

## Planning Commission Staff Report

### Applicant

Tim Summervill  
2248 E 150<sup>th</sup>  
Marion, Ks 66861

### Short-Form Plat Lot Split Application and Project Description

Application number ZP04.101. Applicant is requesting one (1) Lot-Split in an "A" Agriculture Zone District. Application includes a deed of property for forty (40) acres in the northeast quarter of the northeast quarter of Section 15, Township 20 South, Range 4 East. Application includes nine (9) copies of a scale drawing and legal description of the proposed split lot with the precise location and dimensions of the structures thereon. Application approval is subject to all applicable Local permits; a new private wastewater system will be required.

### Planning Issues

A Public Notice of this Planning Commission application review has been published in the official county newspaper at least twenty (20) days prior to the meeting date. No public comments have been received as of January 13, 2005.

The purpose of the "A" Agriculture Zone District is to provide for a full range of agricultural activities on land used for agricultural purposes, including processing and sale of agricultural products raised on the premises, and at the same time offer protection to land used for agricultural purposes from the depreciating effect of objectionable, hazardous, incompatible and unsightly uses. This District is intended to allow a net density of one residence per forty (40) acres, and sell-offs of 5-acre lots with the site assessment in LESA weighted to favor non-tilled, wooded, steep or rough locations along SAS (RS) all-weather roads or highways, or existing farmstead sites located on existing gravel roads.

Application subject to acreage variance approval.

Kansas Department of Transportation expanded Highway 77 by obtaining 1.55 acres from applicant.

***Existing Farmstead site. LESA factoring not applicable.***

The application meets all zoning requirements for approval as listed below.