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**EMPORIA PLANNING COMMISSION / BOARD OF ZONING APPEALS  
TUESDAY, AUGUST 19, 2025 AT 6:00 PM  
CITY COMMISSION / MUNICIPAL COURT ROOM  
518 MECHANIC, EMPORIA, KS**

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**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. **Board of Zoning Appeals: Consider the Minutes of the June 17, 2025 Board of Zoning Appeals Meeting.**  
*Presented by: Justin Givens, Planning & Zoning Administrator*  
**Recommended Action:** Approve Minutes
2. **Board of Zoning Appeals: Consider BZA 2025-04, a Request for a Variance from the Maximum Height of an Accessory Structure at 1314 Woodland St.**  
*Presented by: Justin Givens, Planning & Zoning Administrator*  
**Recommended Action:** Conduct the Public Hearing | Grant/Deny Variance Request
3. **Planning Commission: Consider the Minutes of the July 15, 2025 Planning Commission Meeting.**  
*Presented by: Justin Givens, Planning & Zoning Administrator*  
**Recommended Action:** Approve Minutes
4. **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 Public Hearing | Make Recommendation to Governing Body
5. **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 Governing Body

**ADJOURNMENT**





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

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The Board of Zoning Appeals 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 Board of Zoning Appeals Meeting.**

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

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

**2. Consider BZA VAR 2025-03 – A Request for a Variance from the Rear Yard Setback Requirements of the Emporia Zoning Regulations.**

**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 #:** BZA 2025-03

**Applicants:** Brenna & Tim Mercer (property owners)

**Requested Action:** Approval of a Variance for Reduced Rear Yard Setback

**Purpose:** Applicant desires to construct an addition to an existing building

**Address:** 2018 Fanestil Dr.

**Legal description:** LOT 3 IN COUNTRY CLUB TERRACE ADDITION TO THE CITY OF EMPORIA, LYON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF. ALSO PART OF LOT 2 IN COUNTRY CLUB TERRACE ADDITION TO THE CITY OF EMPORIA, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY CORNER OF SAID LOT 3; THENCE SOUTHWESTERLY 60 FEET, BEING A MID-POINT ON THE EASTELRY BOUNDARY OF SAID LOT 2; THENCE IN A NORTHWESTERLY DIRECTION TO THE WESTERLY BOUNDARY OF SAID LOT 2, AT A POINT 57.5 FEET SOUTHWESTERLY FROM THE NORTHERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY TO THE NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTHERLY BOUNDARY 181.8 FEET TO THE PLACE OF BEGINNING.

**Lot Size:** 31,400 sq. ft.

**Existing Zoning:** Single-Family Detached (SF-D)

**Future Zoning in ELC Comp. Plan:** Single-Family Detached (SF-D)

**Surrounding Zoning:**

**North:** Single-Family Detached  
**East:** Single-Family Detached  
**South:** Single-Family Detached  
**West:** Single-Family Detached

**Surrounding Actual Uses:**

**North:** Single-Family Residential  
**East:** Single-Family Residential  
**South:** Single-Family Residential  
**West:** Single-Family Residential

**Applicable Regulations:**

Section 3.3.2 Single-Family Detached Building Standards – 20 ft. Required Rear Yard Setback

**Analysis:** The applicants are proposing to construct an addition to an existing home. This unique property has a drainage area in the front yard, which restricts the amount of buildable space on the property. The applicants worked with staff on an addition that would have been built to the south of the structure, but a natural gas main was discovered on the property which removed the option of building to the south.

The applicants have proposed a 20' x 25' addition to the east portion of the home, which would go four (4) feet into the required 20 foot rear yard setback.

Based on the location of the gas main and unique terrain of the property that limits the buildable area for the owners, staff is supportive of the variance request.

**Recommendation:** Staff recommends approval of the variance based on the following;

- 1) **The variance requested arises from a condition which is unique to the property in question, and which is not ordinarily found in the same zone or district; and is not created by action of the property owner or applicant.** The subject property has a very limited building envelope due to the terrain and existing gas main bisecting the property. The drainage area in the front yard has forced the home to be built further back on the lot than a typical home, and the gas main limits any expansion to the south.



- 2) **The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.** The subject property shares a common property line with the property to the east. The applicants are requesting to infringe 4 feet into the required rear yard setback. Staff does not feel that allowing the variance would infringe on the rights of the neighboring property owner. There is existing adequate screening along the common property line that would limit the visual impact of the addition.
- 3) **The strict application of the provisions of the zoning regulations of which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application.** The applicants would not be able to effectively add space to their home if the variance was not granted. The applicants initially tried to build the addition to the south, but the discovery of a gas main limited them to adding on to the home to the east only.
- 4) **The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.** Staff feels there would be no adverse effect to the public health, safety, morals or general welfare. Adequate screening is in place to limit the visual impact to the one property that would be effected by the addition.
- 5) **The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.** Staff maintains that based on the existing site conditions, the limited infringement and the location of surrounding properties, adequate space exists to provide separation from neighboring properties and would not be in opposition of the general spirit of the zoning regulations.

**Neighborhood Communications:** Staff has received several inquiries about this project, but no objections have been stated.

**Recommendation:** Staff recommends approval of the variance.

**Attachments:** Aerial Map | Current Zoning Map | Proposed Site Plan | Existing Conditions Photos

**The Public Hearing was opened.**

**Brenna Mercer (applicant)** spoke in favor of the request. She stated that the existing site conditions made a conforming addition to their house not feasible and the variance was necessary to expand the structure.

No Person spoke against the rezoning.

**The Public Hearing was closed.**

**Commissioner Thomas made a motion to approve the Variance Request decreasing the required rear yard setback to 16 feet based on staff recommendations. Commissioner Ogle seconded the motion. The motion carried 6-0.**

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

Respectfully Submitted,

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Justin Givens, Secretary



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**EMPORIA-LYON COUNTY METROPOLITAN AREA  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
TUESDAY, AUGUST 19, 2025, 6:00 PM  
CITY MUNICIPAL COURT ROOM**

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**STAFF REPORT**

**Application #:** BZA 2025-04

**Applicants:** James Brull (property owner)

**Requested Action:** Approval of a Variance from the Maximum Height of an Accessory Structure

**Purpose:** Applicant desires to construct a 2-story accessory structure that would exceed the height of the primary structure.

**Address:** 1314 Woodland St.

**Legal description:** Lot 128, and the South 12.5 feet of Lot 130 on Woodland Street in Robinson's Subdivision., Emporia, Lyon County, Kansas

**Lot Size:** 10,625 sq. ft.

**Existing Zoning:** Single-Family Detached (SF-D)

**Future Zoning in ELC Comp. Plan:** Single-Family Detached (SF-D)

**Surrounding Zoning:**

**North:** Single-Family Detached  
**East:** Single-Family Detached  
**South:** Single-Family Detached  
**West:** Single-Family Detached

**Surrounding Actual Uses:**

**North:** Single-Family Residential  
**East:** Single-Family Residential  
**South:** Single-Family Residential  
**West:** Single-Family Residential

**Applicable Regulations:**

Section 3.3.2 Single-Family Detached Accessory Building Standards – Maximum Height 25 ft. but not more than the height of the Principal Building.

**Analysis:** The applicant is requesting to build an accessory structure that would exceed the height

of the principle building. The applicant has stated that the request comes from wanting to create a parking and work space area while also having space for a “man cave”. Expanding the footprint of the accessory structure in width to accomplish the space desired would be difficult and occupy more space on the property than the applicant would like to dedicate. The second story or vertical expansion would allow a smaller footprint for the structure and provide the necessary space that is desired.

**Recommendation:** Staff recommends approval of the variance based on the following;

- 1) **The variance requested arises from a condition which is unique to the property in question, and which is not ordinarily found in the same zone or district; and is not created by action of the property owner or applicant.** The applicant owns a single-story home, but there are 2-story accessory structures that have been built in the area. The limitation on accessory structure height was generally put in place to ensure they would not dominate the surrounding area. Based on the existing conditions, staff does not feel that a two-story structure would be an issue.
- 2) **The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.** There is a multi-story accessory structure on the adjacent property to the east. The structure will be located in the rear yard and take access from the alley, so it should not have a negative effect on any adjacent property owners.
- 3) **The strict application of the provisions of the zoning regulations of which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application.** A single-story accessory structure could be built on the property, but would increase the footprint and lot coverage. By increasing the height of the structure, less space is required, which allows for more open space on the property.
- 4) **The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.** The variance, if granted, will not have a negative effect on any aspect of public importance. Allowing the structure to be built more vertical will help to preserve open space and limit the infringement upon neighboring properties.
- 5) **The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations.** In granting the variance, the Board will allow the structure to be built within a smaller footprint and maintain setbacks that in staff’s opinion have a great importance than the height of the proposed accessory structure compared to the primary structure. The applicant could built an accessory structure with a footprint of 1,000 sq. ft. Granting the variance reduces the footprint, increases building setback and creates a minimum amount of lot coverage.

**Neighborhood Communications:** Staff has received no inquiries or objections to the project.

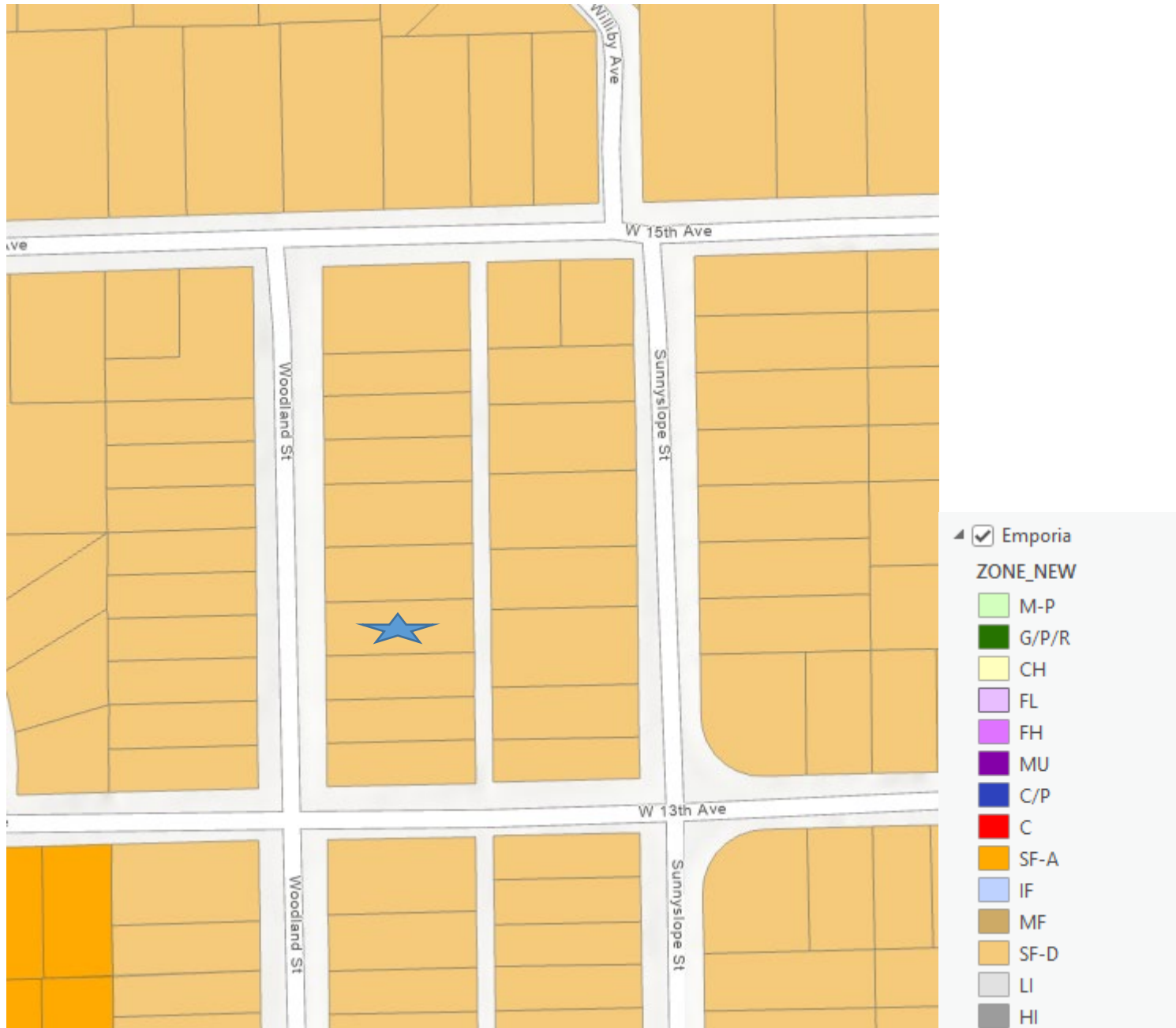
**Recommendation:** Staff recommends approval of the variance.

**Attachments:** Aerial Map | Current Zoning Map

1314 WOODLAND ST  
Variance Request  
Aerial Photo



1314 WOODLAND ST  
Variance Request  
Zoning Map







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**EMPORIA-LYON COUNTY METROPOLITAN AREA  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
MINUTES OF JULY 15, 2025  
REGULAR MEETING**

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

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

**Chair Rogers** called the meeting to order.

**1. Consider The Minutes of the June 17, 2025 Regular Meeting Of The Planning Commission.**

**Givens** presented the commission with the minutes from the June 17, 2025 meeting.

**Commissioner Reed made a motion to approve the minutes as presented. Commissioner Ogle seconded the motion. The motion carried 5-0.**

**2. Planning Commission: Consider PC 2025-09 – A Request for Approval of a Final Planned Unit Development – Cedarbrook Meadows – 4500 W 18th Ave.**

**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** stated that based on concerns about the approval process of the Planned Unit Development, it was recommended that the item be tabled until the next meeting.

**Chair Rodgers made a motion to table the item until the August 19, 2025 meeting based on zoning process concerns. Commissioner Bucklinger seconded the motion. The motion carried 5-0.**

**3. Planning Commission: Consider PC 2025-10 – A Request for Approval of a Final Plat – Cedarbrook Meadows – 4500 W 18th Ave.**

**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** stated that based on concerns about the approval process of the Final Plat, it was recommended that the item be tabled until the next meeting.

**Chair Olge made a motion to table the item until the August 19, 2025 meeting based on zoning process concerns. Commissioner Lingenfelter seconded the motion. The motion carried 5-0.**

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

Respectfully Submitted,

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Justin Givens, Secretary



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**EMPORIA-LYON COUNTY METROPOLITAN AREA  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
TUESDAY, AUGUST 19, 2024, 6:00 PM  
CITY MUNICIPAL COURT ROOM**

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**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 18<sup>th</sup> Ave. North of 18<sup>th</sup> 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:** Following the original submittal to the Planning Commission for the Preliminary Planned Unit Development and Plat, the recommendation of the Planning Commission should have been presented to the City Commission for approval of the Preliminary PUD and Preliminary Plat. The



deviation from this process slowed the development process, but allowed the developer to adjust the Preliminary Plan.

The Preliminary Plan was presented to the City Commission at the August 6<sup>th</sup> meeting. At that time, the City Commission voted unanimously to override the recommendation of the Planning Commission's recommendation and allow a minimum lot width of 50 feet and a minimum lot size of 6,240 sq. ft.

The process for the approval of the Final PUD is found in Section 8.9.6 as follows:

#### 8.9.6 Final Plan.

- a. After approval of a preliminary plan by the Governing Body, the applicant shall submit an application for final approval. The application may include the entire planned unit development or may be for a section thereof. The application shall include five (5) copies of such drawings, specifications, easements, conditions as set forth in the approval of the preliminary plan and with requirements of section 8.9.
- b. A plan submitted for final approval shall be deemed to be in substantial compliance with the approved preliminary plan, provided any modification of the plan does not:
  1. Vary the proposed gross residential density or intensity of use by more than five percent (5%) or involve a reduction in the area set aside for common open space, nor the substantial relocation of such area; or
  2. Increase by more than ten percent (10%) the floor area proposed for any building; or
  3. Increase by more than five percent (5%) the height of the proposed building; or
  4. Substantially change the design of the plan so as to significantly alter, as determined by the Planning Commission including such items as pedestrian or vehicular traffic flow or different land uses.
- c. A public hearing need not be held for approval of a final plan if it is in substantial compliance with the approved preliminary plan, and a public hearing need not be held to consider modifications of water, stormwater, sanitary sewers or other utilities. The Planning Commission shall forward its recommendation to the Governing Body for its final approval.
- d. In the event the final plan contains substantial changes from the approved preliminary development plan, the applicant shall resubmit an amended preliminary plan which shall be considered in the same manner prescribed for original approval.

Staff recommends that the Planning Commission find that the Final PUD is in substantial compliance with the revised Preliminary Plan as the above conditions have been met.

The Revised Planned Unit Development consists 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 18<sup>th</sup> 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. The developer has 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, which is consistent between the revised Preliminary PUD and Final PUD.
- The maximum lot coverage is decreased from 50% to 40%, which is consistent between the revised Preliminary PUD and Final PUD. 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 is consistent between the revised Preliminary PUD and Final PUD. The building envelope for the minimum lot size would be 3,150 sq. ft. based on the front, rear, and side yard setbacks.

### **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 recommend approval of the Final PUD to the City Commission.

**Attachments:** Final PUD | Aerial Map | PEC PUD Graphics





### LEGEND

- 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

[illegible][illegible][illegible]

OWNER  
LAUREN DEVELOPMENT CORP  
6724 MEDINAH  
FORT WORTH, TX 76132  
ZONING:  
AGRICULTURAL

ONING: C-3

A topographic map showing contour lines. The lines are irregular and wavy, representing the elevation of the terrain. The lines are drawn in a simple, hand-drawn style.

ZONING: C-3

DATE OF PREPARATION:  
DATE OF SURVEY:  
OWNER AND SUB-DIVIDERS:  
  
SURVEYOR & ENGINEER:  
  
EXISTING ZONING:  
PROPOSED ZONING:  
  
EXISTING USE:

OCTOBER 17, 2024

SEPTEMBER 12, 2024

CROSSWINDS AT FLINT HILLS, LLC  
3910 WEST 6TH, BOX 231  
STILLWATER, OK 74074

PROFESSIONAL ENGINEERING CONSULTANTS  
303 S. TOPEKA, WICHITA, KS 67202

C-3 AND A-L  
SINGLE-FAMILY DETACHED (SF-D) &  
COMMERCIAL (C) WITH PUD  
AGRICULTURE

GENERAL PROVISIONS  
(APPLICABLE TO BOTH PARCEL A AND PARCEL B)

1. THE TOTAL DEVELOPMENT CONTAINS 40 AC

1. THE TOTAL DEVELOPMENT CONTAINS 40 ACRES.
2. 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.
3. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT WATER AND SEWER SERVICES.
4. ALL PROPOSED NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

1. GROSS AREA = 331,771 SF = 7.6 ACRES
2. MAXIMUM NUMBER OF FLOORS = 3 STORIES
3. MAXIMUM LOT COVERAGE = 60%
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
  - a. FRONT = 25 FEET
  - b. REAR = 20 FEET
  - c. SIDE = 5 FEET

4. USES: PERMITTED AND CONDITIONAL. USES PER THE COMMERCIAL (C) DISTRICT, AS LISTED IN TABLE 2.5 OF THE ZONING CODE.
6. A LANDSCAPE AND SCREENING PLAN FOR THIS PARCEL SHALL BE PREPARED IN ACCORDANCE WITH CITY OF EMPORIA REQUIREMENTS IN ADVANCE OF BUILDING PERMIT ISSUANCE.
7. 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 AND 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.
8. 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 (4) SIGNS SHALL BE PERMITTED ON PARCEL A, ONE OF WHICH MAY BE A TENANT DIRECTORY SIGN. TENANT DIRECTORY SIGNS HAVE A MAXIMUM HEIGHT OF 25 FEET AND A MAXIMUM AREA OF 250 SQUARE FEET. OTHER SIGNS SHALL BE CONSIDERED SIGNS WITH 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.
9. PARKING WITHIN PARCEL A SHALL BE IN ACCORDANCE WITH CITY OF EMPORIA ZONING CODE, EXCEPT THAT PARKING SHALL BE PERMITTED IN ANY REQUIRED YARD.
10. ACCESS CONTROLS SHALL BE AS SHOWN ON THE FINAL PLAN.
11. 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.

1. GROSS AREA = 1,410,827 SF = 32.4 ACRES
2. DWELLING UNITS PER ACRE = 3.73
3. MAXIMUM NUMBER OF FLOORS = 2 STORIES
4. MAXIMUM LOT COVERAGE = 40%
5. MINIMUM LOT SIZE = 6,240 SF
6. MINIMUM LOT FRONTAGE = 52 FEET
7. MINIMUM LOT DEPTH = 120 FEET
8. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
  - a. FRONT = 25 FEET
  - b. REAR = 20 FEET
  - c. SIDE = 5 FEET

9. MINIMUM PRIMARY FACADE BUILD TO RBL = 45%.
10. USES: PERMITTED AND CONDITIONAL USES PER THE SINGLE-FAMILY DETACHED (SF-D) DISTRICT AS LISTED IN TABLE 2.5 OF THE ZONING CODE.
11. A LANDSCAPE PLAN SHALL NOT BE REQUIRED.
12. STREET LIGHTING SHALL BE IN ACCORDANCE WITH EVERY REQUIREMENTS. POLES SHALL BE EVERY STANDARD FIBERGLASS POLES. ELECTRICAL SERVICE FOR STREET LIGHTING SHALL BE UNDERGROUND.
13. 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 C, E, 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 SHALL BE OWNED AND MAINTAINED BY ONE OR MORE PROPERTY OWNERS ASSOCIATIONS TO BE FORMED.
12. 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.
13. LOCAL RESIDENTIAL STREET STANDARDS:
- a. PAVEMENT WIDTH = 31 FOOT (BOC-BOC)
  - b. RIGHT-OF-WAY MINIMUM = 60 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

ZONING: P-PUBLIC

ZONING: P-PUBLIC

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

POINT OF COMMENCEMENT



**PEC**  
PROFESSIONAL ENGINEERING CONSULTANTS  
303 SOUTH TOPEKA  
WICHITA, KS 67202  
316-262-2691 [www.pec1.com](http://www.pec1.com)



**ELBIL**

GENERAL PROVISIONS  
(APPLICABLE TO BOTH PARCEL A AND PARCEL B)

1. THE TOTAL DEVELOPMENT CONTAINS 40 ACRES.
2. 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.
3. NO OCCUPANCY PERMITS SHALL BE ISSUED FOR ANY DEVELOPMENT WITHOUT WATER AND SEWER SERVICES.
4. ALL PROPOSED NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

1. GROSS AREA = 331,771 SF = 7.6 ACRES.
2. MAXIMUM NUMBER OF FLOORS = 3 STORIES
3. MAXIMUM LOT COVERAGE = 60%
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
  - a. FRONT = 25 FEET
  - b. REAR = 20 FEET
  - c. SIDE = 5 FEET
5. USES: PERMITTED AND CONDITIONAL USES PER THE COMMERCIAL (C) DISTRICT, AS LISTED IN TABLE 2.5 OF THE ZONING CODE.
6. A LANDSCAPE AND SCREENING PLAN FOR THIS PARCEL SHALL BE PREPARED IN ACCORDANCE WITH CITY OF EMPORIA REQUIREMENTS IN ADVANCE OF BUILDING PERMIT ISSUANCE.
7. 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, LAMPS, AND 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.
8. SIGNS: AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF EMPORIA, EXCEPT THE FOLLOWING:
  - a. NO PORTABLE, BANNER, OR PERVANENT SIGNS SHALL BE PERMITTED.
  - b. WALL SIGNAGE SHALL BE LIMITED TO 20% OF WALL AREA.
  - c. A TOTAL OF FOUR (4) 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.
9. PARKING WITHIN PARCEL A SHALL BE IN ACCORDANCE WITH CITY OF EMPORIA ZONING CODE, EXCEPT THAT PARKING SHALL BE PERMITTED IN ANY REQUIRED YARD.
10. ACCESS CONTROLS SHALL BE AS SHOWN ON THE FINAL PLAN.
11. RESERVES IN PARCEL A SHALL BE PLATTED FOR THE FOLLOWING:
  - a. RESERVE IS HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, RECREATIONAL USES, PRIVATE SIDEWALKS, PARKING, LANDSCAPING AND UTILITIES CONFINED TO EASEMENTS.
  - b. RESERVE IF SHALL BE OWNED AND MAINTAINED BY ONE OR MORE OWNERS ASSOCIATIONS TO BE FORMED.

1. GROSS AREA = 1,410,627 SF = 32.4 ACRES
2. DWELLING UNITS PER ACRE = 3.73
3. MAXIMUM NUMBER OF FLOORS = 2 STORIES
4. MAXIMUM LOT COVERAGE = 40%
5. MINIMUM LOT SIZE = 6,240 SF
6. MINIMUM LOT FRONTAGE = 52 FEET
7. MINIMUM LOT DEPTH = 120 FEET
8. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
  - a. FRONT = 25 FEET
  - b. REAR = 20 FEET
  - c. SIDE = 5 FEET
9. MINIMUM PRIMARY FACADE BUILD TO RBL = 45%
10. USES: PERMITTED AND CONDITIONAL USES PER THE SINGLE-FAMILY DETACHED (SF-D) DISTRICT AS LISTED IN TABLE 2.5 OF THE ZONING CODE.
11. A LANDSCAPE PLAN SHALL NOT BE REQUIRED.
12. STREET LIGHTING SHALL BE IN ACCORDANCE WITH EVERY REQUIREMENTS. POLES SHALL BE EVERY STANDARD FIBERGLASS POLES. ELECTRICAL SERVICE FOR STREET LIGHTING SHALL BE UNDERGROUND.
13. 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. RESERVES A THROUGH I SHALL BE OWNED AND MAINTAINED BY ONE OR MORE PROPERTY OWNERS ASSOCIATIONS TO BE FORMED.
12. 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.
13. LOCAL RESIDENTIAL STREET STANDARDS:
  - a. PAVEMENT WIDTH = 31 FOOT (BOC-BOC)
  - b. RIGHT-OF-WAY MINIMUM = 60 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







# CEDARBROOK MEADOWS

EMPORIA, KANSAS





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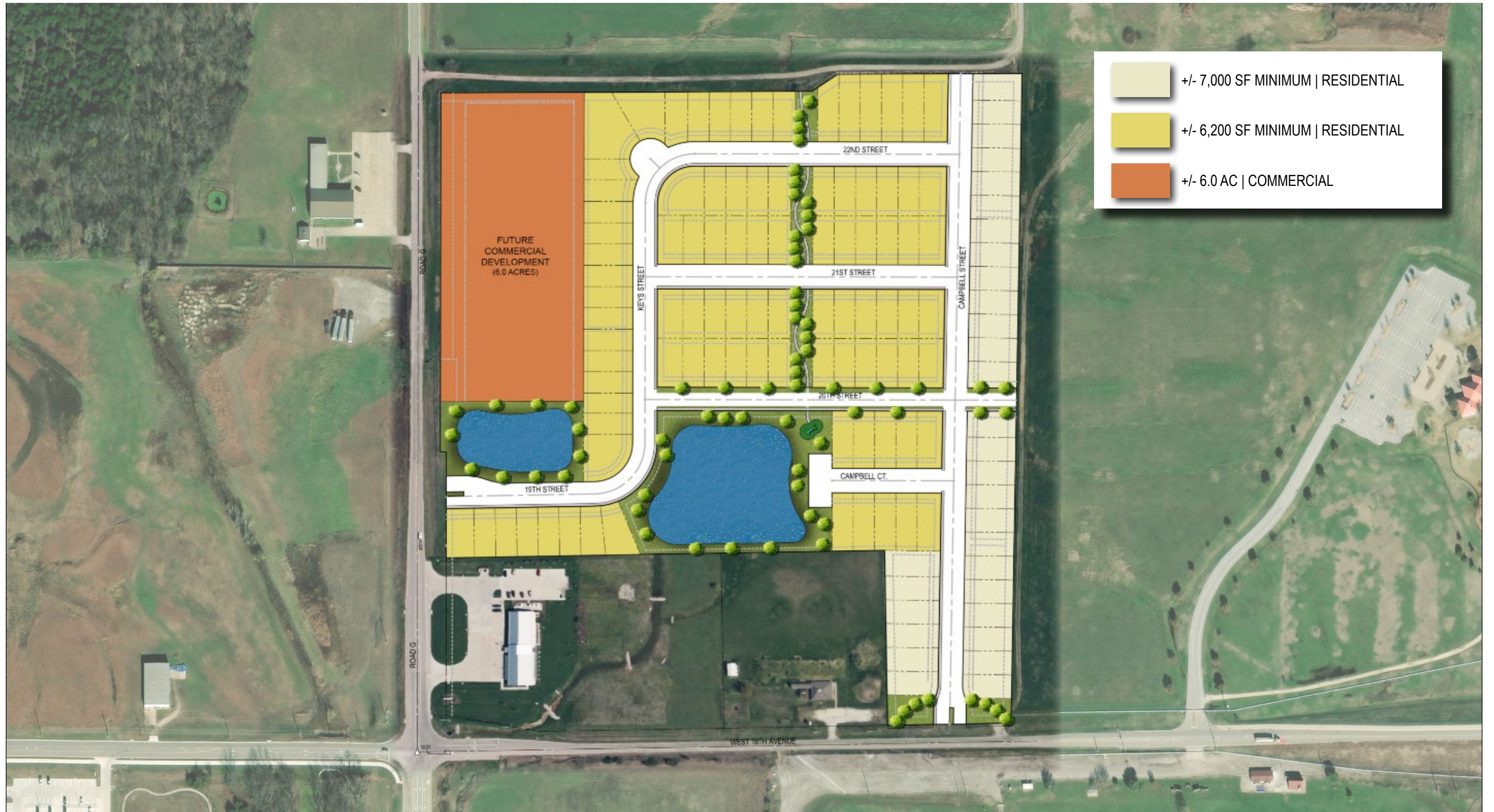


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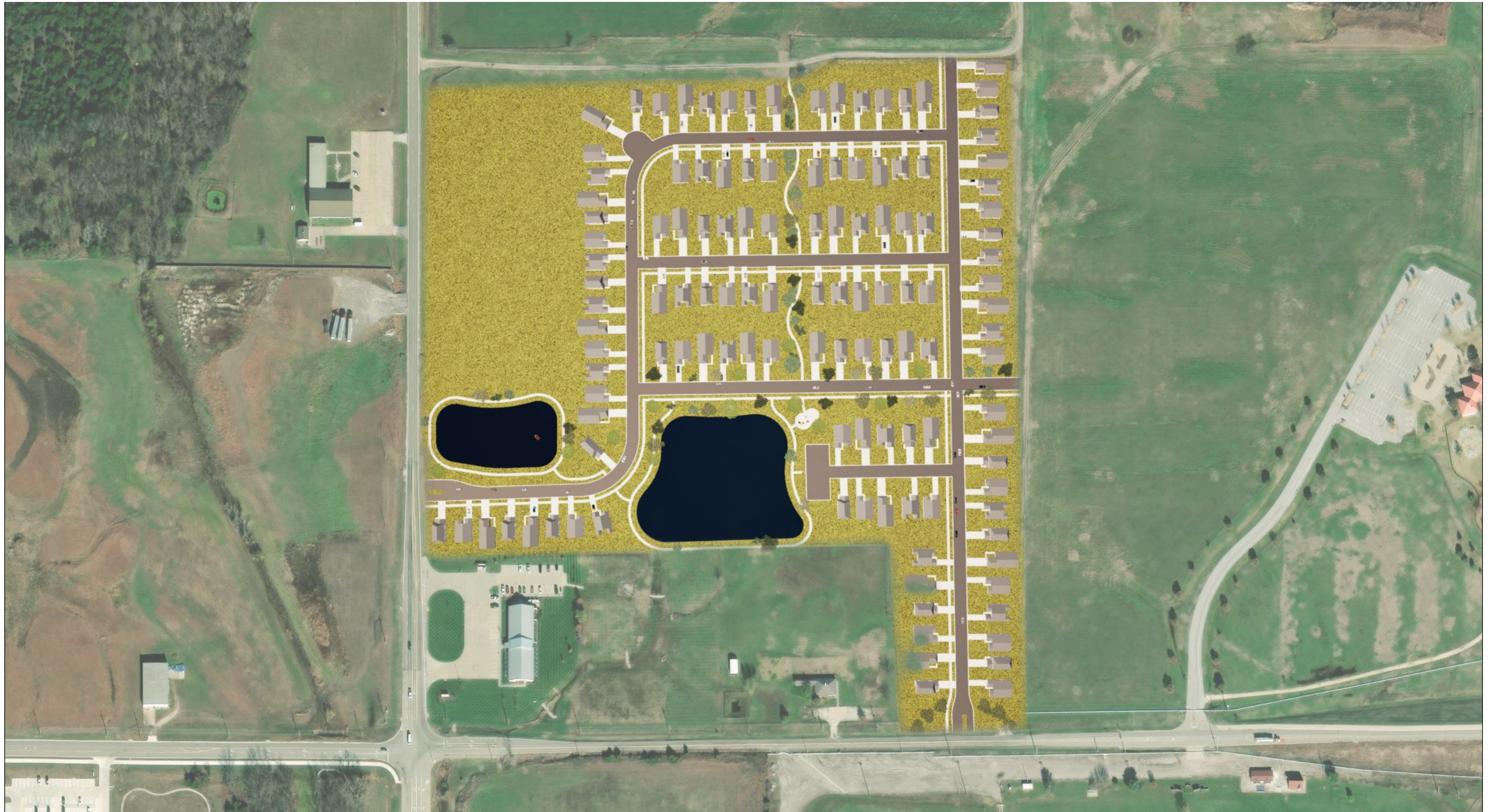


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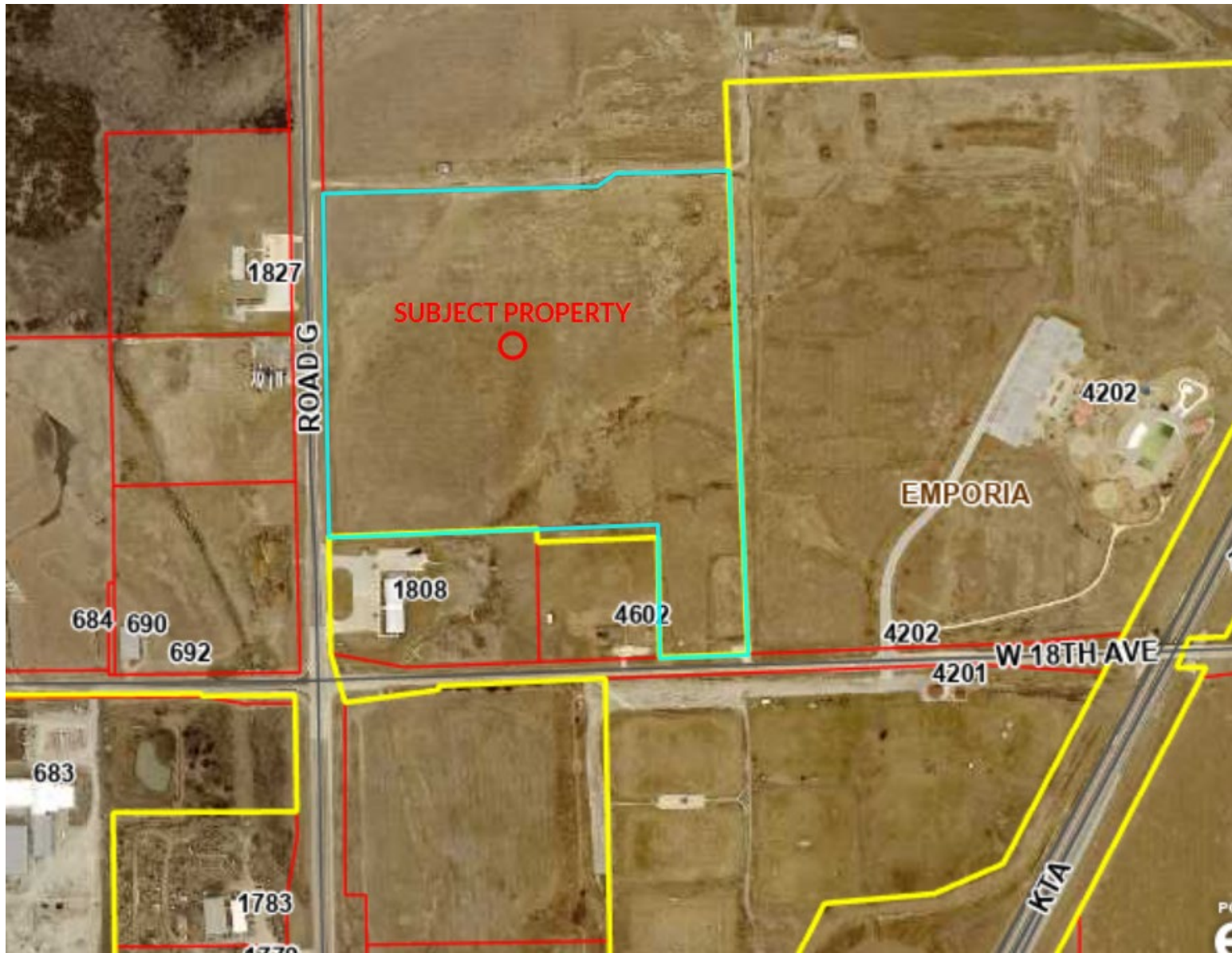




**CEDARBROOK MEADOWS**  
**EMPORIA, KANSAS**

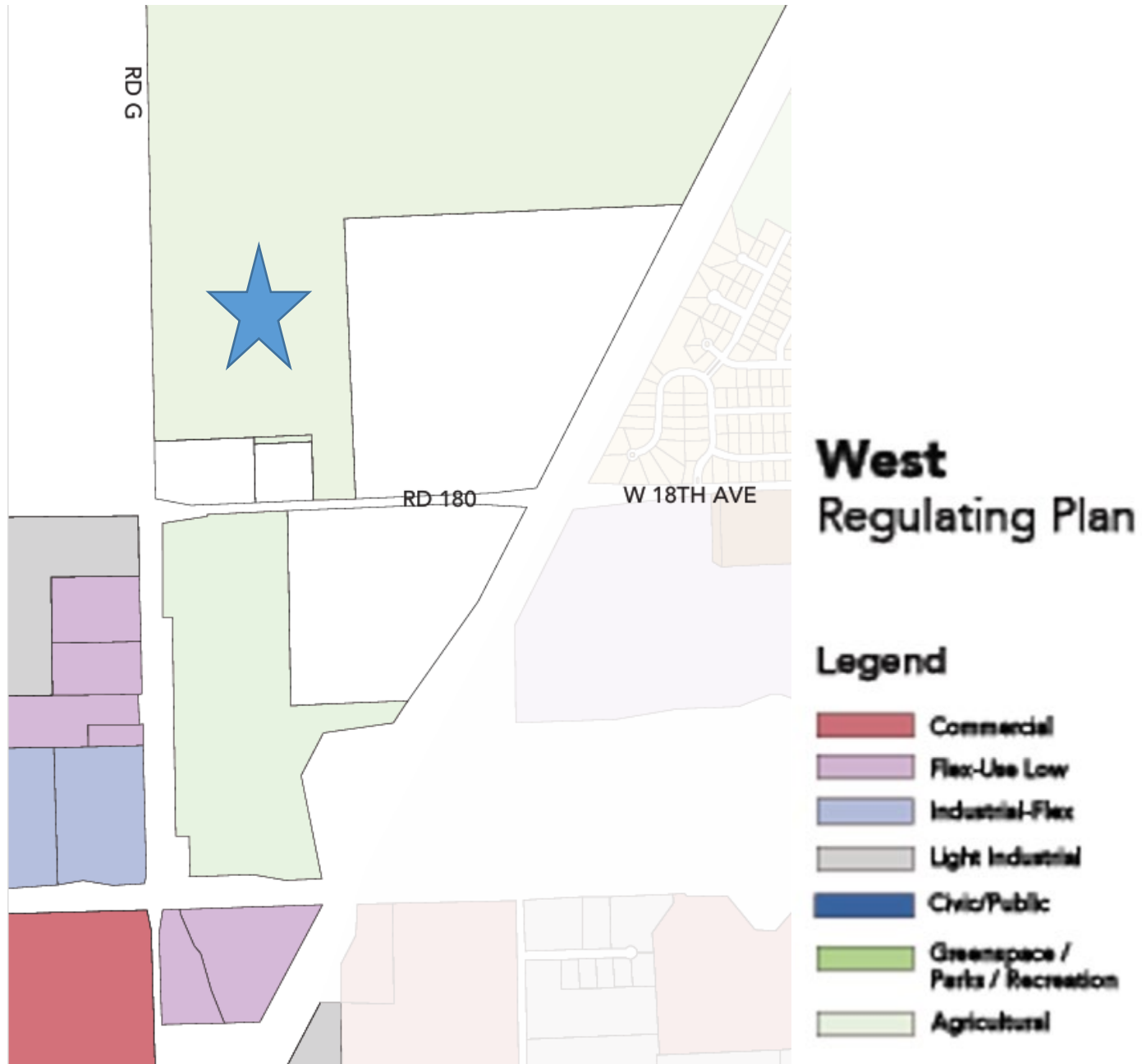


CEDARBROOK MEADOWS  
PRELIMINARY PLAT & PUD  
AERIAL PHOTO





CEDARBROOK MEADOWS  
PRELIMINARY PLAT & PUD  
COUNTY REGULATING PLAN







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**EMPORIA-LYON COUNTY METROPOLITAN AREA  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
TUESDAY, AUGUST 19, 2025, 6:00 PM  
CITY MUNICIPAL COURT ROOM**

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**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 18<sup>th</sup> Ave. North of W 18<sup>th</sup> 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 has been approved by the City Commission for 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 18<sup>th</sup> 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.

At their August 6, 2025 meeting, the City Commission overrode the Planning Commission's recommendation and approved a Preliminary PUD/Plat, which would allow for 50 ft. lot widths and 6,240 sq. ft. minimum lot square footage.

Staff has provided the following information on the Final Plat as presented.

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 18<sup>th</sup> Ave. for ingress and egress. A monument is provided for separation of vehicles entering and exiting the development at both locations.
  - 20<sup>th</sup> 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 by the City Commission of the Final Plat / PUD.

**Process for Approval:** Once a Preliminary Plan/Plat has been approved by the City Commission, the Planning Commission is tasked with determining whether the Final Plat is in substantial conformity with the approved Preliminary Plat and recommend to the City Commission, that it accept.

**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 the Planning Commission recommend approval of the Final Plat based on its substantial conformance with the Preliminary Plat.

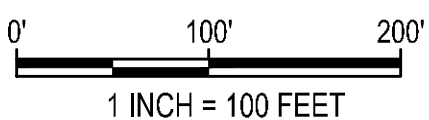
**Attachments:** Aerial Map | Zoning Map | Revised Preliminary Plat | Final Plat | Utility Plan



# CEDARBROOK MEADOWS ADDITION

## EMPORIA, LYON COUNTY, KANSAS

### PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN & 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

#### PUD LEGAL DESCRIPTION

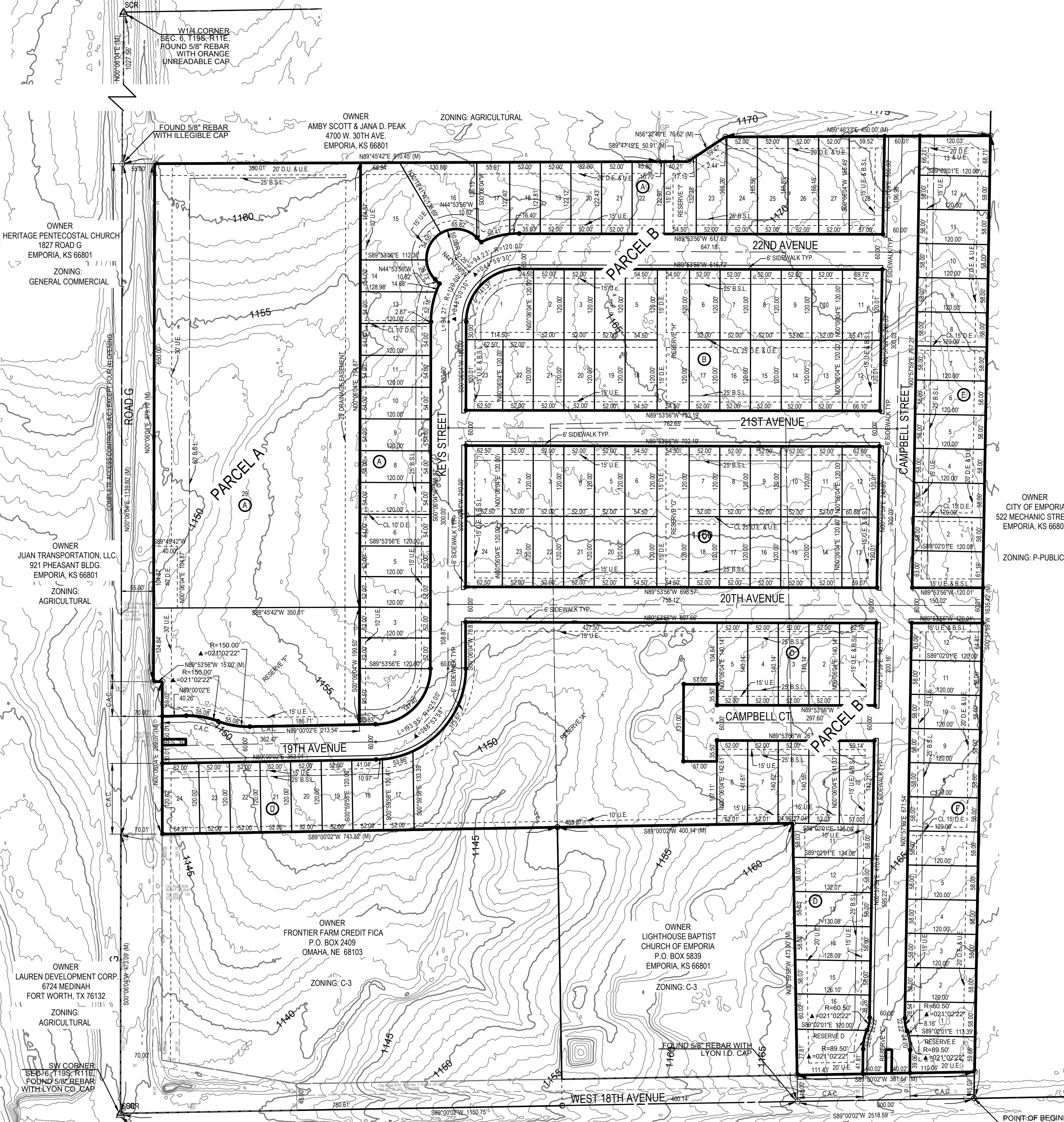
A CONTIGUOUS TRACT OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, LYON COUNTY, KANSAS, AS ORIGINALLY DESCRIBED AND PREPARED ON SEPTEMBER 26, 2024, BY ERNEST CANTU, JR., P.S. #1407, AND PROFESSIONAL ENGINEERING CONSULTANTS, P.A. (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 DISTANCES HEREIN MEASURED HORIZONTALLY ON THE GROUND, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 12-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 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 SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN JOINT TENANCY WARRANTY DEED, IN BOOK 444 OF DEEDS, PAGE 486, RECORDED ON MAY 12, 2000, WITH SAID OFFICE OF THE REGISTER OF DEEDS, FROM WHICH A 58-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 486, 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 IS BEARING NORTH 89°00'02" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 674.49 FEET; 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 40.26 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 00°06'04" EAST, A DISTANCE OF 954.36 FEET; THENCE BEARING SOUTH 89°43'42" WEST, 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 598, RECORDED ON OCTOBER 14, 1986, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 00°06'04" 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, IN VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°53'56" EAST, 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 SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°53'56" EAST, 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 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.

#### 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 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°06'04" 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°53'56" 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 00°06'04" EAST, A DISTANCE OF 954.36 FEET; THENCE BEARING SOUTH 89°43'42" WEST, 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 598, RECORDED ON OCTOBER 14, 1986, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 00°06'04" 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, IN VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°53'56" EAST, 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 SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°53'56" EAST, 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 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.

#### 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 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°06'04" 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°53'56" 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 00°06'04" EAST, A DISTANCE OF 954.36 FEET; THENCE BEARING SOUTH 89°43'42" WEST, 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 598, RECORDED ON OCTOBER 14, 1986, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 00°06'04" 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, IN VOLUME 541, PAGE 603, RECORDED ON AUGUST 10, 2001, WITH SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°53'56" EAST, 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 SAID OFFICE OF THE REGISTER OF DEEDS, THENCE BEARING SOUTH 89°53'56" EAST, 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 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.



DATE OF PREPARATION: OCTOBER 17, 2024  
DATE OF SURVEY: SEPTEMBER 12, 2024  
OWNER AND SUB-DIVIDERS: CROSSWINDS AT FLINT HILLS, LLC  
3910 WEST 6TH, BOX 231  
STILLWATER, OK 74074  
SURVEYOR & ENGINEER: PROFESSIONAL ENGINEERING CONSULTANTS  
303 S. TOPEKA, WICHITA, KS 67202  
EXISTING ZONING: SF-D AND C  
PROPOSED ZONING: SINGLE-FAMILY DETACHED (SF-D) & COMMERCIAL (C) WITH PUD  
EXISTING USE: AGRICULTURE

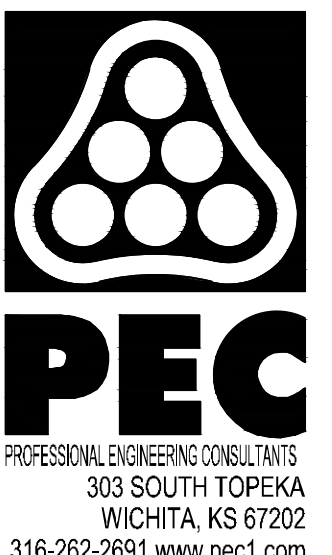
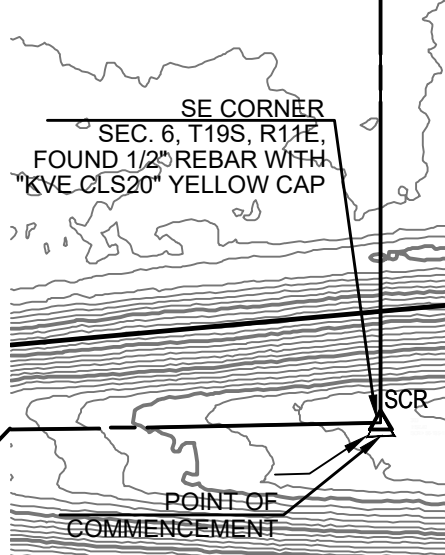
- GENERAL PROVISIONS (APPLICABLE TO BOTH PARCEL A AND PARCEL B)
1. THE TOTAL DEVELOPMENT CONTAINS 40 ACRES.
  2. ANY MAJOR CHANGES WITHIN THIS PLANNED UNIT DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE GOVERNING BODY FOR THEIR CONSIDERATION, AMENDMENTS, ADJUSTMENTS, OR INTERPRETATIONS.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

#### GENERAL PROVISIONS FOR PARCEL A

1. GROSS AREA = 331,771 SF = 7.6 ACRES.
2. MAXIMUM NUMBER OF FLOORS = 3 STORIES
3. MAXIMUM LOT COVERAGE = 60%
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
  - a. FRONT = 25 FEET
  - b. REAR = 20 FEET
  - c. SIDE = 5 FEET
5. USES: PERMITTED AND CONDITIONAL USES PER THE COMMERCIAL (C) DISTRICT, AS LISTED IN TABLE 2.5 OF THE ZONING CODE.
6. A LANDSCAPE AND SCREENING PLAN FOR THIS PARCEL SHALL BE PREPARED IN ACCORDANCE WITH CITY OF EMPORIA REQUIREMENTS IN ADVANCE OF BUILDING PERMIT ISSUANCE.
7. LIGHTING
  - a. LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF EMPORIA ZONING CODE.
  - b. ALL DEVELOPMENT WITHIN PARCEL A SHALL SHADOW SIMILAR OR CONSISTENT PARKING LOT LIGHTING ELEMENTS (I.E. FIXTURES, POLES AND LAMPS AND 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.
8. 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 (4) 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.
9. PARKING WITHIN PARCEL A SHALL BE IN ACCORDANCE WITH CITY OF EMPORIA ZONING CODE, EXCEPT THAT PARKING SHALL BE PERMITTED IN ANY REQUIRED YARD.
10. ACCESS CONTROLS SHALL BE AS SHOWN ON THE FINAL PLAT.
11. 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

1. GROSS AREA = 1,410,627 SF = 32.4 ACRES
2. DWELLING UNITS PER ACRE = 3.73
3. MAXIMUM NUMBER OF FLOORS = 2 STORIES
4. MAXIMUM LOT COVERAGE = 40%
5. MINIMUM LOT SIZE = 6,240 SF
6. MINIMUM LOT FRONTAGE = 52 FEET
7. MINIMUM LOT DEPTH = 120 FEET
8. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
  - a. FRONT = 25 FEET
  - b. REAR = 20 FEET
  - c. SIDE = 5 FEET
9. MINIMUM PRIMARY FACADE BUILD TO RBL = 45%
10. USES: PERMITTED AND CONDITIONAL USES PER THE SINGLE-FAMILY DETACHED (SF-D) DISTRICT AS LISTED IN TABLE 2.5 OF THE ZONING CODE.
11. A LANDSCAPE PLAN SHALL NOT BE REQUIRED.
12. STREET LIGHTING SHALL BE IN ACCORDANCE WITH EVERY REQUIREMENTS. POLES SHALL BE EVERY STANDARD FIBERGLASS POLES. ELECTRICAL SERVICE FOR STREET LIGHTING SHALL BE UNDERGROUND.
13. 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.
14. LOCAL RESIDENTIAL STREET STANDARDS:
  - a. PAVEMENT WIDTH = 31 FOOT (BOC-BOC)
  - b. RIGHT-OF-WAY MINIMUM = 60 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





# CEDARBROOK MEADOWS ADDITION

## EMPORIA, LYON COUNTY, KANSAS

# FINAL PLAT

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 26, 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

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

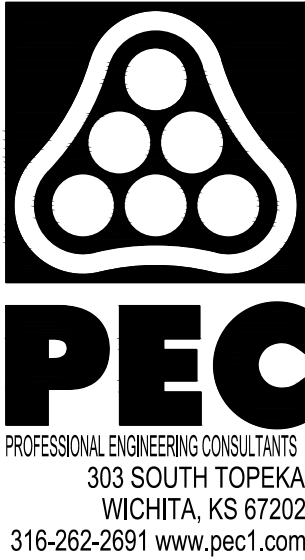
REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS )  
COUNTY OF LYON ) SS

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

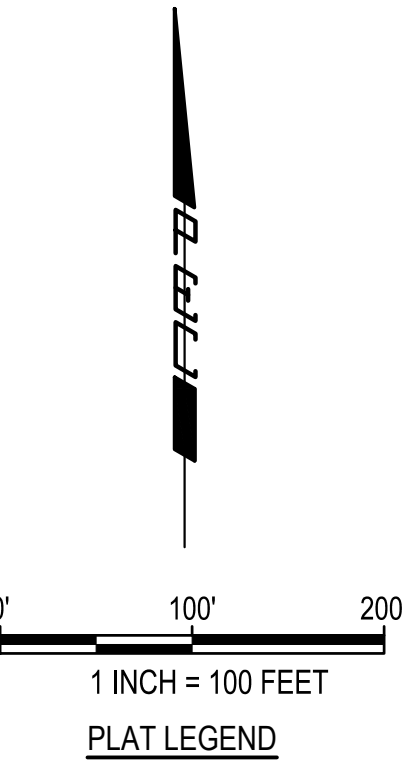




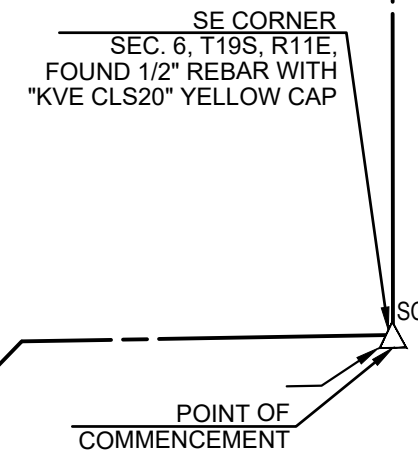
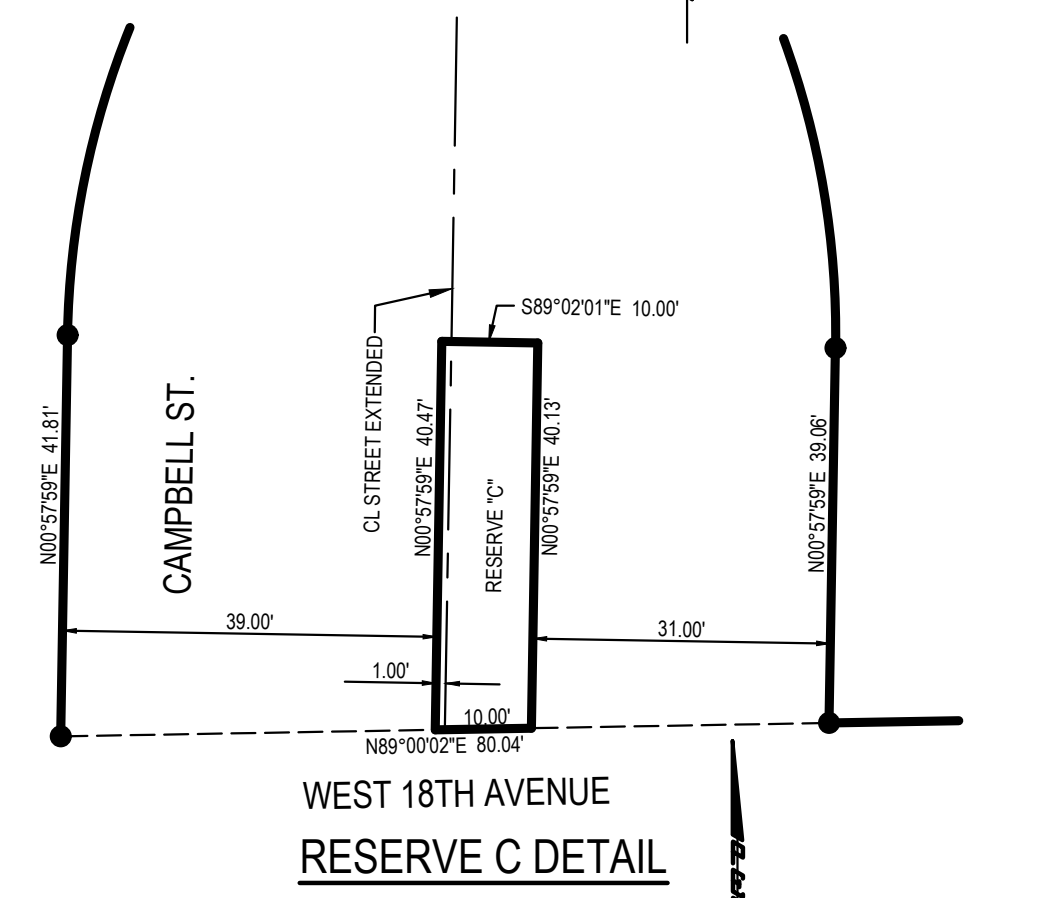
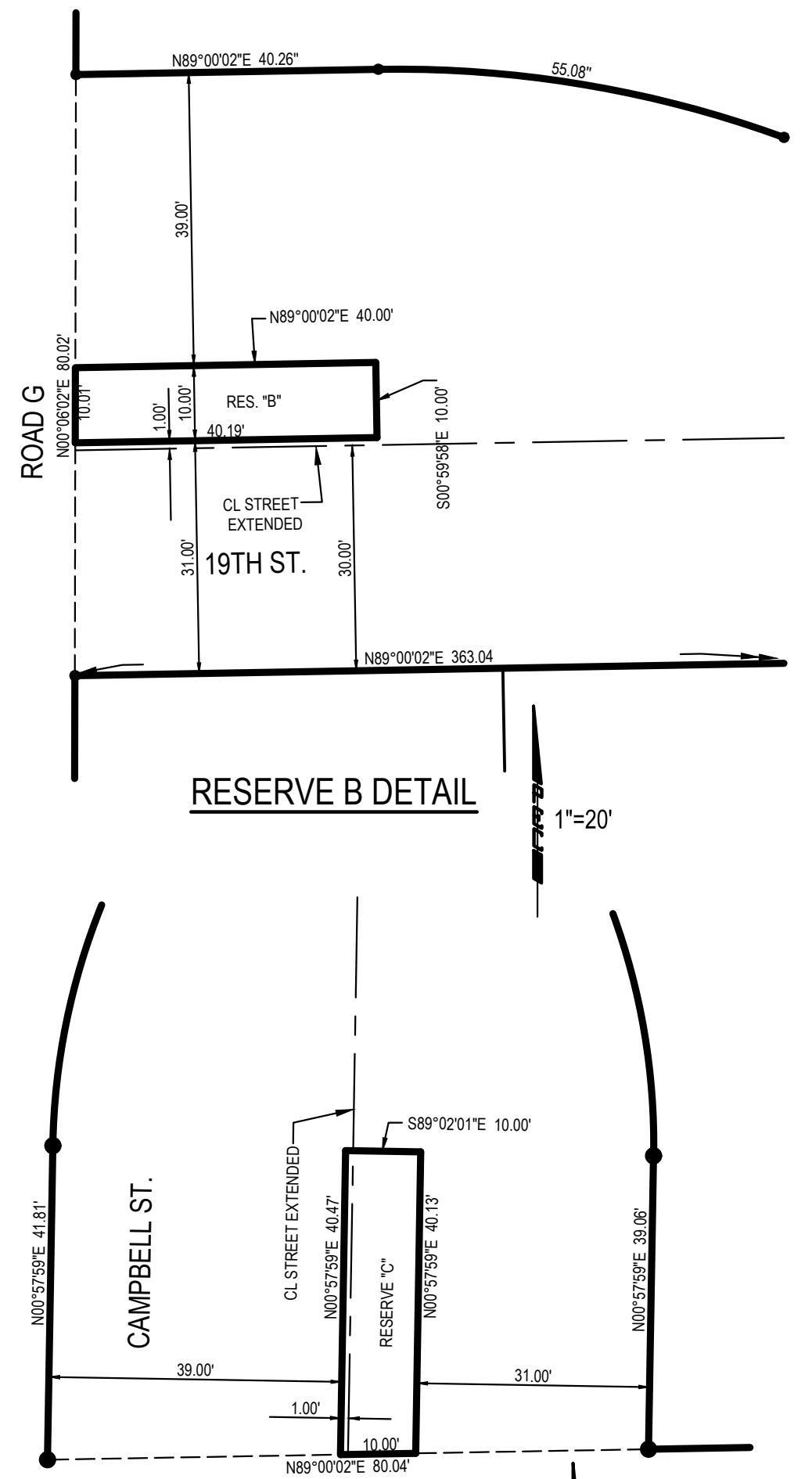
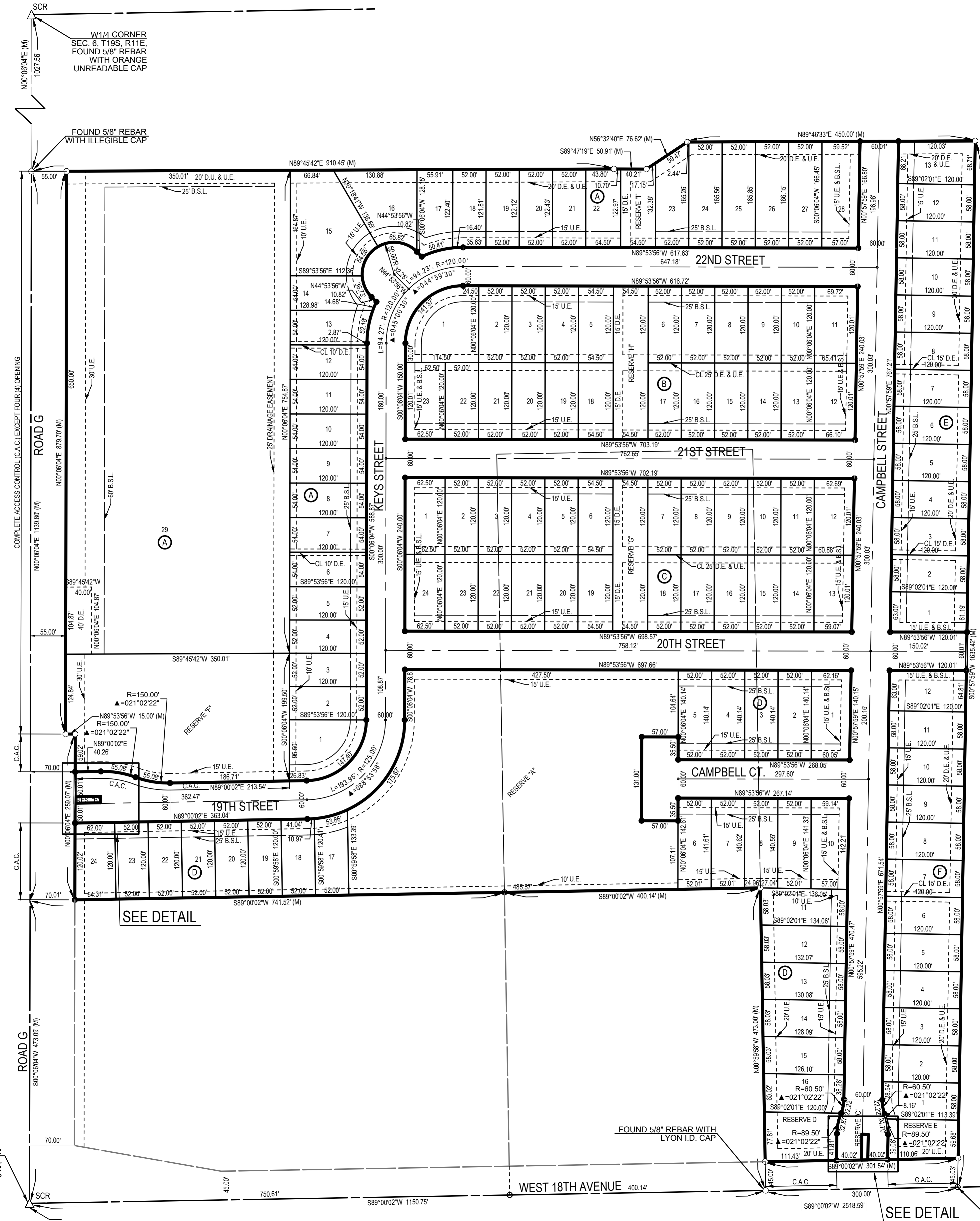
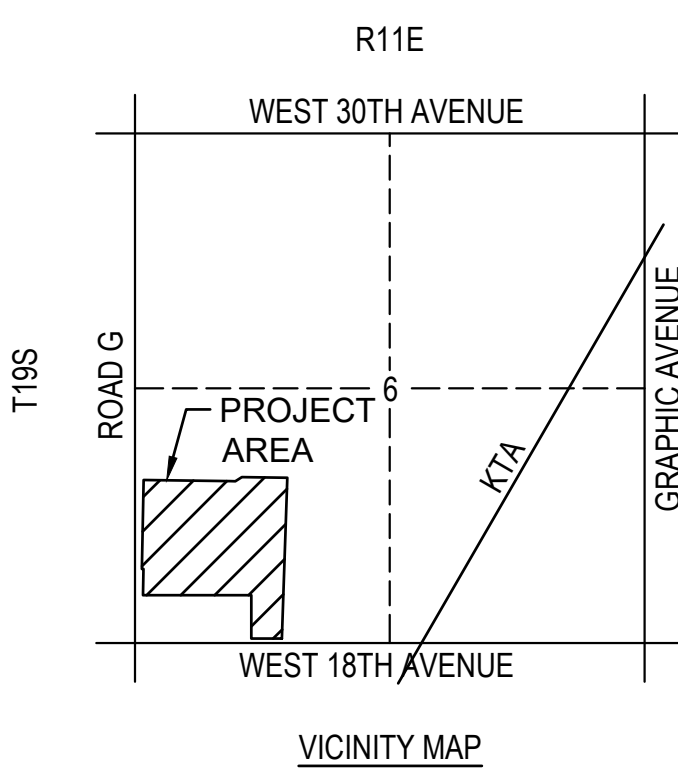
# CEDARBROOK MEADOWS ADDITION

## 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



BENCH MARK LIST

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

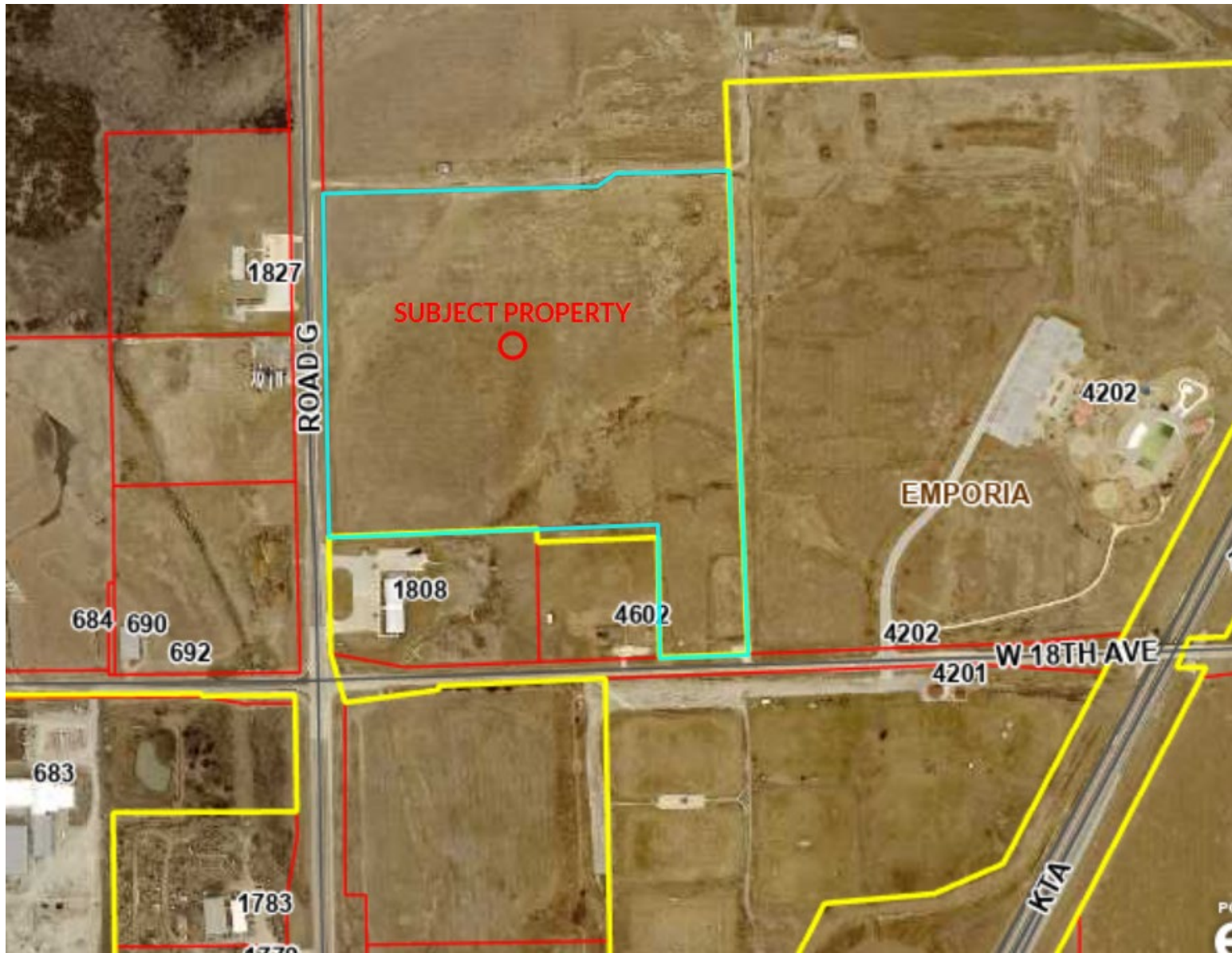








CEDARBROOK MEADOWS  
PRELIMINARY PLAT & PUD  
AERIAL PHOTO





CEDARBROOK MEADOWS  
Zoning Map

