTA-CIVIL\2024\240588\001\2PD4_PLANS\030\PLAT\240588-001-CEDARBROOK MEADOWS FINAL-REVISED.DWG



CEDARBROOK MEADOWS
AERIAL PHOTO

