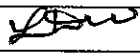


FRANKLIN COUNTY

To:	Franklin County	Reviewed:	
	Board Of County Commissioners		
From:	Larry D. Walrod 	Extension:	3571
	Planning & Building Dept.		
Date:	October 14 th , 2009	No.	

ITEM:

Approval of the Final Plat for Double Tree Farm Estates Subdivision, Application #0908-958, Robert and Connie Pearce, located near the intersection of Shawnee Road and Utah Road on the North side of Shawnee Road and West of Utah Road.

BACKGROUND:

The applicant proposes to divide approximately 79.24 acres into three (3) residential lots.

Lots #1 and 2 will be approximately 5.00 acres and Lot #3 would be approximately 66.35 acres. Lots #1 and 2 would utilize Shawnee Road for access. Lot #3 would utilize the existing access onto Utah Road. All three lots meet the minimum standards required by the County Zoning and Subdivision Regulations, including lots size, lot frontage and lot length-to-width ratio.

There is an existing residence and water meter on Lot #3. Water meters are available for Lots #1 and 2 from Franklin County Rural Water District No. 1.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval of Double Tree Farm Estates Subdivision, Application #0908-958.

STAFF RECOMMENDED ACTION:

Staff recommends that the Board of County Commissioners authorize the Chairman to endorse the Final Plat Double Tree Farm Estates Subdivision accepting all easements and rights of way as shown on the Plat.

ATTACHMENTS:

Staff Report
Aerial Photo
Survey



STAFF REPORT

To: Franklin County
Board Of County Commissioners

From: Larry D. Walrod *L.D.W.*
Planning Director

Case: Final Plat
Application #0908-958
(Double Tree Farm Estates Subdivision)

Date: September 22, 2009

GENERAL INFORMATION

Applicant: Robert and Connie Pearce
4308 Utah Road
Wellsville, KS 66092

Property Owner: Robert and Connie Pearce
4308 Utah Road
Wellsville, KS 66092

Requested Action: Approval of a final plat, Application #0908-958
Double Tree Farm Estates Subdivision

Purpose: To subdivide approximately 79.24 acres into three
(3) lots.

Location: Located near the intersection of Shawnee Road and
Utah Road on the North side of Shawnee Road and
West of Utah Road in the East Half (E ½) of the
Southeast Quarter (SE ¼) of Section 31, Township
15 South, Range 21 East.

Existing Land Use and Zoning: Agriculture / R-E

File Date: August 28th, 2009

BACKGROUND:

The applicant proposes to divide approximately 79.24 acres into three (3) residential lots.

Lots #1 and 2 will be approximately 5.00 acres and Lot #3 would be approximately 66.35 acres. Lots #1 and 2 would utilize Shawnee Road for access. Lot #3 would utilize the existing access onto Utah Road. All three lots meet the minimum standards required by the County Zoning and Subdivision Regulations, including lots size, lot frontage and lot length-to-width ratio.

There is an existing residence and water meter on Lot #3. Water meters are available for Lots #1 and 2 from Franklin County Rural Water District No. 1.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners authorize the Chairman to endorse the Final Plat for Double Tree Farm Estates Subdivision accepting all easements and rights of way as shown on the Plat.

