

## **LETTER OF DETERMINATION**

Date: August 7, 2026

To: Whom It May Concern

**Re: 893 COMANCHE RD, McPherson, KS 67460**

Parcel ID: 059-178-28-0-00-00-001.00-0

Approximate Parcel Area: 73.37 acres

Zoning District: A-1 Agricultural-Residential District

### **Property Reviewed**

This letter concerns the property commonly addressed as 893 COMANCHE RD, McPherson, Kansas 67460, with a legal description as recorded in the McPherson County, Kansas Register of Deeds in Book D222, Page 507, dated December 13, 1988, with a parcel carved out as recorded in Book 244, Pages 227-228, dated March 19, 1996, containing approximately 3.08 acres.

### **Zoning Determination**

Based on the information available at the time of review, the property is located in the A-1 Agricultural-Residential District. Any new construction, change in use, division of land, wastewater system, driveway/access change, or other development activity may require separate County review and approval before work begins.

### **Equus Beds Groundwater Management District No. 2**

The property is located within the Equus Beds Ground Water Management District No. 2. The Equus Beds Groundwater Management District No. 2 was formed in 1975 to manage groundwater supplies within Harvey, McPherson, Reno, and Sedgwick counties. The Equus Beds aquifer is managed on two fundamental management principles: 1) the aquifer safe-yield principle, which limits groundwater withdrawals to annual groundwater recharge; and 2) the groundwater quality principle, which seeks to maintain, protect, and remediate the naturally occurring water quality of the aquifer.

Prospective owners should independently research water availability, groundwater management requirements, and any Kansas Department of Agriculture Division of

Water Resources or GMD2 requirements that may apply. The County has not determined whether private well water, rural water service, water rights, or any other water source is available, adequate, feasible, or approved for this property.

#### **Floodplain Determination Notes**

- Floodplain areas are identified within the property.
- On the reviewed map exhibit, the yellow area is currently within the floodplain and is expected to remain within the floodplain. This area is approximately 29.76 acres of the subject parcel.
- On the reviewed map exhibit, the green area is currently within the floodplain but is scheduled to come out of the floodplain. This area is approximately 9.65 acres of the subject parcel.
- On the reviewed map exhibit, the red area is currently not within the floodplain but is scheduled to come into the floodplain. This area is approximately 1.51 acres of the subject parcel.
- The anticipated FEMA floodplain map update is currently expected in mid-2028; however, that timing remains subject to change. The final mapped status of the red and green areas also remains subject to change until the updated floodplain maps are finalized and effective.

#### **Existing Structures**

According to the McPherson County Appraiser's site, the house was constructed in 1971 and is listed as 1,144 square feet with 2 bedrooms and 2 bathrooms. The property also includes 5 outbuildings of various sizes constructed between 1950 and 1978. These structures pre-date zoning regulations, and no zoning permits are on file with this department for those structures.

#### **Important Limitations**

It is the responsibility of the prospective owner to further research the property and determine whether required building setbacks, wastewater systems, water systems, floodplain requirements, access, and other services or approvals are available for any proposed improvement to the property.

This letter shall not be construed as a determination of water service availability, water rights, sanitary approval, building permit eligibility, floodplain compliance,

driveway or access approval, or any other development authorization. This determination is based on the information available at the time of review. Any change in parcel boundaries, acreage, legal description, applicable regulations, access, floodplain mapping, or proposed use may require additional County review and may result in a different determination.

For the official current regulations, scan the QR code or visit the Planning, Zoning and Environment website at <https://pze.mcpcoks.us/>, then click on Regulations.



If you have any questions regarding this determination, please contact McPherson County Planning, Zoning & Environment.

Respectfully,

A handwritten signature in blue ink that reads "Jon Kinsey". The signature is fluid and cursive.

Jon Kinsey  
Director  
McPherson County Planning, Zoning & Environment

McPHERSON COUNTY  
Department of Planning, Zoning and Environment  
200 N Maple St, Suite 210 • McPherson, KS 67460  
Phone: 620-241-2288 • <https://pze.mcpcoks.us/>  
Map Exhibit



**McPHERSON**  
COUNTY, KS

McPherson County Planning,  
Zoning & Environment

Current Time: 8/7/2026 7:41 AM

059-178-28-0-00-001.00-0  
893 COMANCHE RD  
McPherson, KS 67460

