

**CITY OF LEAVENWORTH
PLANNING COMMISSION
COMMISSION CHAMBERS, CITY HALL
100 N. 5th Street
Leavenworth, KS 66048**

**REGULAR SESSION
Monday, April 6, 2026
6:00 p.m.**

CALL TO ORDER:

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: March 2, 2026**

OLD BUSINESS:

None

NEW BUSINESS:

- 1. 2026-10 SUB – CHANAY’S ADDITION**
Consider a final plat for Chanay’s Addition, Case No. 2026-10 SUB.
Action Requested: approve or deny the final plat.
- 2. 2026-15 SUB – LIMIT PARK ADDITION CORRECTIVE PLAT**
Consider a final plat for Limit Park Addition Corrective Replat, Case No. 2026-15 SUB.
Action Requested: approve or deny the final plat.

OTHER BUSINESS:

None

ADJOURN

CITY OF LEAVENWORTH PLANNING COMMISSION

COMMISSION CHAMBERS, CITY HALL

100 N 5th Street, Leavenworth, Kansas 66048

REGULAR SESSION

Monday, March 2, 2026

6:00 PM

CALL TO ORDER:

Commissioners Present

Ted Davis

Ken Bateman

Bill Waugh

Mark Preisinger

Commissioners Absent

Dennis Hund

Don Homan

Sherry Hanson

City Staff Present

Kim Portillo

Michelle Baragary

Ben Hyde

Chairman Bateman called the meeting to order at 6:00 p.m. and noted a quorum was present.

APPROVAL OF MINUTES – February 2nd, 2026

Chairman Ken Bateman asked for questions, comments or a motion on the February 2, 2026, minutes presented for approval. One change requested was the date on the front page of the minutes. Commissioner Davis moved to approve the minutes with the stated correction, seconded by Commissioner Waugh and approved by a vote of 4-0.

OLD BUSINESS:

None

NEW BUSINESS:

1. 2026-03 REZ – 2121 SPRING GARDEN ST.

Conduct a public hearing for a request to rezone property from R-MF (Residential Multi Family District) to R1-6 (High Density Single Family Residential District).

Action Requested: Recommend approval or denial to the City Commission.

Chairman Bateman called for the staff report.

City Planner Michelle Baragary stated that the owner and applicant, Barbara Kersten, is requesting approval to rezone the property located at 2121 Spring Garden St. from R-MF, Residential Multi Family District, to R1-6, High Density Single Family Residential District.

Surrounding zoning and land uses are as follows:

- North: R-MF (duplexes); further north across Thornton Street is the City Service Center zoned I-1, Light Industrial District.
- South: R1-6 (single-family residential)
- West: R1-6

- East I-1 (occupied by a single-family dwelling); further east is R1-6 residential

The Future Land Use Map identifies this area as appropriate for single-family residential uses. The proposed rezoning would allow development consistent with the Comprehensive Plan designation.

History of the Property:

- The previous structure was demolished in December 2007.
- Rezoned from I-1, Light Industrial District, to R-MF, Residential Multi Family District, on October 14, 2008 (Ordinance No. 7781).
- Plans for a proposed three-story triplex were submitted in 2008-2009 but were never constructed.
- The property has remained vacant since demolition.

CONDITIONS OF DETERMINATION

Whenever the Planning Commission or City Commission takes action on an application for amendment to these Development Regulations, and such proposed amendment is not a general revision of existing ordinances, but one which will affect specific property, the Planning Commission and City Commission shall consider the following factors:

- a) The character of the neighborhood;
The subject property is located at the corner of Spring Garden and Marion Streets within an established residential neighborhood. The area is predominately single-family in character, with two duplexes immediately north of the subject property, and the City Service Center located further north across Thornton Street.
- b) The zoning and use of properties nearby;
Properties to the south and west are zoned R1-6 and developed with single-family homes. Properties to the north are zoned R-MF and developed with duplexes. The City Service Center, located further north, is zoned I-1. The adjacent property to the east is zoned I-1 but contains a single-family dwelling. Overall, the surrounding area is predominantly residential in use.
- c) The suitability of the subject property for the uses to which it has been restricted;
Although rezoned to R-MF in 2008, the property has remained vacant for approximately 18 years. A previously proposed triplex was never constructed. The Comprehensive Plan identifies the property as appropriate for single-family residential use, supporting the requested zoning change.
- d) The extent to which removal of the restrictions will detrimentally affect nearby property;
Rezoning to R1-6 will allow development consistent with surrounding single-family properties and the Future Land Use Map. The proposed rezoning is not anticipated to have a detrimental impact on nearby properties.
- e) The length of time the subject property has remained vacant as zoned;
The property has remained vacant since December 2007.
- f) The relative gain to economic development, public health, safety, and welfare by the reduction of the value of the landowner's property as compared to the hardship imposed by such reduction upon the individual landowner;

Development of a single-family residence will return the property to productive use and increase its taxable value. The rezoning supports reinvestment in an established neighborhood.

- g) The recommendations of permanent or professional staff;
Staff recommends approval of the rezoning request.

- h) The conformance of the requested change to the adopted or recognized Comprehensive Land Use Plan being utilized by the city;
The Future Land Use Map designates this area for single-family residential use. The proposed rezoning to R1-6 is consistent with the Comprehensive Plan.

- i) Such other factors as may be relevant to a particular proposed amendment. The factors considered in taking action on any proposed amendment shall be included in the minutes or otherwise be made part of the written record.
No additional factors have been identified.

In accordance with Kansas State Statute, notice of the public hearing was mailed to property owners within 200 feet of the subject property. As of the date of this report, staff has received no comments from notified property owners.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request based on the analysis and findings included herein.

REZONING ACTION/OPTIONS:

- Recommend approval of the rezoning request from R-MF to R1-6 to the City Commission
- Recommend denial of the rezoning request from R-MF to R1-6 to the City Commission
- Table the issue for additional information/consideration.

Chairman Bateman opened the public hearing and asked the applicant if he wanted to speak.

Rob Young, a surveyor representing the property owner, stated the reason they never moved forward with the original plan for the duplexes was due to not being able to meet setback requirements.

Commissioner Preisinger asked when they plan on starting construction if the rezoning is approved.

Mr. Young replied immediately.

Tammy Hill, 2201 Spring Garden St., wants clarification that the property would be single-family. She further stated that it was initially listed as high density, which she understands high density as townhomes. Her concern is that she has dealt with quite a bit of crime in this area since she moved to this neighborhood four years ago, and wants assurance that only a single-family home will be constructed.

Ms. Baragary stated the rezoning request is for a single-family home.

Mr. Young responded to the question as well and stated the applicant has built the same kind of single-family homes in Smithville.

Joe Toth, 2200 Spring Garden St., stated he also has concerns about crime and only wants a single-family home built on the property. Additional concerns are with on-street parking and if the proposed single-family home can meet the required setbacks.

With no one else wishing to speak, Chairman Bateman closed the public hearing and called for discussion among the commissioners.

Commissioner Preisinger stated the size of the lot meets the requirements to fit a single-family house. He stated that there could be concrete rubble on site from demolition of a previous structure, but that is outside the purview of this meeting.

Ms. Baragary stated that the home would also go through the building permit process for review and approval.

Chairman Bateman asked if a duplex would be permitted by-right under the current zoning.

Ms. Baragary stated that yes, they could.

Chairman Bateman stated that with this request, the only thing allowed by-right is a single-family, and they would need additional approvals for a duplex.

With no further discussion, Chairman Bateman called for a motion. Based on the findings as stated and conditions as presented, Commissioner Preisinger moved to recommend approval of the rezoning to the City Commission, seconded by Commissioner Davis and passed by a vote of 4-0.

2. 2026-04 REZ – 529 & 0000 CHOCTAW ST.

Conduct a public hearing for a request to rezone property from I-1 (Light Industrial District) to CBD (Central Business District).

Action Requested: Recommend approval or denial to the City Commission.

Chairman Bateman called for the staff report.

City Planner Michelle Baragary stated that the owner and applicant, VFW Post 56, is requesting approval to rezone approximately 0.42 acres from I-1 (Light Industrial District) to CBD (Central Business District). The subject property consists of two vacant parcels.

The applicant proposes to develop a Veterans Memorial Park to honor veterans, both living and deceased. The park would serve as a ceremonial gathering space for events such as Memorial Day, Independence Day, and Veteran's Day, and would include the For Those Who Gave All (FTWGA) Boot Display of Kansas veterans who have died in service.

Proposed Site Improvements

The conceptual development plan includes:

- A stage area for ceremonies
- A concrete slab and pergola with fire pit for Flag Retirement Ceremonies
- Sidewalks and benches honoring each branch of military service, the VFW Auxiliary, and Vietnam Veterans of America
- Memory bricks surrounding the existing flag poles, available for purchase by community members to honor individual veterans
- Three parking spaces for VFW patrons
- Chain-link fencing enclosing the park

The project is proposed to be completed in three phases:

- Stage 1: Parking area and concrete slab/fire pit
- Stage 2: Sidewalks, benches, and memory bricks

- Stage 3: Stage area

Floodplain Considerations

The subject property is located within both the 100-year and 500-year floodplain. Due to these constraints, the site is not suitable for construction of enclosed structures. The proposed memorial park represents a low-intensity use compatible with floodplain limitations.

Surrounding Zoning and Land Uses

- North: CBD – Commercial and civic uses including restaurant, retail, and VFW Post 56
- South: I-1 – City owned property designated for Three-Mile Creek
- West (across 6th Street): CBD – Leavenworth Waterworks Department
- East: CBD and I-1 – Citizens Federal Savings Bank and a mixed-use building

The surrounding area is predominantly commercial in character and located within Downtown Leavenworth.

The subject property is located in the 100 and 500 year floodplain which makes the site unsuitable for development of a building.

The Future Land Use Map designates this area as Mixed Use. The proposed rezoning to CBD supports a civic and memorial use that is compatible with the downtown mixed-use environment and consistent with the Comprehensive Plan.

CONDITIONS OF DETERMINATION

Whenever the Planning Commission or City Commission takes action on an application for amendment to these Development Regulations, and such proposed amendment is not a general revision of existing ordinances, but one which will affect specific property, the Planning Commission and City Commission shall consider the following factors:

- a) The character of the neighborhood;
The subject property lies southeast of the intersection of 6th and Cherokee Street. The site is considered to be within Downtown Leavenworth and is part of the Central Business District overlay. Downtown Leavenworth contains a wide variety of uses. The proposed memorial park is consistent with the character of the downtown environment.
- b) The zoning and use of properties nearby;
Adjacent properties are predominantly zoned CBD and developed with commercial and civic uses. The property to the south remains zoned I-1 and is designated for Three-Mile Creek. The requested CBD zoning aligns with the surrounding zoning pattern.
- c) The suitability of the subject property for the uses to which it has been restricted;
The property has remained vacant for nearly 30 years and is located within the floodplain, limiting its suitability for industrial development. The I-1 zoning classification is not well suited to the site's physical constraints.
- d) The extent to which removal of the restrictions will detrimentally affect nearby property;

The proposed rezoning is not anticipated to have a detrimental impact on nearby properties. CBD is a less intense zoning classification than I-1. The proposed memorial park is not anticipated to negatively impact surrounding properties and will activate an otherwise undevelopable site.

- e) The length of time the subject property has remained vacant as zoned;
Aerial imagery indicates a building was demolished sometime after 1998. The property has remained vacant since that time.
- f) The relative gain to economic development, public health, safety, and welfare by the reduction of the value of the landowner's property as compared to the hardship imposed by such reduction upon the individual landowner;
The proposed rezoning will have a positive effect on public health, safety and welfare by providing a community gathering space, enhancing downtown aesthetics, and honoring veterans. The project places the property in a more appropriate zoning classification given its floodplain limitations.
- g) The recommendations of permanent or professional staff;
Staff recommends approval of the rezoning request.
- h) The conformance of the requested change to the adopted or recognized Comprehensive Land Use Plan being utilized by the city;
The Future Land Use Map designates the area as Mixed Use. The proposed CBD zoning and memorial park use are consistent with the goals and intent of the Comprehensive Plan.
- i) Such other factors as may be relevant to a particular proposed amendment. The factors considered in taking action on any proposed amendment shall be included in the minutes or otherwise be made part of the written record.
No additional factors have been identified.

In accordance with Kansas State Statute, notice of the public hearing was mailed to property owners within 200 feet of the subject property. As of the date of this report, staff has received no comments from notified property owners.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request based on the analysis and findings included herein.

REZONING ACTION/OPTIONS:

- Recommend approval of the rezoning request from I-1 to CBD to the City Commission
- Recommend denial of the rezoning request from I-1 to CBD to the City Commission
- Table the issue for additional information/consideration.

Chairman Bateman opened the public hearing and asked the applicant if he wanted to speak.

Alan Barnes, representing the VFW post 56 Park at 519 Cherokee St and lives at 2905 207th St. stated that the goal is to have a park for all veterans, not just those in the VA. One of the buildings will be named after Officer Unger, who died in action in Iraq.

Amanda Pryor from Weston, also representing the VFW, stated that the fence will be limestone posts with chains, not a chain link.

Commissioner Preisinger asked who was building the structures.

Mr. Barnes responded that the VFW is building it, with donations from various companies.

With no one else wishing to speak, Chairman Bateman closed the public hearing and called for discussion among the commissioners.

With no further discussion, Chairman Bateman called for a motion. Based on the findings as stated and conditions as presented, Commissioner Preisinger moved to recommend approval of the rezoning to the City Commission, seconded by Commissioner Davis and passed by a vote of 4-0.

3. 2026-05 SUP – 1405 CHEROKEE ST.

Conduct a public hearing for Case No. 2026-05 SUP, wherein the applicant is requesting a Special Use Permit to allow a two-family dwelling in the R1-6 (High Density Single Family Residential District).

Action Requested: Recommend approval with listed condition or denial to the City Commission.

Chairman Bateman called for the staff report.

City Planner Michelle Baragary stated that the owners and applicants, Carlos Galdamez and Dania Grisell Urrutia, request approval of a Special Use Permit (SUP) to allow a two-family dwelling in the R1-6, High Density Single Family Residential District. Two-family dwellings are permitted in the R1-6 zoning district subject to issuance of a Special Use Permit.

The subject property is currently operating as a two-family dwelling without an approved SUP and is therefore considered an existing nonconforming use. Per section 1.05.D of the adopted Development Regulations:

Any lawfully existing nonconforming use of part or all of a structure or any lawfully existing nonconforming use of land, not involving a structure or only involving a structure which is accessory to such use or land, may be continued, so long as otherwise lawful.

Section 1.05.D further provides:

If a structure devoted to a nonconforming use is damaged or destroyed by more than fifty percent (50%) of its fair market value, such building shall not be restored if the use of such building is not in conformance with the regulations of the zoning district in which it is located.

Based on staff research, the structure has functioned as a two-family dwelling since at least 2008. The applicants are requesting approval of a Special Use Permit to bring the property into conformance with zoning regulations, particularly in advance of a pending property sale.

No structural expansions, site modifications, or changes in intensity of use are proposed.

COMMISSION FINDINGS

In considering this request, the Planning Commission may recommend issuance of a special use permit upon making the following findings:

1. The proposed special use complies with all applicable provisions of this ordinance.

Based on all available information, staff believes that this application complies with all provisions of City of Leavenworth Development Regulations.

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

This property has functioned as a two-family dwelling since at least 2008 and contributes to the diversity of housing stock available to Leavenworth residents.

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

Based on the information available, staff does not believe that the continued use will cause any substantial injury to surrounding property values.

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

The request does not involve new construction, expansion, or increased intensity of use. The property will continue to operate as it currently does. Therefore, staff finds that the use will not dominate the neighborhood or interfere with the development rights of adjacent properties.

Notification was mailed to property owners within 200 feet of the subject property in accordance with Kansas statutory requirements. After notifications were mailed, staff received no comments.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit based on the analysis and findings stated above, subject to the following condition:

1. The property owner shall register the property with the City of Leavenworth as a two-family rental property.

Failure to maintain compliance with all conditions of approval shall result in revocation of the Special Use Permit.

ACTION/OPTIONS:

- Motion, to recommend approval of the Special Use Permit to the City Commission, based upon the findings as stated and subject to the listed condition.
- Motion, to recommend denial of the Special Use Permit to the City Commission.
- Table the issue for additional information or consideration.

Commissioner Davis asked if the property had been in compliance and rules had changed.

Ms. Baragary replied that it has always been existing non-conforming.

Chairman Bateman asked staff why we don't allow duplexes in the R1-6 zoning district by right.

Ms. Baragary stated that there are discussions about updating the development regulations to allow it by right.

Director Kim Portiillo explained that in the Overlay District duplexes are allowed by right in the R1-6 zoning district.

Chairman Bateman opened the public hearing and asked if the applicant would like to speak.

Alberto Zuniga, on behalf of the property owner, stated that the current owner is trying to sell the property but has been held-up by the underwriter.

Ms. Baragary stated that many lenders will not lend for nonconforming properties.

Commissioner Preisinger asked if the house burnt to the ground or was destroyed by a tornado, would the SUP allow it to be rebuilt as a duplex?

Director Portillo responded yes it would.

With no one else wishing to speak, Chairman Bateman closed the public hearing and called for discussion among the commissioners.

With no further discussion, Chairman Bateman called for a motion. Based on the findings as stated and conditions as presented, Commissioner Preisinger moved to recommend approval of the special use permit to the City Commission, seconded by Commissioner Davis, and passed by a vote of 4-0.

4. DRAFT 7TH STREET CORRIDOR STUDY

Presentation by GBA on the Draft 7th Street Corridor Study. The study evaluates existing conditions and provides recommendations to enhance the primary connection between Downtown Leavenworth and Fort Leavenworth. Emphasis is placed on transportation and connectivity improvements, infrastructure upgrades, aesthetic enhancements, and land use optimization.

Action: Information item only; no action requested.

Nick Ferrara of GBA, Cara Elbert of Shockey Consulting, Jim Schuessler of GBA, Harland Russell of Atlas Land Consulting, and Sabin Yanez of CF Engineers spoke about the 7th Street Corridor Study to the planning commission. Mr. Ferrara reviewed the project purpose and goals, which include Improved Transportation and Connectivity, Infrastructure and Aesthetic Enhancements, and Land Use Optimization. Ms. Elbert spoke about the community engagement portion of the project. Mr. Ferrara spoke about the site inventory, traffic analysis, priorities that came from community engagement, and recommended improvements.

Commissioner Preisinger asked about bump outs.

Mr. Ferrara explained that bump-outs are curb extensions used at intersections, generally they protect pedestrians as well as vehicles parked on the street. This will help provide more green space and still allow for street parking.

Commissioner Preisinger asked how much the project would cost.

Mr. Ferrara stated that the project would have an estimated cost of \$11 million for full implementation of the recommended improvements.

Commissioner Preisinger asked if Fort Leavenworth was involved at all.

Ms. Elbert stated that yes, there was a representative from Fort Leavenworth on the Steering Committee.

Commissioner Preisinger asked if the study looked at traffic coming in and out of the fort, as it can get very busy.

Mr. Yaniz spoke about the traffic analysis.

OTHER BUSINESS:

1. DENNIS HUND – ATTENDANCE VOTE

A vote to determine whether the City Commission should be petitioned to replace Planning Commissioner Dennis Hund due to lack of attendance at scheduled Planning Commission meetings.

Director Portillo has stated that Article II, Item 7 of the Planning Commission by-laws states the following:

“Should a Planning Commission member miss three regular monthly meetings in any 12 month period, the commission shall determine if the City Commission should be petitioned to replace that Planning Commission member.”

Planning Commissioner Dennis Hund has exceeded this threshold, with absences recorded at the following regular meetings:

- September 2025
- December 2025
- January 2026
- February 2026

STAFF RECOMMENDATION:

No staff recommendation is provided. Determination is at the discretion of the Planning Commission.

ACTION/OPTIONS:

- Motion to recommend replacement of Planning Commissioner Dennis Hund to the City Commission.
- Motion to take no action and not recommend replacement to the City Commission.

Chairman Bateman made called for a motion. Commissioner Preisinger moved to recommend replacement of Planning Commissioner Dennis Hund to the City Commission, seconded by Commissioner Davis, and passed by a vote of 4-0.

Staff noted that the next Planning Commission meeting will be on April 6th, 2026.

Commissioner Preisinger moved to adjourn, seconded by Commissioner Davis and approved 4-0.

Meeting adjourned at 7:05 p.m.

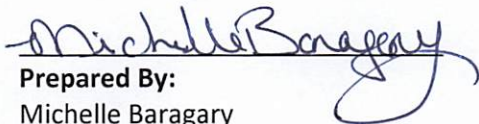
Minutes taken by Planning Assistant Ben Hyde.

**PLANNING COMMISSION AGENDA ITEM
2026-10 SUB
CHANAY'S ADDITION
FINAL PLAT**

APRIL 6, 2026

SUBJECT:

A request for approval of a Final Plat for Chanay's Addition.



Prepared By:

Michelle Baragary
City Planner



Reviewed By:

Kim Portillo, AICP
Director of Planning and
Community Development

ANALYSIS:

The subject property, located at 1509 10th Avenue, is owned by Matt Chanay, with the plat prepared by Atlas Land Consulting. The applicant is requesting approval of a 0.43-acre, 3 lot final plat to be known as Chanay's Addition. The property is currently vacant and zoned R1-6, High Density Single Family Residential District.

The proposed plat consists of 3 lots, each approximately 0.14 acres in size. The lots are intended for single-family residential development and appear to meet the minimum requirements of the R1-6 zoning district, including lot area and frontage standards.

The plat has been reviewed by the Public Works Department and other applicable agencies, and no major issues were identified. Any minor comments have been addressed or will be addressed prior to recording.

RECOMMENDATION:

Staff recommends approval of Chanay's Addition Final Plat, subject to the following conditions:

1. The final plat shall be recorded with the Register of Deeds within 18 months of approval by the Planning Commission.

ACTION/OPTIONS:

- Approve the Final Plat
- Deny the Final Plat
- Table the issue for additional information or consideration.

ATTACHMENTS:

Location map
Application materials

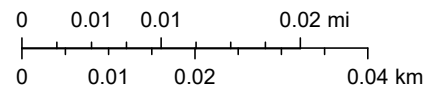
2026-10 SUB - Chanay's Addition



3/30/2026, 10:48:39 AM

1:1,128

- Override 1
- Leavenworth City Limits
- Parcels_Current
- City Right-of-Way
- Buildings
- RoadCenterline
- Address (Points)



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Project No. 2026-10 SUB

FINAL PLAT APPLICATION
CITY OF LEAVENWORTH

OFFICE USE ONLY

Application No. 18545

Fee: 350.00

(\$350 plus \$10 per lot over 5 lots)

Date Paid 2/9/26

Received By pd. online

PC Meeting 4/6/26

NAME OF SUBDIVISION/PROJECT: Chanay's Addition

LOCATION OF SUBDIVISION/PROJECT: 1509 S. 10th Ave Replat of Lots 1-6 of Wollman's Subdivision

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)

NAME: Matt Chanay

STREET ADDRESS: 1509 10th Avenue

CITY: Leavenworth **STATE:** KS **ZIP:** 66048

PHONE: _____ **FAX:** _____ **EMAIL:** Matt.Chanay08@gmail.com

NAME OF DEVELOPER: (If Corporation, include name and address of Director or President)

NAME: _____

STREET ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

PHONE: _____ **FAX:** _____ **EMAIL:** _____

NAME OF ENGINEER PREPARING PLAT:

NAME: Austin Thompson - Surveyor, Krystal Voth - Representative

STREET ADDRESS: Atlas Land Consulting, LLC 14500 Parallel Suite R

CITY: Basehor, KS **STATE:** KS **ZIP:** 66007

COMPANY: Atlas Land Consulting

PHONE: (K) 417-622-2907 **FAX:** _____ **EMAIL:** (A) Austin@alconsult-llc.com (K) Krystal@alconsult-llc.com

PARCEL NO: 101-02-0-10-06-001.00 **SEC.TWP.RNG.** 02-09-22

ZONING OF SUBJECT PROPERTY: R1-6 **CURRENT LAND USE:** Vacant - Zoned for Residential

TOTAL ACREAGE: .40 **NUMBER OF LOTS:** 3

LEGAL DESCRIPTION: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY) Title Report Submitted W/ Application

DATE OF PRELIMINARY PLAT APPROVAL: Submitting Concurrently

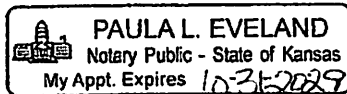
SIGNATURE OF OWNER(S)

[Signature] Date: 1-28-24

State of Kansas, County of Wyandotte, ss
Signed or attested before me on January 28th, 2026 by Matt Chanay

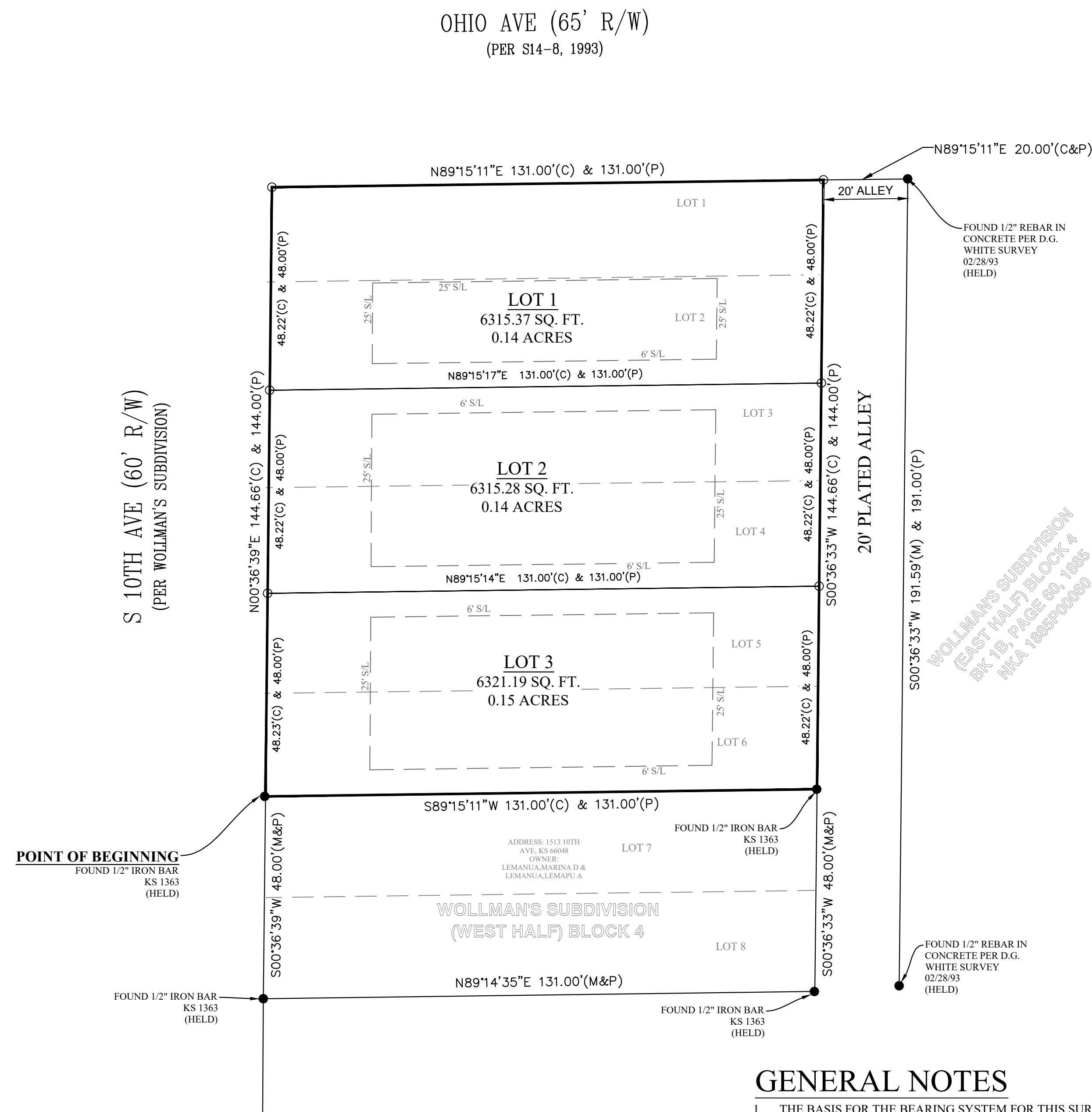
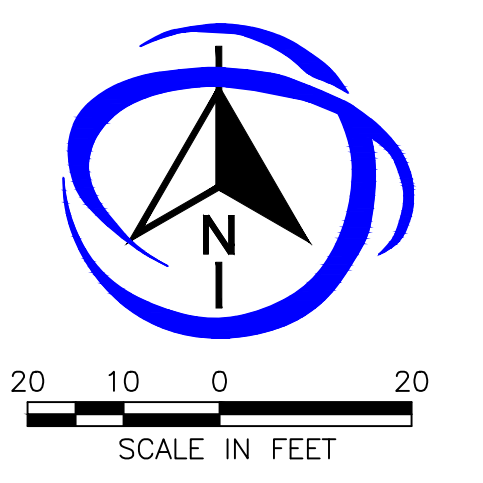
[Signature] 10-31-2029
Notary Appointment Expires

(Seal)



CHANAY'S ADDITION

REPLAT OF LOTS 1 THROUGH 6 OF WOLLMAN'S SUBDIVISION, OF THE WEST HALF OF BLOCK 4, MARSHALL'S SUBDIVISION, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS



DESCRIPTION DEED:

DOC #: 2025R08670
 LOTS 1, 2, 3, 4, 5 AND 6, IN WOLLMAN'S SUBDIVISION, OF THE WEST HALF OF BLOCK 4, MARSHALL'S SUBDIVISION, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS

SURVEYORS SUGGESTED:

A REPLAT OF LOTS 1 THROUGH 6 OF WOLLMAN'S SUBDIVISION, OF THE WEST HALF OF BLOCK 4, MARSHALL'S SUBDIVISION, IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS; DESCRIBED BY ANDREA N. WEISHAUBT, PLS 1730, DATED DECEMBER 31ST, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF WOLLMAN'S SUBDIVISION LOT 6, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH AVENUE AS IT NOW EXISTS; THENCE NORTH 00°36'39\"/>

CONTAINS 18,946.00 SQUARE FEET, OR 0.43 ACRES.

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "CHANAY'S ADDITION"

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Leavenworth, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

The undersigned proprietors of the above described land hereby consents and agrees the City Commission of Leavenworth, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF, I, undersigned owner of **CHANAY'S ADDITION** have set our hands this ____ day of _____, 20__.

MATT CHANAY, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
 COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME PROPERTY MANAGEMENT & MAINTENANCE INC., _____ PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____

PRINT NAME: _____

PLANNING COMMISSION:

THIS PLAT OF CHANAY'S ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE LEAVENWORTH PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

_____, CHAIRMAN
 _____, SECRETARY
 _____, DIRECTOR OF PUBLIC WORKS
 _____, BRIAN FAUST

REGISTER OF DEEDS:

STATE OF KANSAS,
 COUNTY OF LEAVENWORTH,
 SS.
 THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE ____ DAY OF _____, 20__ AT ____ AM/PM. IN DOC# _____.

TERRILOIS G. TODD, REGISTER OF DEEDS

COUNTY SURVEYOR:

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, PS-1363
 COUNTY SURVEYOR

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS THE NORTH LINE OF LOT 7 SHOWN VIA DOC#20138035 FILED WITH THE LEAVENWORTH COUNTY REGISTER OF DEEDS OFFICE
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS CALLED ON THIS SURVEY
 -TICKET #25586902
- REFERENCED SURVEY
 -LOTS 7 & 8 WOLLMAN'S SUBDIVISION DOC #20138035
 -D.G WHITE BOOK S14, PAGE 8, 1993 NKA 1993S008
 -WOLLMAN'S SUBDN OF THE WEST HALF OF BLOCK 4, MARSHALL'S SUBDIVISION PLAT BOOK 1A PAGE 8 NKA 1884P0008
 -WOLLMAN'S SUBDN OF THE EAST HALF BLOCK 4, MARSHALL'S SUBDIVISION PLAT BOOK 1B, PAGE 60 NKA 1885P00060
 -FAIRCHILD'S SUBDIVISION BOOK 1A PAGE 40 NKA 1883P00040
 -INSLEY & SHIRE'S SUBDIVISION BK 2A PAGE 5 NKA 1885P00005
 -REFERENCED DEED 2025R08670
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0141G EFFECTIVE JULY 16TH, 2015, AREA ZONE X "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
- CLOSURE PRECISION: 1 PART IN 555174000.000
- CURRENT ZONING - R1-6
- TITLE COMMITMENT: C25014127 CONTINENTAL TITLE COMPANY DATED NOVEMBER 11, 2025 AT 08:00 AM

LEGEND

- SECTION CORNER BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363

VICINITY MAP



FINAL PLAT
 1509 10TH AVE
 LEAVENWORTH, KS

PREPARED FOR:
 MATT CHANAY
 1509 10TH AVE
 PROJECT #: 25-484S
 ISSUE DATE: 03/03/2026

This is to certify on this 20TH day of NOVEMBER, 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.

ANDREA N WEISHAUBT
 LICENSED
 1730
 KANSAS
 PROFESSIONAL SURVEYOR

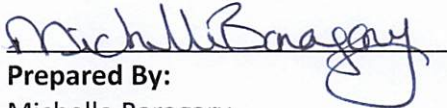
ANDREA N WEISHAUBT PLS 1730

**PLANNING COMMISSION AGENDA ITEM
2026-15-SUB
LIMIT PARK ADDITION CORRECTIVE REPLAT
FINAL PLAT**

APRIL 6, 2026

SUBJECT:

A request for approval of a Final Plat for Limit Park Addition Corrective Replat.



Prepared By:

Michelle Baragary
City Planner



Reviewed By:

Kim Portillo, AICP
Director of Planning and
Community Development

ANALYSIS:

The subject property is owned by Property Management & Maintenance Inc., plat prepared by Atlas Land Consulting. The applicant is requesting approval of a final plat for Limit Park Addition Corrective Replat. The purpose of the replat is to correct an error in the original plat related to lot depth dimensions.

The original Limit Park Addition plat identifies the lots as having a depth of 126.76 feet. A recent survey has determined that the correct lot depth is 125.76 feet, a difference of one (1) foot.

The proposed corrective replat:

- Does not alter lot configuration
- Does not change lot area in a material way
- Does not create additional lots
- Does not impact easements, rights-of-way, or access
- Does not affect zoning compliance

The correction is limited to accurately reflecting surveyed dimensions of the existing lots and does not constitute a subdivision of land, but rather a correction to previously recorded information.

RECOMMENDATION:

Staff recommends approval of Limit Park Addition Corrective Replat Final Plat, subject to the following conditions:

1. The final plat shall be recorded with the Register of Deeds within 18 months of approval by the Planning Commission.

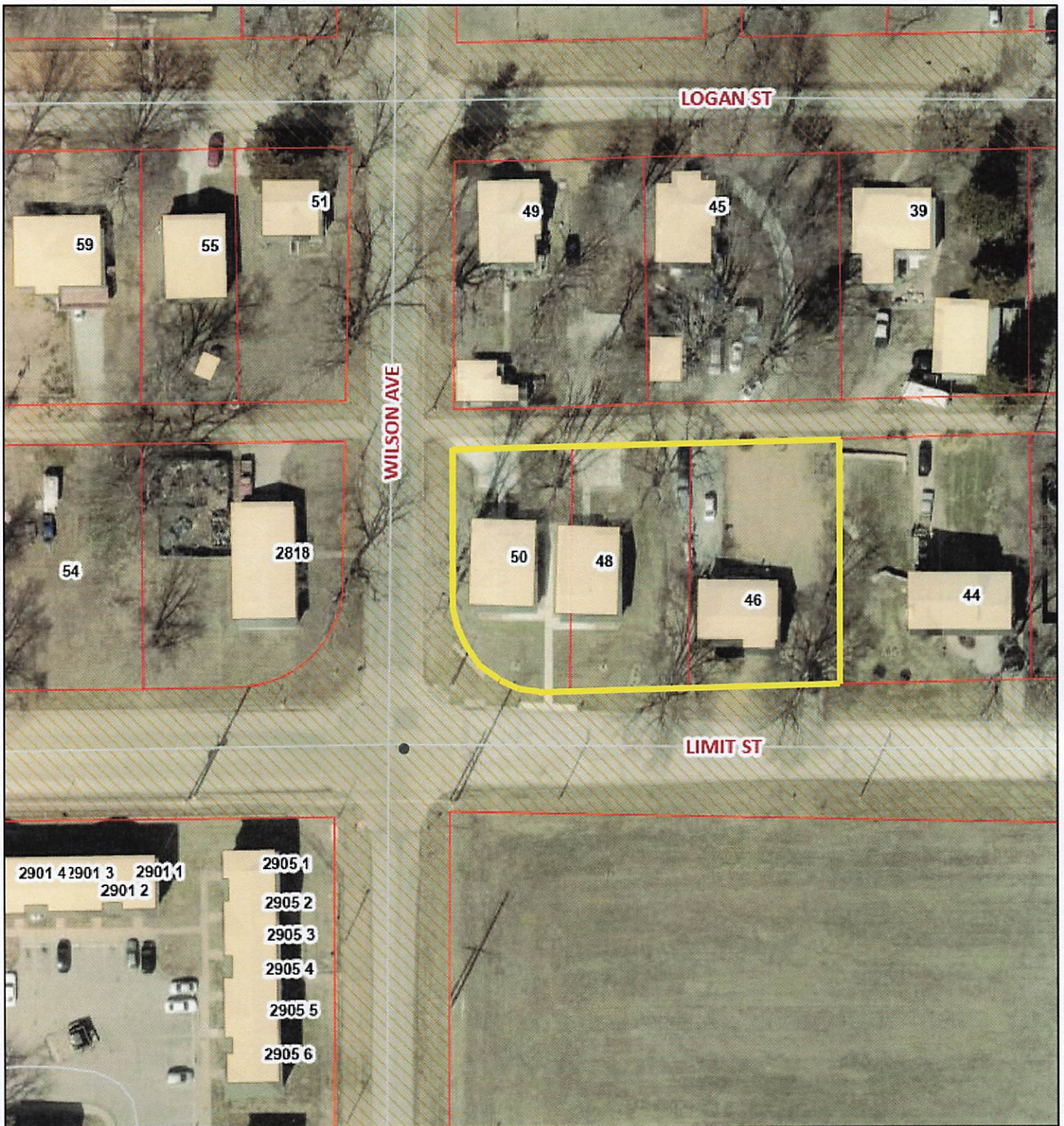
ACTION/OPTIONS:

- Approve the Final Plat
- Deny the Final Plat
- Table the issue for additional information or consideration.

ATTACHMENTS:

Location Map
Application materials

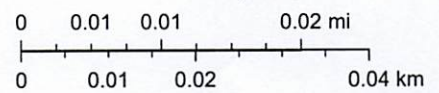
2026-15 SUB - Limit Park Addition Corrective Replat



3/30/2026, 11:32:19 AM

1:1,128

- Override 1
- Leavenworth City Limits
- Parcels_Current
- City Right-of-Way
- Buildings
- RoadCenterline
- Address (Points)



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Project No. 2026-15 SUB

FINAL PLAT APPLICATION
CITY OF LEAVENWORTH

OFFICE USE ONLY

Application No. 18680
Fee: 350.00
(\$350 plus \$10 per lot over 5 lots)
Date Paid see text in MuniSAPP
Received By MB
PC Meeting 4/6/26

NAME OF SUBDIVISION/PROJECT: Lots 1, 2, & 3 of Limit Park Addition *Corrective Replat*

LOCATION OF SUBDIVISION/PROJECT: 48, 46 & 50 Limit Street

NAME OF PROPERTY OWNER: (If Corporation, include name and address of Director or President)

NAME: Property Management & Maintenance, INC - Jeremy Greenamyre

STREET ADDRESS: 2500 S. 2nd Street

CITY: Leavenworth STATE: KS ZIP: 66048

PHONE: 913-828-4440 FAX: _____ EMAIL: jeremy@greenamyre.com

NAME OF DEVELOPER: (If Corporation, include name and address of Director or President)

NAME: Property Management & Maintenance, INC - Jeremy Greenamyre

STREET ADDRESS: 2500 S, 2nd Street

CITY: Leavenworth STATE: KS ZIP: 66048

PHONE: _____ FAX: _____ EMAIL: jeremy@greenamyre.com

NAME OF ENGINEER PREPARING PLAT:

NAME: Atlas Land Consulting - Austin Thompson (Surveyor) Krystal Voth (Representitive)

STREET ADDRESS: 14500 Parallel Suite R

CITY: Basehor STATE: KS ZIP: 66007

COMPANY: Atlas Land Consulting

PHONE: 417-622-2907 FAX: _____ EMAIL: krystal@alconsult-llc.com Austin@alconsult-llc.c

093-06-0-30-07-015.00-0

093-06-0-30-07-016.00-0

PARCEL NO: 093-06-0-30-07-017.00-0 **SEC.TWP.RNG.** 06-09-23

ZONING OF SUBJECT PROPERTY: R1-6 **CURRENT LAND USE:** SFR

TOTAL ACREAGE: .57 **NUMBER OF LOTS:** 3

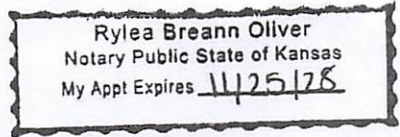
LEGAL DESCRIPTION: (Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)

DATE OF PRELIMINARY PLAT APPROVAL: Final Plat Only

SIGNATURE OF OWNER(S) JEREMY GREENAMYRE Date: 03/04/2026

State of Kansas, County of Leavenworth, ss
Signed or attested before me on March 4th, 2026 by Jeremy Greenamyre.

Rylea Breann Oliver 11/25/28
Notary Appointment Expires (Seal)



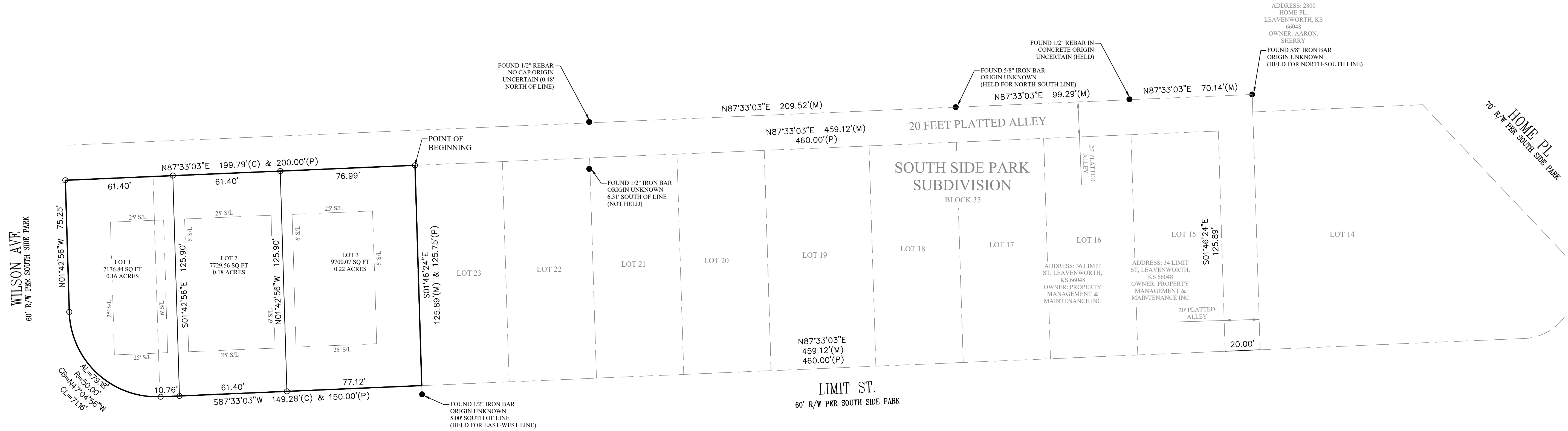
THEORY OF LOCATION

THE LOCATION OF THE SUBJECT PROPERTY WAS ESTABLISHED USING THE FOLLOWING METHODOLOGY:

LIMIT PARK ADDITION, DOCUMENT NO. 2024P0009, IS INCORRECT. ORIGINAL RESEARCH IDENTIFIED THE SUBJECT LOT LINES AS 126.76 FEET IN LENGTH; HOWEVER, SUBSEQUENT RESEARCH CONDUCTED DURING THE COMPLETION OF THE LIMITS HOME ADDITION CONCLUSIVELY DETERMINED THE CORRECT LOT LINE LENGTH TO BE 125.75 FEET.

LIMITS PARK ADDITION CORRECTIVE REPLAT

REPLAT OF LOTS 1, 2, & 3, LIMIT PARK ADDITION A SUBDIVISION OF LAND IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS



SURVEYORS SUGGESTED DESCRIPTION:

A REPLAT OF LOTS 1, 2 & 3, LIMIT PARK ADDITION, A SUBDIVISION OF LAND IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS; DESCRIBED BY ROGER B DILL PLS 1408 ON FEBRUARY 17, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 24 SOUTH SIDE PARK SUBDIVISION, A SUBDIVISION OF LAND IN THE CITY OF LEAVENWORTH, LEAVENWORTH COUNTY, KANSAS; THENCE SOUTH 01°46'24" EAST, ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 125.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, ALSO KNOWN TO BE A POINT ON THE NORTH RIGHT OF WAY LINE OF LIMIT STREET AS IT NOW EXISTS; THENCE SOUTH 87°33'03" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 149.28 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT 1; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID SOUTH LINE, ON A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 79.18 FEET, A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 47°04'56" WEST, AND A CHORD LENGTH OF 71.16 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WILSON AVENUE AS IT NOW EXISTS, ALSO KNOWN TO BE A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 01°42'56" WEST, ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE, A DISTANCE OF 75.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, ALSO KNOWN TO BE A POINT ON THE SOUTH LINE OF A 20 FEET PLATTED ALLEY; THENCE NORTH 87°33'03" EAST, ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 199.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,606.47 SQFT OR 0.56 ACRES MORE OR LESS.

DEDICATION:

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "**LIMITS PARK ADDITION CORRECTIVE REPLAT**".

The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City of Leavenworth, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easement.

The undersigned proprietors of the above described land hereby consents and agrees the City Council of Leavenworth, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

The use of all units in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, said restrictions will thereby be made a part of the dedication of this plat as though fully set forth herein.

IN TESTIMONY WHEREOF,

I, undersigned owner of **LIMITS PARK ADDITION CORRECTIVE REPLAT** have set our hands this ____ day of _____, 20__.

PROPERTY MANAGEMENT & MAINTENANCE INC.,
JEREMY GREENAMYRE, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME PROPERTY MANAGEMENT & MAINTENANCE INC.,

_____, PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____

PLANNING COMMISSION:

THIS PLAT OF **LIMITS PARK ADDITION CORRECTIVE REPLAT** HAS BEEN SUBMITTED TO AND APPROVED BY THE LEAVENWORTH PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

_____, CHAIRMAN
BRIAN STEPHENS

_____, SECRETARY
JULIE HURLEY

_____, DIRECTOR OF PUBLIC WORKS
BRIAN FAUST

REGISTER OF DEEDS:

STATE OF KANSAS,
COUNTY OF LEAVENWORTH,
SS.

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE ____ DAY ____ 20__ AT ____ AM/PM, IN DOC# _____.

TERRILOIS G. TODD, REGISTER OF DEEDS

COUNTY SURVEYOR:

I HEREBY CERTIFY THIS SURVEY PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS SURVEY PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

DANIEL BAUMCHEN, PS-1363
COUNTY SURVEYOR

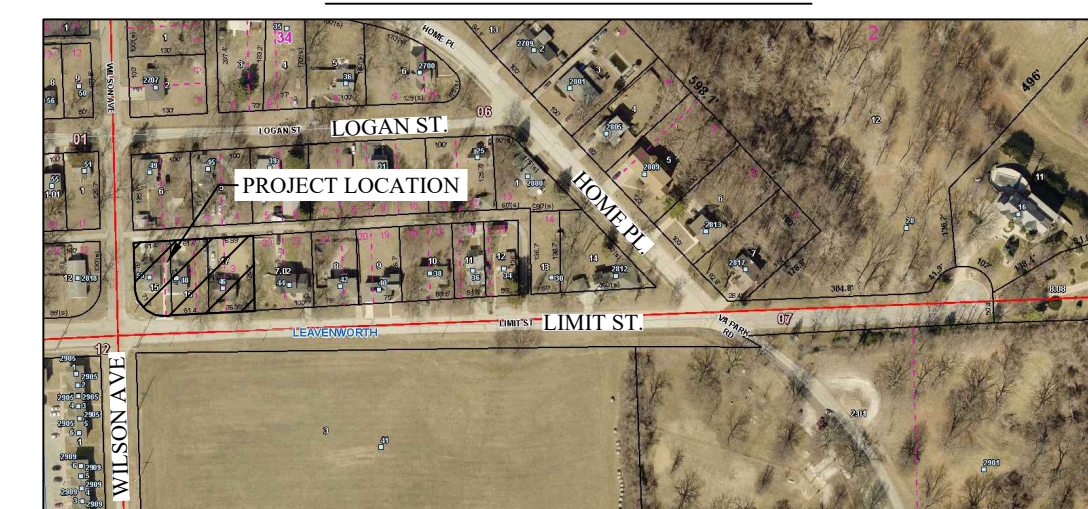
LEGEND

- FOUND PROPERTY CORNER AS NOTED SET 1/2" X 24" REBAR CAP ALC KS CLS 363

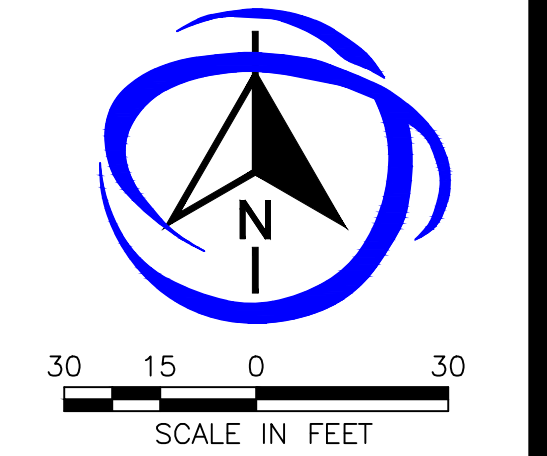
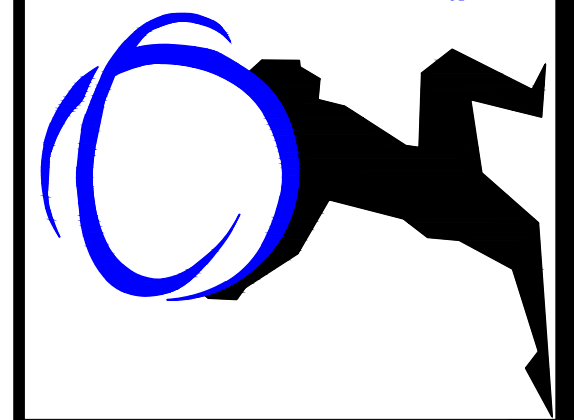
GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS CALLED ON THIS SURVEY
-TICKET #2527895
- REFERENCED SURVEY
-SOUTH SIDE PARK, PLAT BOOK 2B, PAGE 56, (S33) DATED 9/13/1887 NKA 1887P00056
-PLAT AND SURVEY, BOOK S-12 PAGE 16 RECORDED 1984 NKA 1984S016
-PLAT AND SURVEY DONE BY M. D. COOPER, JR DATED MARCH 17, 1997
-PLAT AND FIELD NOTES OF SURVEY DONE BY WILLIAM R. SACHSE DATED JULY 26, 1958
-LIMIT PARK ADDITION, DOC #: 2024P0009
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20103C0142G EFFECTIVE JULY 16TH, 2015, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD"
- CLOSURE PRECISION: 1 PART IN 789701.429
- CURRENT ZONING - R1-9 PROPOSED ZONING - R1-6
- TITLE COMMITMENT: C25012508 CONTINENTAL TITLE COMPANY DATED OCTOBER 6TH, 2025 AT 08:00 AM
- REFERENCE DEED
-DOC #: 2025R07209
-DOC #: 2019R10377
-DOCH#: 2019R10391

VICINITY MAP



ALC
ATLAS LAND CONSULTING
SURVEYING & CIVIL ENGINEERING DRONE CAD
14500 Prunella Road, Unit N, Leavenworth, KS 66007



FINAL PLAT
LIMIT PARK ADDITION

PID: 0930603007017000
PID: 0930603007016000
PID: 0930603007015000

PREPARED FOR:
JEREMY GREENAMYRE
ADDRESS:

48 LIMIT STREET
LEAVENWORTH, KS 66048

PROJECT #: 25-443S
ISSUE DATE: 03/06/2026

This is to certify on this 15th day of October, 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



ROGER B. DILL PLS 1408