



To: Franklin County Board of County Commissioners
From: Nathan Boyd, Planning Director
Department: Planning & Building
Date: Wednesday, March 4th, 2026

AGENDA ITEM NARRATIVE

Acceptance of dedications for the Final Plat of Smith-Bell Acres.

BACKGROUND

The applicant has submitted a “small subdivision plat” for the Final Plat for Smith-Bell Acres. The small subdivision would divide approximately 20.28 acres into two (2) lots.

Article 2, Section 6.01 of the County Subdivision Regulations permits the Planning Director to waive the Preliminary for “small subdivision plats” consisting of not more than four (4) lots and where all lots have direct frontage onto County or State maintained roads and no new roads are required or proposed. Therefore, the subdivision plat for Smith-Bell Acres Plat has been filed as provided in Article 2, Section 6 of the County Subdivision Regulations.

DISCUSSION:

The proposed plat will create two (2) lots. Both Lots would be approximately 10.14 acres and would access off of Utah Road. All lots meet the minimum standards required by the County Zoning and Subdivision Regulations, including lot size, lot frontage and lot length-to-width ratio.

The division is being requested to settle a family estate. One daughter is inheriting the approximate 10.14 acres with the existing residence (Lot #2). The other daughter is inheriting the northern approximate 10.14 acres (Lot #1) to utilize as pasture and/or hay ground. This northern tract is adjacent to property she already owns so there are no plans to build at this time.

Approximately half (1/2) of Lot #1, along the creek, is located within the Special Flood Hazard Area. Aerial photos with the currently effective Special Flood Hazard Area boundaries are attached. There is an existing residence on Lot #2 that has existing on-site water and on-site sanitation. Lot #1 would be large enough in size to accommodate an in-ground septic system or a lagoon, whichever the soil profile indicates should be installed and whichever the new owners should choose to install should they plan to build in the future.

The Planning Commission recommended approval of a Final Plat of Smith-Bell Acres, located in the Southwest Quarter (SW ¼) of Section 32, Township 15 South, Range 21 East.

SPECIFIC ACTION REQUESTED

An Affirmative motion in support of this item would read as follows: "I make a motion to accept the dedication of rights-of-way and easements and authorize Chair to endorse the Final Plat of Smith-Bell Acres, located in the Southwest Quarter (SW ¼) of Section 32, Township 15 South, Range 21 East."

ATTACHMENTS

Zoning Map
Road Surface & Floodplain Map
Surrounding Subdivision Map
Aerial Photo (2)
Smith-Bell Acres Plat Survey

SMITH-BELL ACRES ZONING MAP



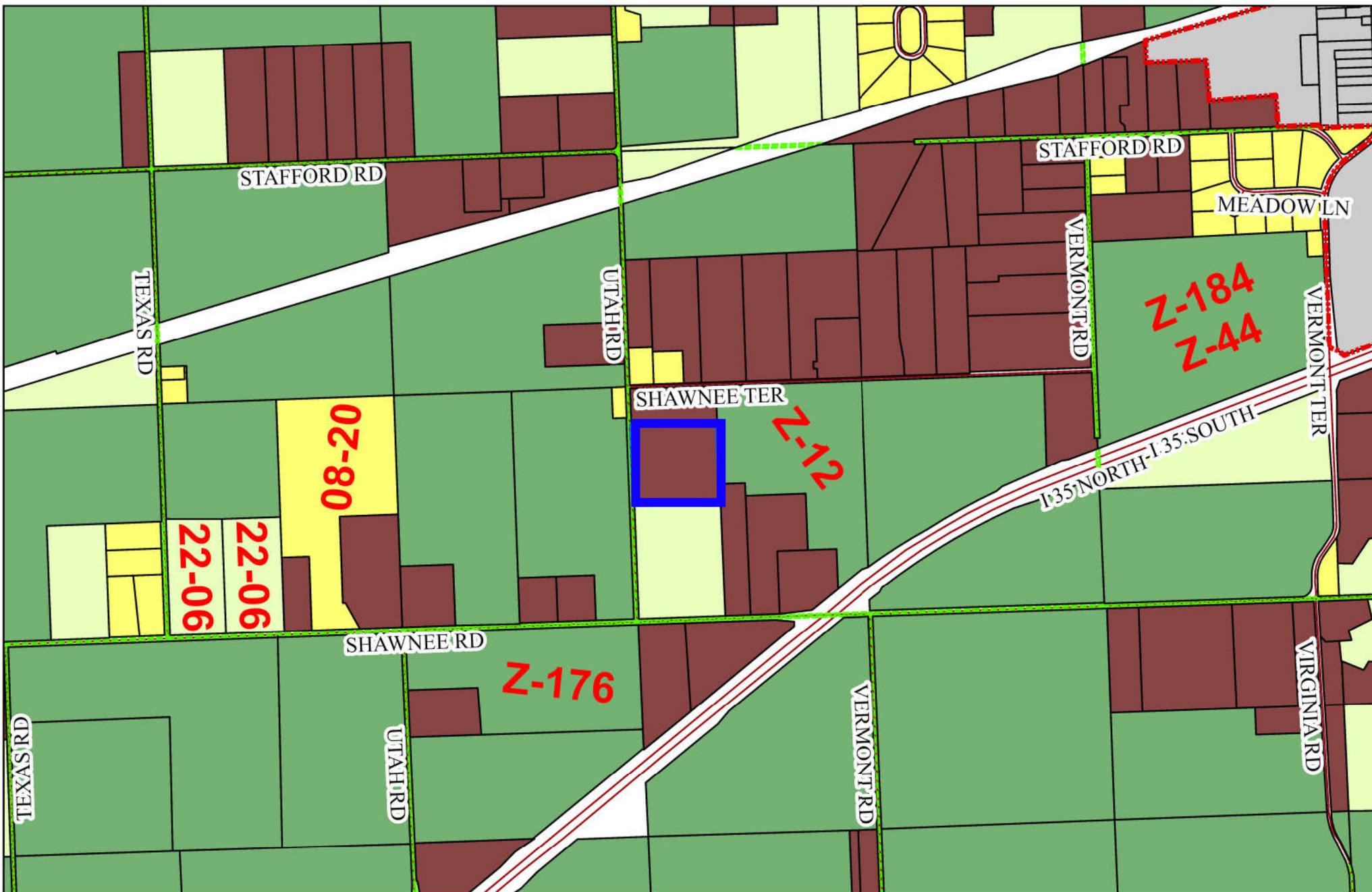
Zoning Map

Agriculture

- Transitional Agriculture
- Commercial
- Highway Commercial
- Light Industrial

- Heavy Industrial
- Mobile Home Park
- Single Family

- Single Family Residential Three Acre
- Residential Estate
- City Zoning



Smith-Bell Acres Road Surface & Floodplain Map

ROAD SURFACE

- PAVED ROAD
- MIN. MAINT.
- GRAVEL

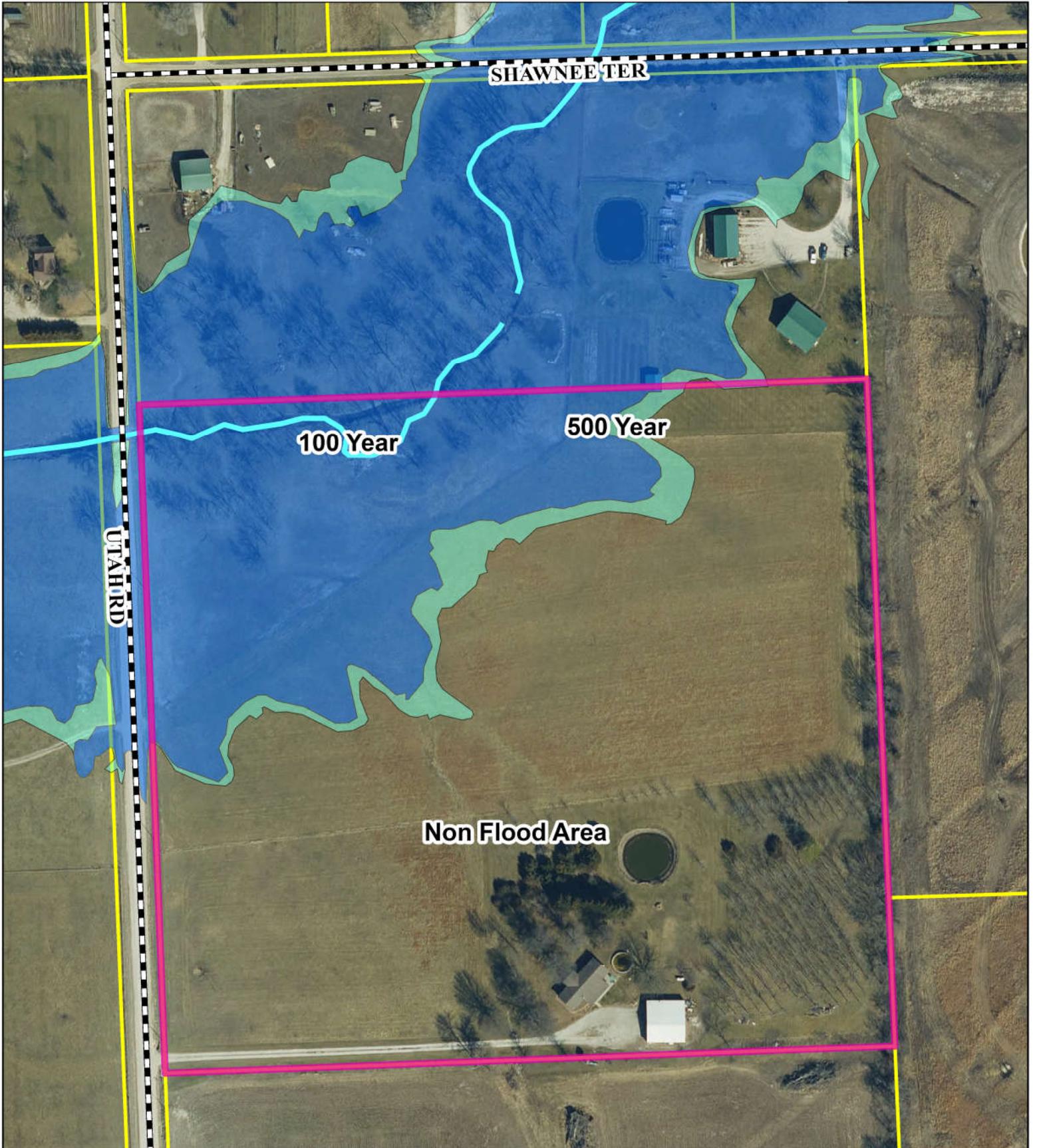
ROAD_SURFA

- Private Drive

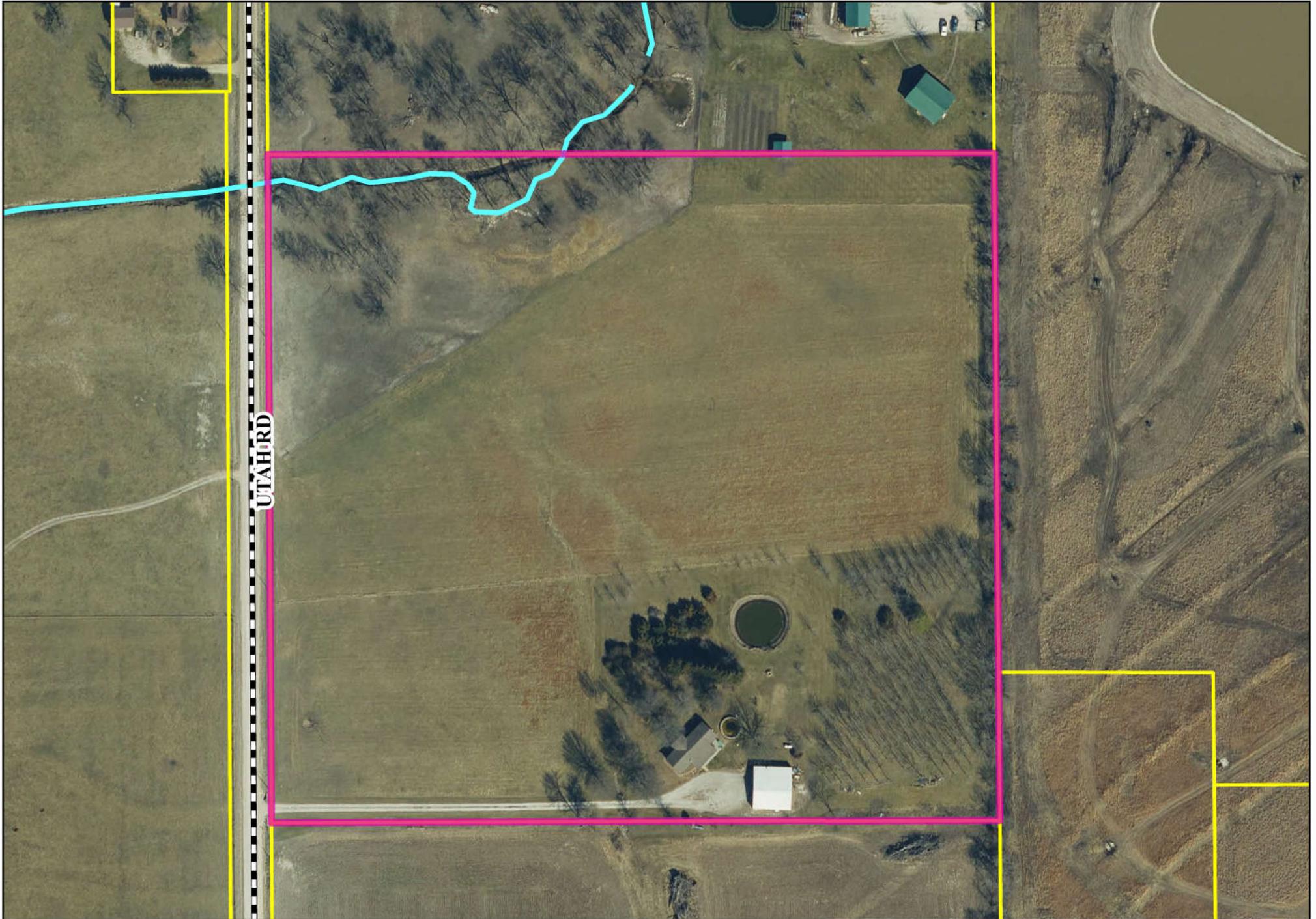
Flood_Year_2022

- 500 Year

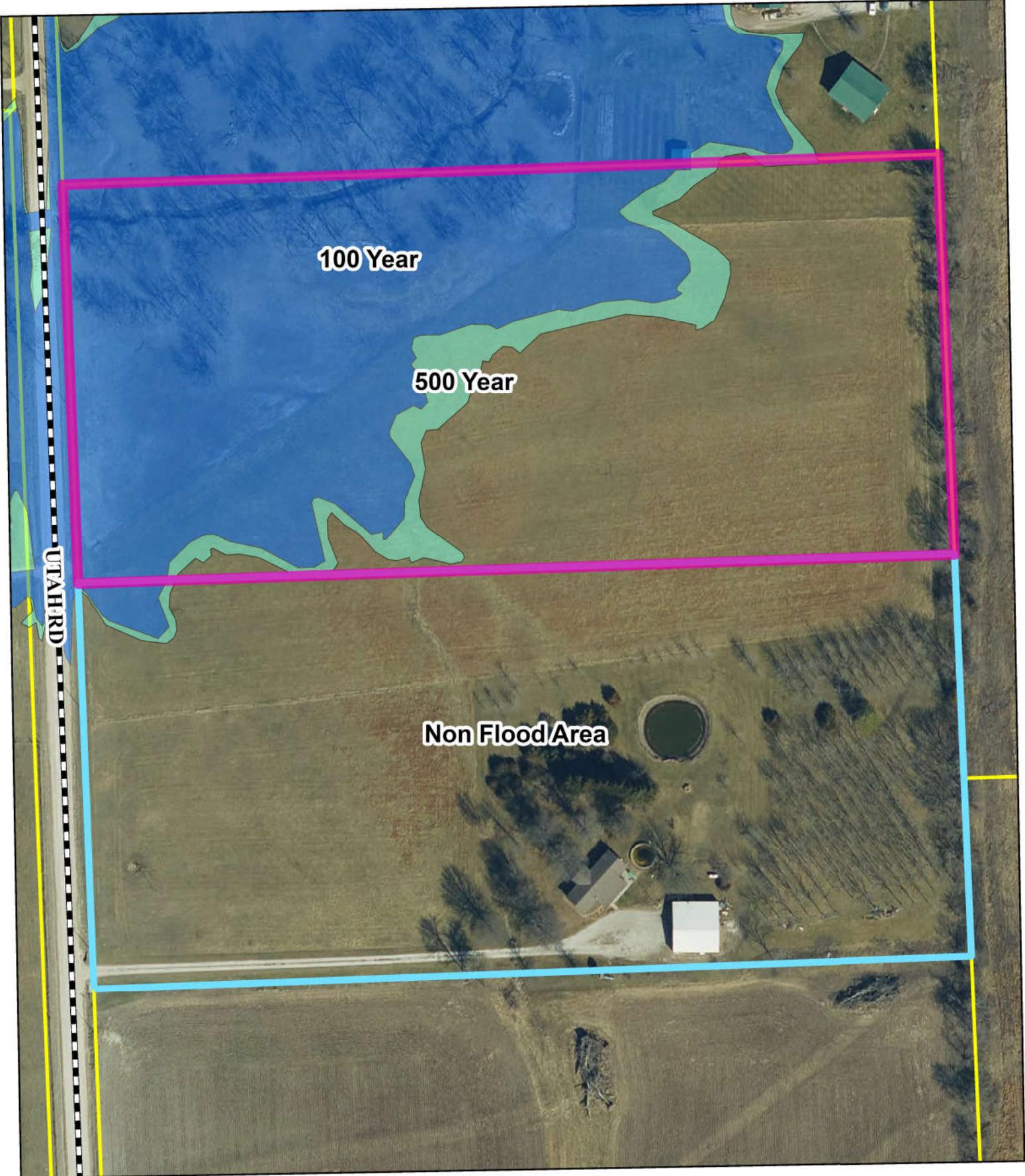
- Non Flood Area
- Reduced Flood Risk due to Levee
- 100 Year
- Floodway



SMITH-BELL ACRES BEFORE DIVISION



SMITH-BELL ACRES AFTER DIVISION



#3647

FINAL PLAT OF SMITH-BELL ACRES

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, FRANKLIN COUNTY, KANSAS

LEGAL DESCRIPTION

This is a survey and subdivision in the Southwest Quarter of Section 32, Township 15 South, Range 21 East, Sixth Principal Meridian, Franklin County, Kansas described as follows: All that part of the Southwest Quarter of Section 32, Township 15 South, Range 21 East, Franklin County, Kansas more particularly described by Robert M. Layton P.S. 1266, on December 22, 2025 as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 02 degrees 16 minutes 37 seconds East, along the West line of the Southwest Quarter of said Section 32, a distance of 438.72 to the Point of Beginning; thence North 88 degrees 09 minutes 30 seconds East, a distance of 992.71 feet; thence South 2 degrees 13 minutes 24 seconds East, a distance of 889.59 feet; thence South 88 degrees 02 minutes 44 seconds West, a distance of 991.86 feet to a point on the West line of said Southwest Quarter; thence North 2 degrees 16 minutes 37 seconds West along said West line, a distance of 891.55 feet to the Point of Beginning, containing 20.29 acres more or less, subject to that part in roads or easements.

DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SMITH-BELL ACRES".

The undersigned proprietor(s) of the hereon described property as shown on this plat do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes, and alleys not already heretofore dedicated.

An easement or license is hereby granted to Franklin County, Kansas, and to all public utility companies duly incorporated and licensed to do business in Franklin County, Kansas, to enter upon, locate, construct, and maintain poles, wires, anchors, pipes, conduits, sewers, surface drainage facilities, etc., upon, over and under those areas outlined and designated on this plat as "Utility Easement or "U/E".

EXECUTION

IN TESTIMONY WHEREOF, the undersigned owners of the tract of land hereon described have hereunto set their

hands and seals this _____ day of _____, 2026.

By: Clyde Lin Coons By: Deborah M. Coons

STATE OF _____)
COUNTY OF _____) SS:

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, a notary public in and for said County and State, came Clyde Lin Coons and Deborah M. Coons, husband and wife, who executed the foregoing instrument of writing, and duly acknowledged the execution of the same for themselves and for the use and purposes herein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

By: _____ My Commission Expires: _____
Notary Public

APPROVALS

APPROVED by the Planning Commission of Franklin County this _____ day of _____, 2026.

By: Louis Reed, Chairperson Attest

CERTIFICATION OF FRANKLIN COUNTY COMMISSIONERS:

This plat and all dedications of Rights of Way and Easements shown on this plat are hereby accepted by the Board of County Commissioners, Franklin County, Kansas.

By: _____ County Clerk

SMITH BELL ACRES

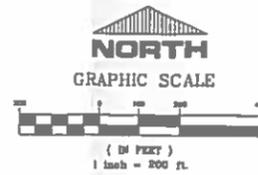
CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

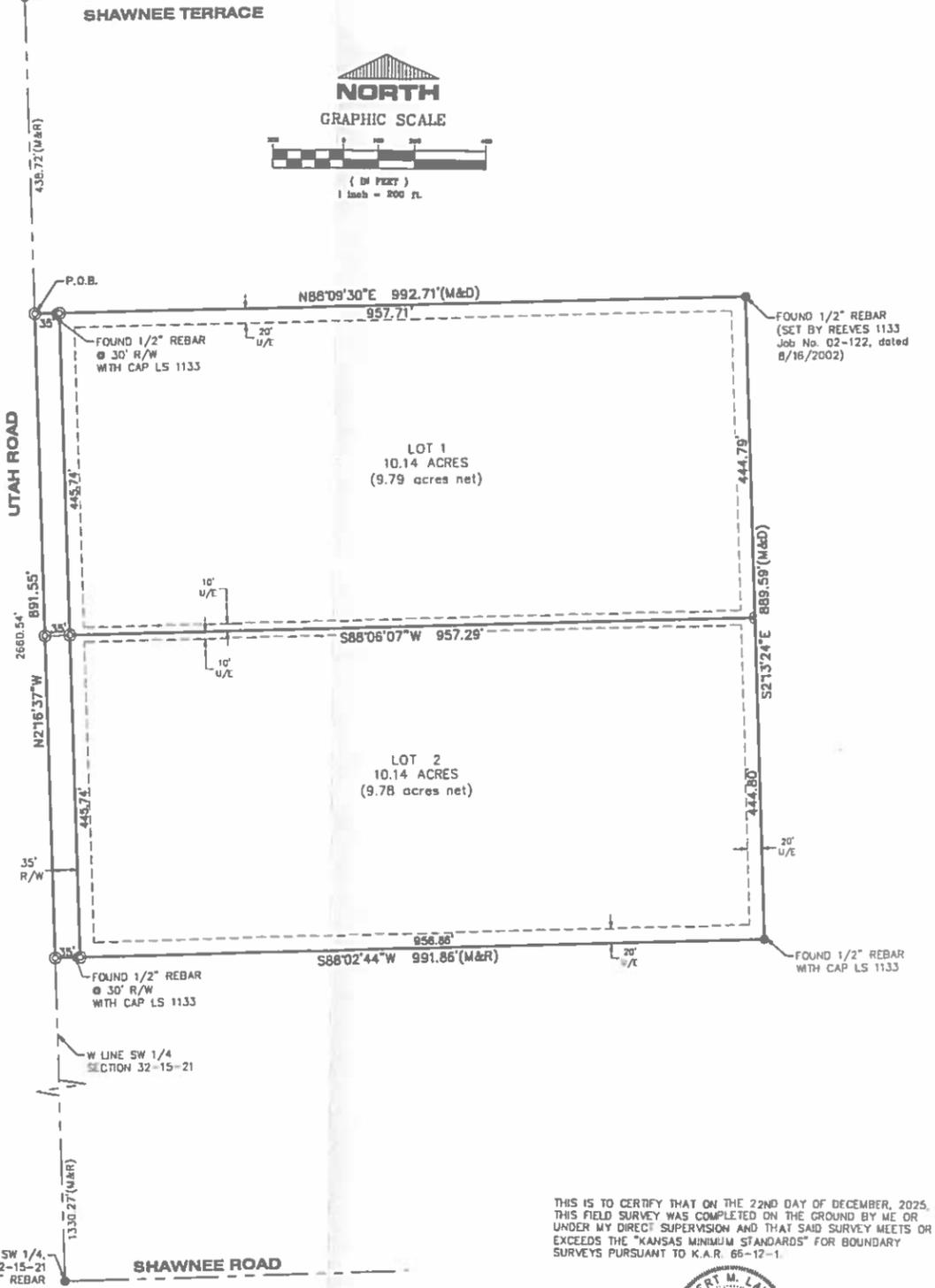
14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6904



AD PROJECT #40559 SEC. 32-15-21 FINAL PLAT



P.O.C.
NW CORNER, SW 1/4,
SECTION 32-15-21
FOUND 1/2" REBAR
(REEVES) LSRP
CATES, PROJECT
NO. 06D1B10
DATED APRIL 12,
2007



STATE OF KANSAS)
FRANKLIN COUNTY)

This is to certify that this instrument was filed for record in the office of Franklin County

Register of Deeds on this _____ day of _____, 20____, at _____

am/pm and is duly recorded at Slide No. _____, instrument No. _____

By: Vicki Hughes, Register of Deeds

STATE OF KANSAS)
FRANKLIN COUNTY)

This is to certify that all current and previous taxes and any special assignments have been paid on the land being platted.

Date: _____

By: Manlyn Stevenson, Treasurer

Attest: Elizabeth Lewit, Deputy Treasurer

This Survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2005 for content only and is in compliance with this act. No other warranties are extended or implied.

By: Tim Sloan, KS PS 783 Date: _____

NOTES:

No title work information has been provided for this survey.

Easements are excluded by agreement with client.

Bearing base is Kansas State Plane South Zone NAD 83.

All distances are measured unless otherwise noted.

REFERENCE SURVEYS:

Survey #1996 Performed by Larry D. Walrod, Recorded September 23, 2007.

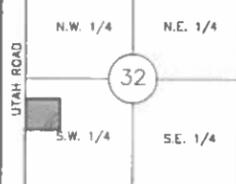
Figure Name: CLOSURE CALCULATIONS
North: 2070699.25 East: 2279049.07
Course: N 88-09-30 E Distance: 992.71
North: 2070731.15 East: 2280041.26
Course: S 02-13-24 E Distance: 889.59
North: 2069842.23 East: 2280075.77
Course: S 88-02-44 W Distance: 991.86
North: 2069808.40 East: 2279084.49
Course: N 02-16-37 W Distance: 891.55
North: 2070699.25 East: 2279049.07
Perimeter: 3765.70
Area: 883679.11 20.29 acres
Mathematical Closure - (Uses Survey Units)
Error of Closure: 0.000 Course: S 90-00-00 E
Precision 1: 376570.3626.05

PROJECT LOCATION

SECTION 32-15-21

VICINITY MAP

SHAWNEE TERRACE



SHAWNEE ROAD
SCALE: 1" = 2000'

PREPARED FOR:
CHRISTY BELL
4353 UTAH ROAD
WELLSVILLE, KANSAS 66092
PHONE (913) 226-2940

PREPARED BY:
ALLENBRAND-DREWS & ASSOCIATES, INC.
122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE (913) 764-1076

14 W. PEORIA STREET
PAOLA, KANSAS 66071
PHONE (913) 557-1076

SW CORNER, SW 1/4,
SECTION 32-15-21
FOUND 1/2" REBAR
(LSRP) BY CATES
PROJECT NO.
18011537 DATED JAN.
5, 2016

LEGEND

- FOUND BAR AS DESCRIBED ORIGIN UNKNOWN UNLESS NOTED
- ⊙ SET 1/2" x 24" REBAR WITH PLASTIC KS CLS 93 CAP
- U/E UTILITY EASEMENT
- R/W ROAD RIGHT OF WAY



THIS IS TO CERTIFY THAT ON THE 22ND DAY OF DECEMBER, 2025, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.