

REGULAR MEETING NOTICE ROSE HILL CITY PLANNING COMMISSION AGENDA

Eric Bollig—Chairperson, Presiding

– Vice Chairperson

Mike Sullivan — Member

James Keller — Member

Marion Futhey -- Member

TIME: 6:00 P.M.

DATE: TUESDAY, December 9, 2025

PLACE: CITY HALL COUNCIL CHAMBERS

125 W. Rosewood

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes — November 11, 2025 Minutes
4. Committee and Staff Reports – none
5. Communications — none
6. Other Business.
  
7. Public Hearing for Case No. Z-2025-03, Proposed Change in zoning district classification from the R-1 Single-Family Residential District to the R-2 Single Family/Zero Lot Line Residential District, A Lot in the Poston Tracts (Plat of Survey), S06, T29, R03E, PT SE4 NE4 Beg 215S SE/C intersection of Thomas Street and Morris Street, then E 140 S 150 W140 N150 to Point of Beginning, Rose Hill, Kansas. Commonly known as 310 S. Morris Street, Rose Hill, KS 67133  
Applicant: Eastin Dockers and Llyod F. Liby, Jr.
  
8. Consider Case No. Z-2025-03, Proposed Change in zoning district classification from the R-1 Single-Family Residential District to the R-2 Single Family/Zero Lot Line Residential District, A Lot in the Poston Tracts (Plat of Survey), S06, T29, R03E, PT SE4 NE4 Beg 215S SE/C intersection of Thomas Street and Morris Street, then E 140 S 150 W140 N150 to Point of Beginning, Rose Hill, Kansas. Commonly known as 310 S. Morris Street, Rose Hill, KS 67133  
Applicant: Eastin Dockers and Llyod F. Liby, Jr.
  
- 9.. Adjournment.

**MINUTES OF  
THE REGULAR MEETING OF THE ROSE HILL PLANNING  
COMMISSION  
TUESDAY, NOVEMBER 11, 2025**

**Call To Order**

The Regular Meeting of the Rose Hill Planning Commission was called to order at 6:00 p.m. by Chair Eric Bollig and held in City Hall Council Chambers. Members present Mike Sullivan and James Keller. Absent Marion Futhey. Staff present: Warren Porter-City Administrator/Planning Commission Secretary.

**Approval of Agenda**

With copies of November 11, 2025, agenda previously distributed and before each member.

Motion by Commission Member Sullivan to approve the agenda. Second by Commission Member Keller with motion passing 3-0.

**Approval of Minutes**

With copies of October 14, 2025, Regular Planning Commission meeting minutes previously distributed and before each member.

Motion by Commission Member Keller to approve copies of the October 14, 2025, Regular Planning Commission minutes. Second by Commission Member Sullivan with motion passing 3-0.

**Open a Public Hearing on Case No. V-2025-01, a Request for Easement Vacation, U.S.D. #394 Addition.**

Chair Bollig opened the public hearing at 6:02 p.m.. Administrator Porter reviewed the application for vacation of a portion of a sanitary sewer easement application submitted by U.S.D. 394. The school district desires to vacate a portion of a sanitary sewer easement to construct facilities within the current easement area. The district is the only party affected by the easement and they propose to turn the public sewer within the vacated easement into a private sanitary sewer line and any expense and maintenance associated with the vacation and use of the sanitary sewer line will be at the expense of the applicant.

Matt Tucker, P.E. of BHC Engineering, Wichita, Kansas, acting as agent for the district reviewed the project and impact upon the public and the district.

No additional member of the public spoke on the item.

Chair Bollig closed the public hearing at 6:05 p.m.

**Consider Case No. V-2025-01, a Request for Easement Vacation, U.S.D. #394 Addition.**

The Planning Commission members reviewed the original plat and the location of the existing sanitary sewer lines. Administrator Porter discussed the requirements for vacation of an easement and the public notice and hearing requirements. After discussion and questions from the Planning Commission members, it was determined that no impact to the public would be made by the vacation of the requested sanitary sewer easement and Motion by Commission Member Keller with a motion to approve the request with the requirement that U.S.D. #394 would be financially responsible for the

removal and/or maintenance of the sanitary sewer line located in the vacated sanitary sewer easement and responsible for recording the easement. Seconded by Commission Member Sullivan with motion passing 3-0.

**Adjournment**

Member Keller made a motion to adjourn at 6:07 p.m. Second by Commission Member Sullivan, with motion passing 3-0.

Respectfully submitted,

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Warren Porter, Planning Commission Secretary

To: Rose Hill Planning Commission

From: Warren Porter, Planning Commission Secretary

Subject: Staff Report

Poston Tracts – 310 S. Morris Street

Zoning Case Z03-2025

Request from R-1 to R-2

Golden Rules Report

Date: December 9, 2025

Case No.: Z03-2025

Applicant: Eastin Dockers and Lloyd F. Liby, Jr.

Agent: None

Current Zoning: R-1, Single Family

Site Size: 21,000 s.f.

Location: 310 S. Morris

**Background:** The applicant is requesting a zone change from R-1 Single Family Residential District to R-2, Single-Family/Zero Lot Line (ZLL) Residential District.

R-1 is for low Density with Single Family Dwellings by right and Duplexes by Conditional Use. R-2 is for Single Family Dwellings and Duplexes and Garden Homes.

The property is adjacent to R-1 and R-2 within the City Limits. There is AG land further to the south and west outside the city limits.

The proposed use of the property would be a duplex and an existing single family residence, subject to a subsequent lot split. The area is generally along the S. Morris Street.

The proposed property is owned by Eastin Dockers, of Mulvane, KS and Lloyd F. Liby, Jr. of Derby, KS.

Approximately 21,000 s.f. lot is affected by this proposed zoning. Currently, the property could be utilized as a R-1 zone but the owner feels it would be advantageous to have the property available for both single family home and proposed duplex.

Currently, the property owner requesting rezoning consideration owns all the land adjacent to the proposed area within the city limits.

The Chair will need to open a public hearing on this issue. Generally, the applicant makes a presentation and then comments are heard from the floor. When the public hearing items are closed, this item will be considered under the items for consideration for potential action.

The Planning Commission can approve a recommendation to send the request forward as R-2 with reasons; make a recommendation to deny the request for R-2 with reasons; or table the request for further specific information.

To consider the request, the Planning Commission should become familiar with the Golden Rules as provided below:

**Golden Rules:** In 1978, the Supreme Court of Kansas handed down a decision in the Golden vs. City of Overland Park case that established the basis for considering and reaching a decision on zoning changes. The decision should be made based on the evidence submitted and the factors considered. The eight Gold Factors emerged from this case and have become institutionalized in the consideration of zoning changes in Kansas.

The factors must be considered by the Planning Commission and Governing Body in order to determine whether granting or denying a zoning change was reasonable. It is not necessary that findings on all the factors be favorable to approve or be unfavorable to deny the zoning change or Special Use Permit. Also, not all the factors carry the same weight and the weight may vary from case to case.

- 1. The Character of the Neighborhood:** Factual description of the application area and surrounding property as to land uses, density, intensity, general condition, age of structure, etc.

The Poston Tracts was a survey of the tracts and recorded in 1952. It was designed prior to Rose Hill's incorporation. The property has not been developed as it was designed as lots were split, streets weren't opened and generally did not follow the original design.

The current property, with home is appraised at \$59,300. The lot is 21,000 sf. According to the appraisal information, the home is 1,030 sf with 858 main floor living area and was constructed in 1900.

The adjacent property to the south is zoned R-2 and has a duplex constructed in 2022 and has a value of \$515,100.

The adjacent property to the north is zoned R-1 and has a single family residence with a value of \$103,900 and constructed in 1945.

The adjoining three lots to the east (S. Rose Hill Road), have homes built in 1900 and property value of \$70,780; 1910 year constructed and value of \$233,440; and 1918 year constructed and a value of \$160,050. These are a mix of owner occupied and rental properties.

The property at 318 S. Morris is a 2001 double wide manufactured home with a value of \$109,780.

The remaining properties on the 300 block of S. Morris are the following:

Year	Value	Notes
1951	\$61,300	Vacant
1952	\$85,700	Owner occupied
1952	\$178,790	Owner occupied/across from applicant to West
1952	\$60,730	Rental/across from applicant's property to West
1955	\$199,700	Owner occupied
1900	\$77,600	Rental/vacant

Note: information from Butler County website

There is a R-3 property to the SW, about 300' + the applicant's property on W. School Street.

The direct neighborhood is a mix of rental properties and owner occupied with a sprinkling of multi-family properties. Only two properties have been constructed since 1955 (70 years) and one is a duplex and the other is a manufactured home. The duplex has the highest value within the block by more than double of any other property.

Including the applicant's property, 5 of the 11 properties within the block have values less than \$100,000. In 2019, the Morris Street neighborhood qualified for a Community Development Block Grant (CDBG) for street work due to being 51% or greater with persons of low to moderate income.

**2. The zoning and uses of property nearby:** Factual listing of zoning surround the property.

Adjoining properties include R-1 and R-2. Properties in the rural area within the area have a combination of AG zoning/use and Rural Residential zoning/use. The BNSF railway owns and operates a main line to the west of the property within the 1000' notification area.

**3. The suitability of the property for the uses to which it has been restricted under its existing zoning:** How is the property currently zoned and what uses are allowed on the property? Are these uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only uses which might be appropriate for this property?

The property is currently zoned R-1, single-family dwelling. It is suited for that development and has a rental home on the property. The lot is rather large at 21,000 sf and is suitable for another residence to be built on the property. The question would be what is the likelihood of a new single family home being built on the property? No home has been constructed within this block in 50 years, except for a duplex and a manufactured home.

**4. Extent to which removal of the restrictions will detrimentally affect nearby property:** Can uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g., allowed uses, minimum lot sizes, height, setbacks, traffic, etc.)

Most neighbors will be concerned about the impact upon their single-family neighborhoods when duplexes are constructed within their environment. Traffic will increase, although generally not as great as the equivalent number of single-family residential structures and S.

Morris Street was rebuilt in 2021 with a modern concrete street to withstand daily traffic and the occasional truck.

In 2020, the water line was replaced by the City within the area. We performed some spot maintenance in the area on sanitary sewer lines and in 2022, the lines were cleaned and no issues reported.

We have had 9 duplexes constructed since 2021 on “infill” lots, primarily from E. Berry Street and south and a 4 lot plat for 8 total dwellings on N. Main Street. We had a duplex burned and removed on N. Main during this period.

5. **Length of time of any vacancy of the property:** Factual information, but its importance can be somewhat subjective. A property might be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a glut of available property of the same zoning district, financing problems, speculation, lack of available services or other development problems.

The current property has had a small residence, currently a rental on the property since the 1900s. The property is underutilized as it has almost 20,000 sf of land without a structure.

6. **Relative gain to the public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners:** The protection of the public health, safety and welfare is the basis for zoning. The relationship between the property owner's right to use and obtain value from their property and the City's responsibility to its citizens should be weighed.

The City has no vacant ground available for multi-family residences that are zoned and served by infrastructure. All our recent construction has been infill. The property value of the new construction, if it was similar to the adjoining duplex, would exceed the combined value of 5 of the lowest valued properties on the block. Additionally, two of the properties are vacant on the block, so the net would be zero new residences compared to 5 years ago.

The two vacant homes are to the far end of the block from the last duplex constructed, so it would not appear to be an issue of zoning/use change but condition of homes to be able to be sold or rented.

7. **Recommendation of professional staff:** Should be based on the evidence presented, the factors, adopted plans and policies, and other technical reports (e.g., Capital Improvement Programs, facility master plans, etc.) which speak to the topic and staff's best professional judgment.

The question of how much home ownership is the “right” level for a community. According to the [worldpopulationreview.com](https://worldpopulationreview.com) site, in 2024, Rose Hill had an 82.9% rate of home ownership compared to a 17.1% rental.

How do we compare to other area communities?

July 1, 2022 – US Census, Quick Facts

Derby: 68.5% owner-occupied

Andover: 80.4% owner-occupied

Augusta: 74.1% owner-occupied

Mulvane: 77.9% owner-occupied

These numbers do not include Decarsky Villas constructed in Derby on South Rock Road that include 52 lots with 104 units nor the duplex development in Andover at N. Andover Road and 21<sup>st</sup> Street and the Andover apartment buildings along Kellogg, west of Andover Road.

Can the City handle the development for services?

Water and sewer are available and water lines were rebuilt in 2020.

The streets were rebuilt in 2021 and the ditches were removed for on street drainage.

This information was provided with the rezoning request for Sunrise Addition in 2024 on multi-family....

On school enrollment numbers, current enrollment of the traditional student is less at RH USD 394 than in 1997-98. But, there are 304 pre-school and Orion students on the campus, which places the total number about 100 more than 26 years ago. The projected 2020-2021 school enrollment from the 2001 Comprehensive Plan was 2621. We are more than 600 less than projected, even with the non-traditional numbers included in 2024. The school superintendent indicated that the growth wouldn't be much of a burden, assuming the students were spread out. Currently, the largest grade is 151 (9<sup>th</sup> grade) and smallest grade is 6<sup>th</sup> grade (96). No grade school class has more than 117 students, while the 11<sup>th</sup> grade is 133 students. The two largest classes are 9<sup>th</sup> and 11<sup>th</sup> and will be out of the system within 4 years.

From the City service perspective, we looked at water and sewer capacity.

In 1994, the City pumped 114 million gallons of water. That is more water pumped than purchased from Wichita in either 2021 or 2023, at 102 million and 110 million. The 2001 comprehensive plan projected for 2020 was 180 million gallons of water pumped per year. The difference is the lack of projected growth, increased rates which lowered demand (especially lawn irrigation with city water) and conservation measures. The City did add 600,000 gallons of water storage capacity after 2001.

On the Sanitary Sewer side, the 2001 projected that sanitary sewer treatment would hit 400,000 gpd by 2011. A new plant was constructed and opened in approximately 2008. The rated capacity by KDHE is just under one million gallons per day capacity. Our daily influent average in 2023 was 235,000 gallons per day. We treat less sanitary sewer water than in 2001. There are several factors accounting for this, primarily due to less water consumption and slower than expected growth.

There were additional sanitary sewer lines and pumping stations also constructed since the comprehensive plan of 2001.



As far as projected population growth of Rose Hill, there were two projection methods utilized. One method projected Rose Hill population growth by 2020 to hit 5,120 and the other to hit 5,367. Our official 2020 census was 4,185. Based on the average household size at 3 persons (2.91 actual), we will need to construct over 30 dwelling homes per year from 2021-2030 just to hit the lowest 2020 projected population by 2030. At the current rate, we might construct one-half of that number by 2030.

Apart from arterial and collector road improvements, the City did construct infrastructure to serve growth that has been delayed from original projections.

UPDATED INFORMATION. From the perspective of housing, it is obvious that the number of rental multi-family units built during the last 6 years in Rose Hill, that were not designated as elderly by HUD, has been limited to 9 buildings with 18 total units. All the units are "infill" lots, built within existing neighborhoods. We have built out Laurel Gardens with townhomes, with the sale price for a new unit around \$225,000-\$235,000. No large-scale development has been built to fill in the gap between lower income units and home ownership.

If we feel that is a market that needs to be filled, this type of development is appropriate and necessary for residents who cannot qualify or do not desire home ownership.

8. **Conformance with the Comprehensive Plan:** Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?

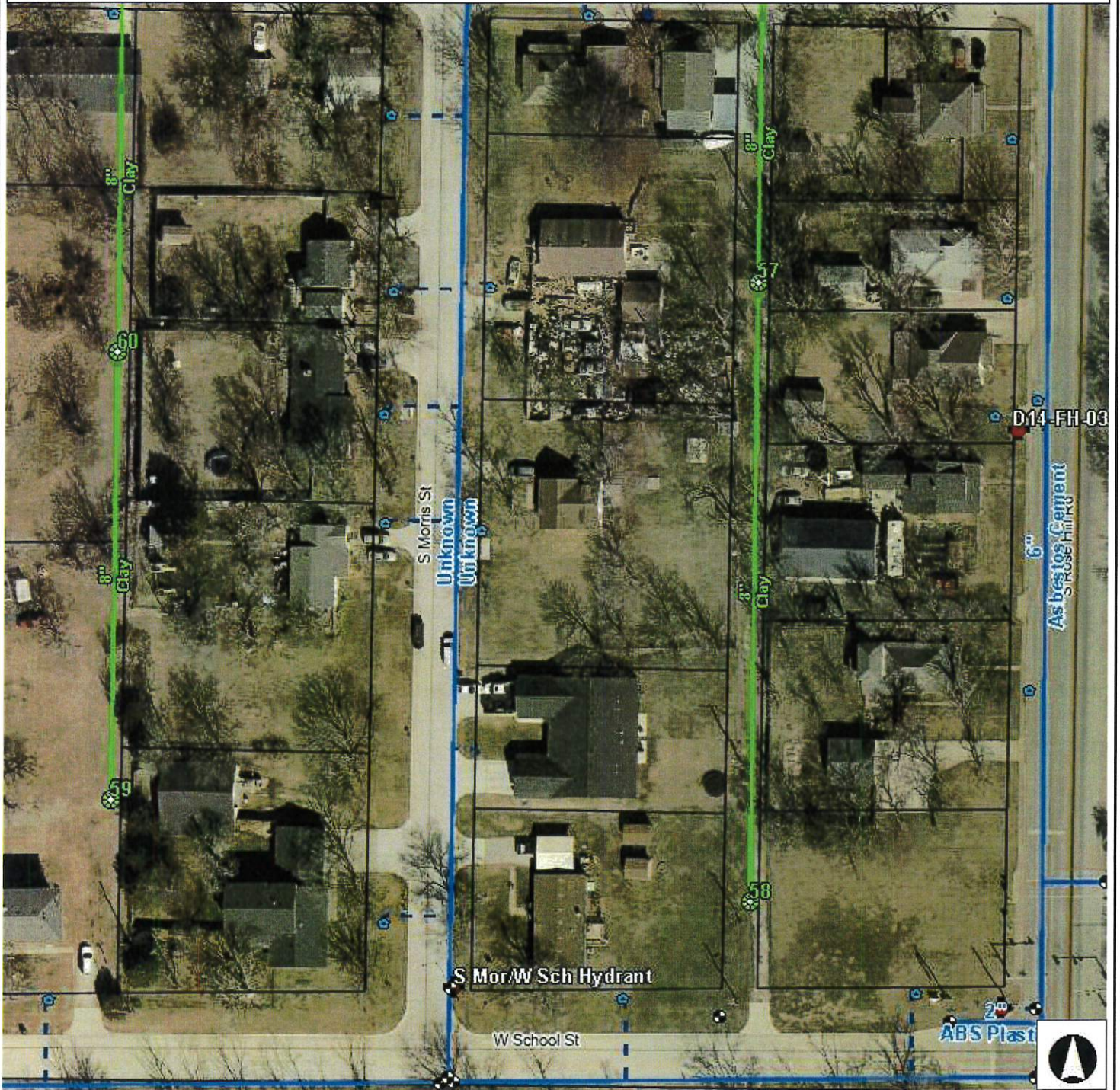
The development area in the 2001 Comprehensive Plan was planned for low density housing.

9. **Public input or sentiment regarding the proposed use as voiced in the public hearing or other communications.:** This is just one of the factors to be considered and by itself is not sufficient reason to approve or deny a request.

To date, we have had no contact with any adjacent or adjoining property owners within the area. Generally, multi-family development proposals generate considerable public interest.



# Rose Hill, KS



## Legend

- |                   |                   |
|-------------------|-------------------|
| Water Meter       | Outfall           |
| System Valve      | Open Drainage     |
| Control Valve     | Culvert           |
| Hydrant           | Storm Line        |
| Network Structure | Manhole           |
| Water Main        | Lamphole          |
| Casina            | Air Release Valve |

- |         |
|---------|
| Pc      |
| Fa      |
| Gc      |
| Gravity |
| Pressu  |
| Lagooi  |

Roads

## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

200.0 0 100.00 200 Feet





# Rose Hill, KS



1 in. = 98ft.



## Legend

### Roads

- CITY
- COUNTY ASPHALT
- COUNTY GRAVEL
- KANSAS TURNPIKE
- PAPER
- PRIVATE
- STATE HWY
- TOWNSHIP
- US HWY
- <all other values>

### Parcels

### Municipal Boundaries

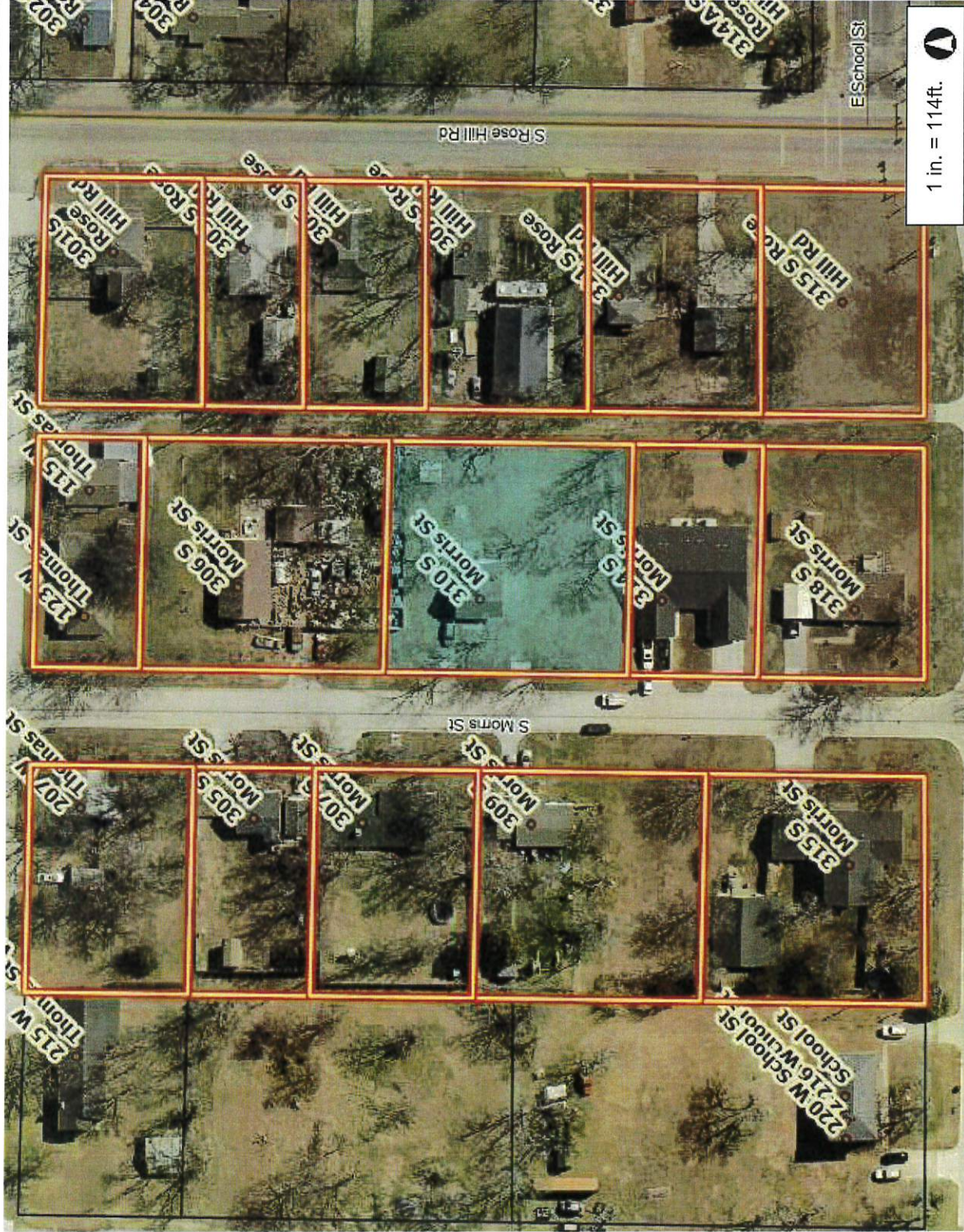
## Notes

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# Rose Hill, KS



## Legend

- Address Points
- Roads
  - CITY
  - COUNTY ASPHALT
  - - COUNTY GRAVEL
  - KANSAS TURNPIKE
  - PAPER
  - PRIVATE
  - STATE HWY
  - TOWNSHIP
  - US HWY
  - <all other values>
- Parcels
  - 
  -
- Municipal Boundaries

## Notes

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Case No. 203-2025

**City of Rose Hill, Kansas**  
**General Zoning Application**



This application is required for all requests and approvals governed by the City of Rose Hill Zoning Regulations. The form and instructions are available online or at Rose Hill City Hall.

Incomplete applications *WILL NOT* be accepted. To be deemed complete, an application *MUST INCLUDE* all required signatures, all necessary information and the filing fee paid in full. Signatures and handwritten applications *MUST BE* written in ink. Separate application forms and filing fees are required for each request. Applications received after a filing deadline will be accepted for the following application period.

**Section 1- Type of Application**

**Planning Commission**

Case to be heard at the PC meeting scheduled for \_\_\_\_\_

☒ Change in Zoning District: Current Zoning R-1 Requested Zoning R-2

☐ Conditional Use: To allow \_\_\_\_\_ in the \_\_\_\_\_ zoning district.

☐ Planned Development Overly (PDO): Current Zoning \_\_\_\_\_

Will the current zoning be the base zoning district? ☐ Yes ☐ No

If no, what base zoning district is being requested by separate application? \_\_\_\_\_

☐ Temporary Use: To allow \_\_\_\_\_ in the \_\_\_\_\_ zoning district.

Is this an emergency request requiring expedited review? ☐ Yes ☐ No

If yes, please describe the nature of the emergency in Section 3.

☐ Sign Permit: Current Zoning \_\_\_\_\_ ☐ Permanent Sign ☐ Temporary Sign

☐ Development Site Plan: Current Zoning \_\_\_\_\_

☐ Text Amendment to: ☐ Zoning Regulations ☐ Comprehensive Plan

Article or chapter and section: \_\_\_\_\_

Attach a marked-up version of the original language to be amended **AND** a clean copy of the exact required language, word for word.

**Board of Zoning Appeals** Case to be heard at the BZA meeting scheduled for \_\_\_\_\_

☐ Variance: To allow \_\_\_\_\_ in the \_\_\_\_\_ zoning district.

☐ Appeal of Zoning Administrator Interpretation or Determination: Please see described in Section 3.

Case No. \_\_\_\_\_

**City of Rose Hill, Kansas  
General Zoning Application**



**Zoning Administrator**

Target date of completed request \_\_\_\_\_

- ☐ Interpretation of Zoning Regulation: *Article and section:* \_\_\_\_\_
- ☐ Land Use Determination: *Please describe in Section 3*
- ☐ Zoning Compliance Certificate: *Current Zoning* \_\_\_\_\_ *Land Use* \_\_\_\_\_
- ☐ Legal Nonconforming Use Certificate: *Current Zoning* \_\_\_\_\_ *Land Use* \_\_\_\_\_

**Section 2- Property Information**

*This section is not required for text amendments to the Zoning Regulations or Comprehensive Plan and Zoning Administrator interpretations of regulations that are not applicable to a specific property or appeals of such interpretations.*

- ❖ Street address of application area: 310 S. MORRIS
- ❖ The application area is general located NW (N, S, E, W) of the intersection of the following streets: W. School and S. Rose Hill Road
- ❖ The application area contains .48 acres (round to the nearest hundredth of an acre)
- ❖ Is the application area subdivided (platted)? ☒ Yes ☐ No

*Legal description of subdivided application area:*

*Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_ of \_\_\_\_\_ Addition.*

*If the application area is not subdivided, please attach the metes and bounds description.*

**ATTACHED**

○ Butler County Parcel ID Number(s) of lot(s) in the application area:

- Property #1 PIN 005-423-A-0-10-09-004.00-0 Property #5 PIN \_\_\_\_\_
- Property #2 PIN \_\_\_\_\_ Property #6 PIN \_\_\_\_\_
- Property #3 PIN \_\_\_\_\_ Property #7 PIN \_\_\_\_\_
- Property #4 PIN \_\_\_\_\_ Property #8 PIN \_\_\_\_\_

Case No. \_\_\_\_\_

**City of Rose Hill, Kansas  
General Zoning Application**



**Section 3- Request Information**

☒ Application area zoning: Current Zoning R-1 Requested Zoning (if applicable) R-2

☒ Application area land use: Enter land use by the name and definition in Article 5 of the Zoning Regulations.

Existing land use Single Family

Proposed land use (if applicable) Single Family + duplex

☒ In the space below, please describe the nature of the request and reason for filing:

To eventually split the lot and build duplex on  
the new lot

**Section 4- Applicant Information**

Contact information must be provided for applicants representing ALL property parcels in the application area, including authorized agents and other parties who wish to be notified of the proceedings, such as contract purchaser or lessees. Please attach additional copies of this sheet as necessary.

X Name: Eric Dockersre

Address: 16166 n oliver Rd Mulvane, KS 67110

Phone: 316-259-4114 Email: edockersre@gmail.com

Role: ☒ Owner ☐ Agent ☐ Other of property # \_\_\_\_\_ listed in Section 2, Item 5

X Name: Lloyd F Libby Jr.

Address: 919 Brook Forest Derby KS 67037

Phone: 316-209-7549 Email: doubleellibby43@gmail.com

Role: ☒ Owner ☐ Agent ☐ Other of property # \_\_\_\_\_ listed in Section 2, Item 5

Case No. \_\_\_\_\_

**City of Rose Hill, Kansas  
General Zoning Application**



Name: Stephen F Dockers  
Address: 14314 SW Ohio, Augusta KS 67010  
Phone: (316) 409-2512 Email: dockersread@gmail.com  
Role: ☐ Owner ☒ Agent ☐ Other of property # \_\_\_\_\_ listed in Section 2, Item 5

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Role: ☐ Owner ☐ Agent ☐ Other of property # \_\_\_\_\_ listed in Section 2, Item 5

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Role: ☐ Owner ☐ Agent ☐ Other of property # \_\_\_\_\_ listed in Section 2, Item 5

**Section 5- Attachment Checklist**

The following items are attached to this application

- ☐ No Attachments
- ☐ Certified Property Ownership List (all property owners of record within the official notification area)
- ☐ Metes and Bounds Legal Description (if required, but not entered in Section 2)
- ☐ Zoning Site Plan (for zoning changes, conditional uses, PDOs, temporary uses, sign permits, variances)
- ☐ Development Site Plan (required only for Development Site Plan applications)
- ☐ Proposed Text Amendments (marked up original language and exact proposed language)
- ☐ Additional Property Owner Information & Signature Sheets (if provided space is sufficient)
- ☐ Sign Permit Attachments: ☐ Plans/drawings ☐ Specifications ☐ Insurance Certificate
- ☐ Supplemental Information (optional drawings or documents attached to support the application)



Case No. \_\_\_\_\_

**City of Rose Hill, Kansas  
General Zoning Application**



**Section 6- Signatures & Acknowledgements**

*By signature below: I (we) acknowledge that I (we) understand that the application will not be processed until it is completed in full, all required information is provided and the filing fee is paid. I (we) certify that the information provided herein and attached hereto is true and correct to the best of my (our) knowledge. I (we) acknowledge that the Planning Commission, Board of Zoning Appeals and Governing Body each has the authority to impose conditions on the approval of this application as deemed necessary to serve the public interest and community welfare. I (we) hereby authorize unannounced inspections of the subject property by City staff and/or its agents for the purpose of collecting information necessary to review and analyze this request*

X 1. Signature: Lloyd F Liby Jr. (Lloyd Liby)  
☒ Owner ☒ Authorized Agent of property # \_\_\_\_\_ listed in Section 2, Item 5

X 2. Signature: Eastin Dockers (Eastin Dockers)  
☒ Owner ☐ Authorized Agent of property # \_\_\_\_\_ listed in Section 2, Item 5

X 3. Signature: Stephen F Dockers (Stephen F Dockers)  
☐ Owner ☒ Authorized Agent of property # \_\_\_\_\_ listed in Section 2, Item 5

4. Signature: \_\_\_\_\_  
☐ Owner ☐ Authorized Agent of property # \_\_\_\_\_ listed in Section 2, Item 5

5. Signature: \_\_\_\_\_  
☐ Owner ☐ Authorized Agent of property # \_\_\_\_\_ listed in Section 2, Item 5

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ Filing Fee Paid: \$ ✓ Received By: WJ

Application is: ☒ Complete ☐ Incomplete

Subject property is in Richland Twp township.

Name of homeworner/property owner associated (if applicable) \_\_\_\_\_

# Real Estate Information



This database was last updated on 11/5/2025 at 8:08 PM

[Return to County Website](#) | [Log Out](#)  
[New Search](#) | [Back to Results](#)

## Parcel Details for 008-423-06-0-10-09-004.00-0

Quick Reference #: R32578

[View GIS Map](#) | [View Tax Detail](#)

Page 1 of 1



<b>Owner Information</b>		<b>Property Address</b>	
<b>Owner's Name (Primary):</b> <b>Mailing Address:</b>	DOCKERS, EASTIN 1406 N Oliver Rd Mulvane, KS 67110-8331	<b>Address:</b>	310 S Morris St Rose Hill, KS 67133
<b>Owner's</b>		<b>LIBY, LLOYD F; JR</b>	

<b>General Property Information</b>		<b>Deed Information</b>	
<b>Property Class:</b> <b>Living Units:</b> <b>Zoning:</b> <b>Neighborhood:</b>	Residential - R 1 421 421	<b>Document Document Link #</b>	
		D382-0162	<a href="#">View Deed Information</a>
		2024-	<a href="#">View Deed Information</a>

<b>Neighborhood / Tract Information</b>	
<b>Neighborhood:</b> <b>Tract:</b> <b>Tract Description:</b>	421 Section: 06 Township: 29 Range: 03E POSTON TRACTS (PLAT OF SURVEY), S06, T29, R03E, PT SE4 NE4 BEG 215S SE/C INTER THOMAS ST & MORRIS ST E140 S150 W140 N150 TO POB

<b>Land Based Classification System</b>	
<b>Function:</b> <b>Activity:</b> <b>Ownership:</b> <b>Site:</b>	Single family residence (detached) Household activities Private-fee simple Developed site - with buildings

<b>Property Factors</b>			
<b>Topography:</b> <b>Utilities:</b> <b>Access:</b> <b>Fronting:</b> <b>Location:</b>	Level - 1 All Public - 1 Paved Road - 1; Alley - 7 Residential Street - 4 Neighborhood or Spot - 6	<b>Parking Type:</b> <b>Parking Quantity:</b> <b>Parking Proximity:</b> <b>Parking Covered:</b> <b>Parking Uncovered:</b>	On and Off Street - 3 Adequate - 2 On Site - 3

Appraised Values				
Tax Year	Property Class	Land	Building	Total



2025	Residential - R	22,200	37,100	59,300
2024	Residential - R	16,200	41,090	57,290
2023	Residential - R	16,200	39,420	55,620
2022	Residential - R	16,200	19,840	36,040

## Market Land Information

Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Sqft	21000.00			00
<b>Influence #1:</b>		<b>Influence #2:</b>	<b>Influence Override:</b>		
<b>Factor:</b>		<b>Factor:</b>	<b>Depth Factor:</b>		

## Residential Information

## Building #: 1

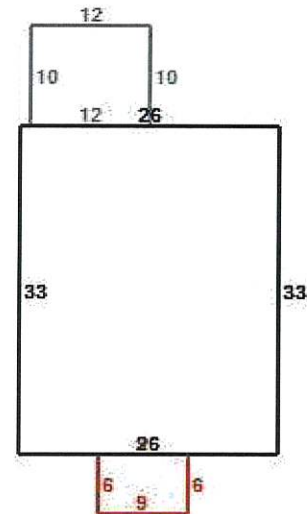
[View Sketch Vector](#)

## Dwelling Information

**Residence Type:**  
 Residential/Agricultural - 1  
**Quality:** FR+  
**Year Built:** 1900  
**Effective Year:**  
**MS Style:** 5  
**LBCS Structure:**  
 Detached SFR unit  
**# of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,030  
**Main Floor LA:** 858  
**Upper Floor LA %:** 20.0  
**CDU:** AV-  
**Phys / Func / Econ:** AV+ / N/A / N/A  
**Ovr % Good / RCN:** /  
**Remodel:**  
**% Complete:**  
**Assessment Class:**

## Component Sales Information

**Architectural Style:** Bungalow  
**Basement Type:** Crawl - 2  
**Total Rooms:** 5  
**Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1  
**Half Baths:**  
**Garage Capacity:**  
**Foundation:** Block - 3



Black = Original  
 Gray = Raised Slab Porch  
 Red = Raised Slab Porch

MU Class #1 / %: / MU Class #2 / %: / MU Class #3 / %: /

## Residential Components

Code / Description	Units	Percentage	Quality	Year
Frame, Plywood or Hardboard		100		
Composition Shingle		100		
Raised Subfloor	1,030			
Heat Pump		100		
Plumbing Fixtures	5			
Plumbing Rough-ins	1			
Automatic Floor Cover Allowance				
Raised Slab Porch	120			
Raised Slab Porch	54			

## Commercial Information [Information Not Available]

## Other Building Improvement Information

MS	Year Effective	Dimensions	Phys	Ovr	Ovr	RCN	%	MS
OccupClassRankQuantity	Built Year	LBCSAreaPerimHgt (L x W)	StoriesCondFuncEcon	% Reason	LD	Good	Value	

Prefabricated Storage Shed	S	AV	1	1998	130	46	6	13 x 10	1	AV	AV	2122	7	150
<b>Components</b>														
<b>Code</b>	<b>Code Description</b>				<b>Units</b>		<b>Percentage %</b>		<b>Area</b>		<b>Other</b>	<b>Rank</b>	<b>Year</b>	
Prefabricated Storage Shed	D	AV	1	1998	70	44	8	10 x 7	1	AV	AV	2507	7	180
<b>Components</b>														
<b>Code</b>	<b>Code Description</b>				<b>Units</b>		<b>Percentage %</b>		<b>Area</b>		<b>Other</b>	<b>Rank</b>	<b>Year</b>	

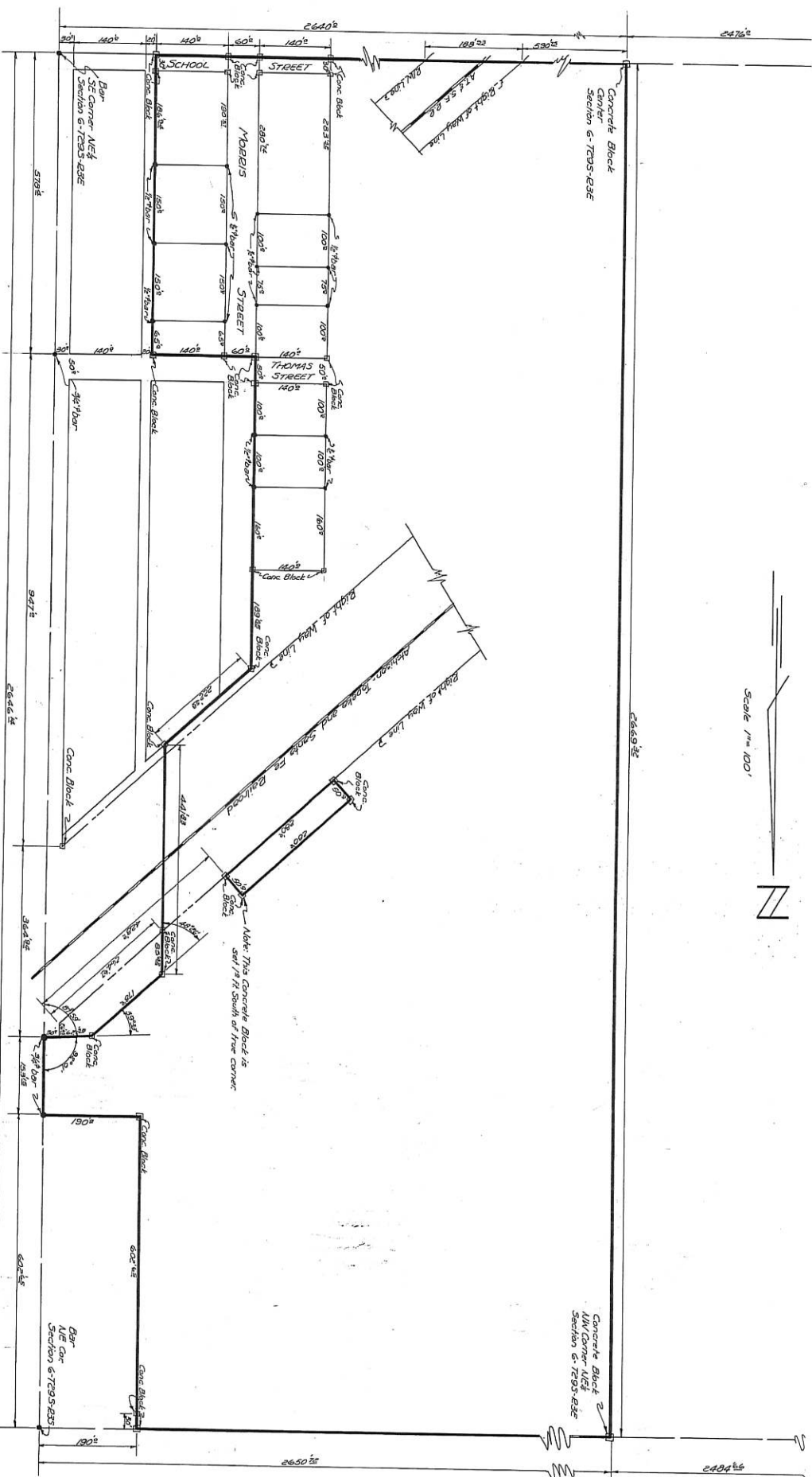
Agricultural Information [Information Not Available]



Page 1 of 1

This parcel record was last updated on 11/6/2025 at 6 am.

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Version: 3.0.0.07 : 01/16/2020

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[illegible]

Mavis B. Pastore  
Mabel Pastore

State of Kent, County of Dutchess.  
Be it remembered that on this 30 day of January, 1915,  
before me, the undersigned a Notary Public in and for the County and  
State aforesaid, came Morris B. Patton and Mabel Patton, his wife,  
who are personally known to me to be the same persons who executed the  
above and foregoing deed, and duly acknowledged the execution of the same.  
In witness whereof, I have hereunto set my hand and affixed my  
official seal, this day and year last above written.

My term expires February 5, 1951.  
Edith L. Hair  
 Notary Public.

State of Kansas, County of Butler, ss.  
 We, E. E. KNOX, Clerk of said County, do hereby certify that the above has been submitted to us  
 and the same is hereby approved, this 11 day of Feb 1932.

Attest:  
E. E. Knox Clerk  
 The Board of County Commissioners of  
 Butler County, Kansas  
W. H. Mac Secy. Feb. 10, 1932

Dr. M. Quail

State of Kansas, County of Butler, ss:  
 I, J. B. Smith, Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County, and duly recorded in Plat Book 1, Page 42.  
 Witness my hand and the seal of said County, this 4 day of February, 1928.  
 J. B. Smith, Clerk of said County.

Register of Deeds

[illegible]

*J. M. Newberry*  
County Engineer