

# AGENDA

## RILEY COUNTY PLANNING BOARD

Monday, August 10, 2009  
7:30 p.m.

Commission Meeting Room  
Courthouse Plaza East

---

---

### I. OPEN PUBLIC COMMENTS

### II. CONSENT AGENDA

1. Consider the minutes of the July 13, 2009 meeting.
2. Consider the Report of Fees for the month of July 2009.

### III. GENERAL AGENDA

1. Public Hearing at the request Tyler Cole Steiner, petitioner and Robert and Kathleen Steiner, owners, to **replat** Lot 1 of the Oberhelman Subdivision, Unit Two, in Grant Township, Section 20, Township 9 South, Range 7 East, in Riley County, Kansas, into two (2) residential lots. **ACTION NEEDED: approve/deny Final Plat.**
2. Public Hearing at the request of Riley County Fire District #1, petitioner, and Glassel and Roberta Flaherty, owners, to grant a **Special Use Authorization** to permit the construction and operation of an Emergency Response and Training Center on a tract of land in Manhattan Township, Section 24, Township 9 South, Range 7 East in Riley County, Kansas. **ACTION NEEDED: Recommend approval/denial to the Board of County Commissioners.**
3. Select Board representative for Gateway Plan steering committee.



# PLANNING & DEVELOPMENT

## STAFF REPORT

### Replatting

---

**PETITION:** (#09-08) Replat

**APPLICANT:** Tyler Cole Steiner  
711 Pebblebrook Cir #11  
Manhattan, KS 66503

**PROPERTY OWNER:** Robert & Kathleen Steiner  
5601 N 48th St  
Manhattan, KS 66503

**CONTRACT PURCHASER:** Tyler & Stephanie Steiner  
711 Pebblebrook Cir #11  
Manhattan, KS 66503

**REPRESENTATIVE:** Randall & Cathy Steiner  
5601 Kitten Creek Rd  
Manhattan, KS 66503

**TYPE OF REQUEST:** Replat Lot 1 of the Oberhelman Subdivision, Unit Two, into two (2) residential lots.

**SIZE OF TRACT:** The subject site is approximately 7.51 acres.

**LOCATION:** The request is generally located approximately 250 feet east of Tuttle Creek Boulevard, on the north side of N. 48th Street; Section 20, Township 9 South, Range 7 East; Grant Township.

**JURISDICTION:** This application is subject to the requirements of the Riley County Subdivision Regulations.

---



**BACKGROUND:** In December 2001, the subject site was platted as Lot 1 of the Oberhelman Subdivision Unit Two (Pet. #01-35) and rezoned from "G-1" (General Agricultural) to "A-5" (Single Family Residential) (Pet. #01-36). The Applicant wishes to replat the lot into two (2) residential lots.

**DESCRIPTION:**

Physical site characteristics: The subject site is currently developed with a single family dwelling. The majority of the site is heavily wooded, with an approximate 13% slope from the southeast to the northwest.

General character of the area: The site is predominantly rural in character.

**SUITABILITY OF ZONING:**

Zoning History: (see background)

<b>SURROUNDING ZONING/LAND USE</b>		
	<b>ADJACENT ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	"G-1" (General Agricultural)	Woods/open space
<b>SOUTH</b>	"G-1" (General Agricultural)	Residential/agriculture
<b>EAST</b>	"A-4" (Single Family Residential)	Residential
<b>WEST</b>	"G-1" (General Agricultural)	Residential/agriculture

**POTENTIAL IMPACT:**

**Public Facilities and Services:**

Streets and bridges: The site currently has direct access to N. 48<sup>th</sup> Street, a two-lane, unimproved township road. It is not anticipated that the request will result in a substantial increase in future traffic volumes.

Water and sewer: Proposed Lot 1 is currently served by an existing on-site septic system, while proposed Lot 2 will be served by a wastewater stabilization pond. Proposed Lot 1 is currently served by Rural Water District #1, as will proposed Lot 2.

Fire: County Fire District #1 will serve the site. The nearest County fire station is the Tuttle Cove Fire Station, located at 5175 Tuttle Cove Road.

Effect on public facilities and services:

It is not anticipated that replatting the subject property will have an adverse impact on public facilities and services.

**CONFORMANCE TO THE LAND USE PLAN:** According to the Future Land Use Map found in the 1987 Riley County Comprehensive Plan, this general area is projected for agricultural use. However, certain policies, goals and objectives of the Plan also support the need for new residential development and continued use of existing residential development. For example:

The Comprehensive Plan lists as its primary Goal of Residential Development:

*To provide decent and affordable housing for present and future populations of Riley County while preserving or protecting existing important agricultural, natural, cultural and historical resource areas.*

and:

Objective R1 - *Recognize and maintain or upgrade the particular residential, regional rural character of existing areas.*

Staff analysis: The subject property is in an area that is a mix of suburban residential, rural and commercial land uses. Due to the character and proximity of existing development, it is not anticipated that the request to replat the property will conflict with surrounding land uses.

#### **COMMENTS AND CONCERNS:**

HEALTH DEPARTMENT: The Riley County Health Department has reviewed the plat and found it to be in compliance with the Riley County Sanitary Code.

RILEY COUNTY CONSERVATION DISTRICT: The request was reviewed by the Riley County Conservation District's staff and warned of the potential fire danger of surrounding vegetation consisting of cedars grown up in native grass. Staff also suggested having consideration for neighbors still in agricultural production.

COUNTY ENGINEER: The County Engineer reviewed the request and stated that there would be no impact to the existing road (N. 48<sup>th</sup> Street).

RILEY COUNTY FIRE CHIEF: The Riley County Fire Chief has reviewed the request and had no comments.

FORT RILEY: The Director of Public Works on Fort Riley has reviewed the request and stated that the property is located in an area where noise generated by Fort Riley's military activities, while often perceptible to persons at that location, is generally considered compatible with the proposed use of the land.

LAW ENFORCEMENT CENTER: The Riley County Law Enforcement Center has reviewed this request and reported no concerns.

#### **STAFF RECOMMENDATIONS:**

---

Staff recommends that the Board approve the Final Plat of Oberhelman Subdivision Unit Three, as it has been determined that it meets the Riley County Zoning and Subdivision regulations and the Sanitary Code.

**ACTION NEEDED FOR PLAT:**

A. Motion to approve the request to plat (replat) the subject property into two (2) lots, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

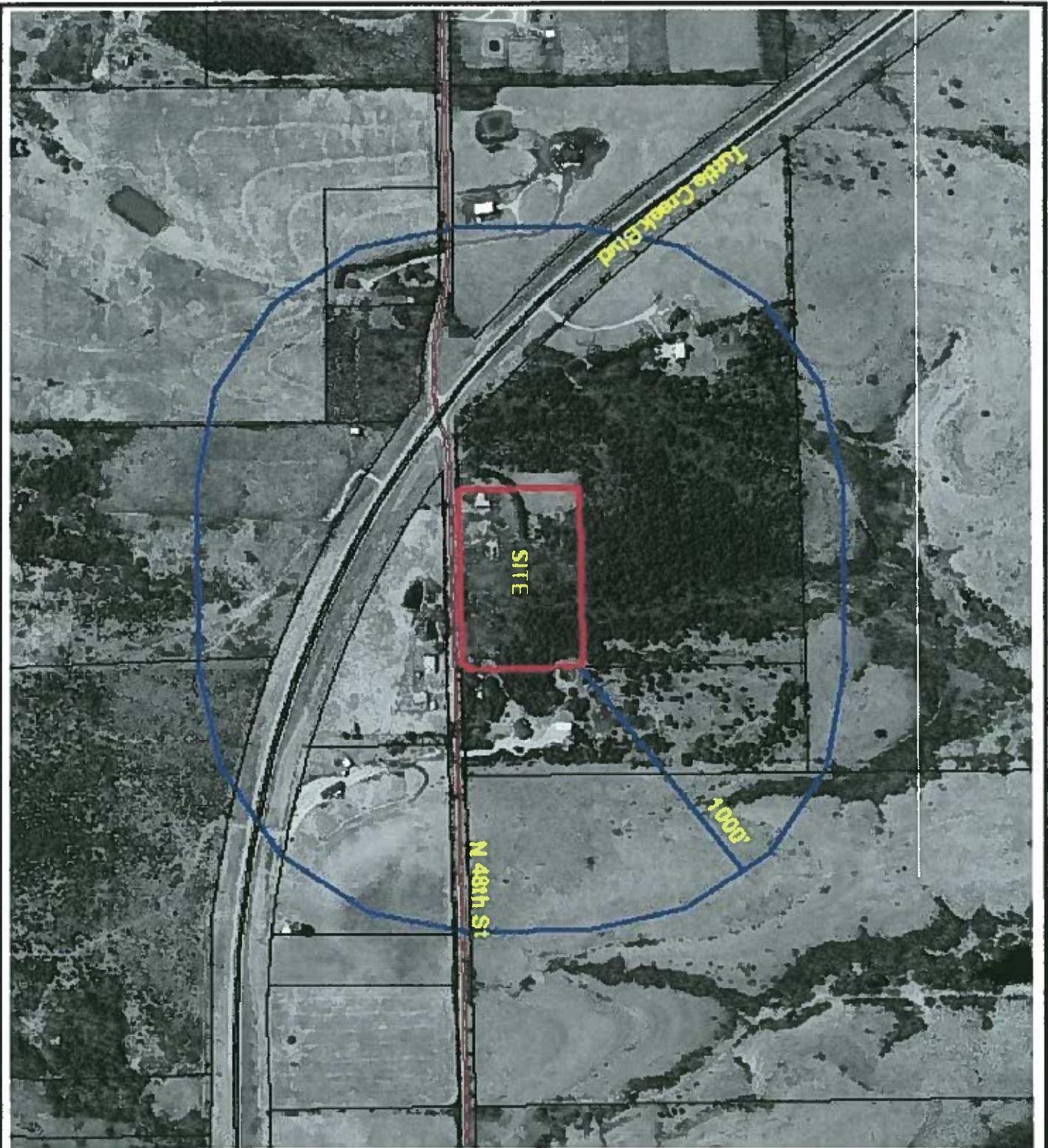
OR

B. Motion to deny the request to plat (replat) the subject property into two (2) lots, as it has been determined that it does not meet the requirements of the Riley County Subdivision Regulations.

**ATTACHMENTS:**

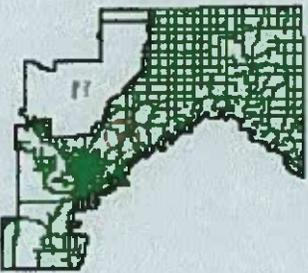
- Vicinity/site map
- Surrounding zoning map
- Final Plat map

**Prepared by:** Bob Isaac, Planner  
July 21, 2009



**VICINITY & SITE**

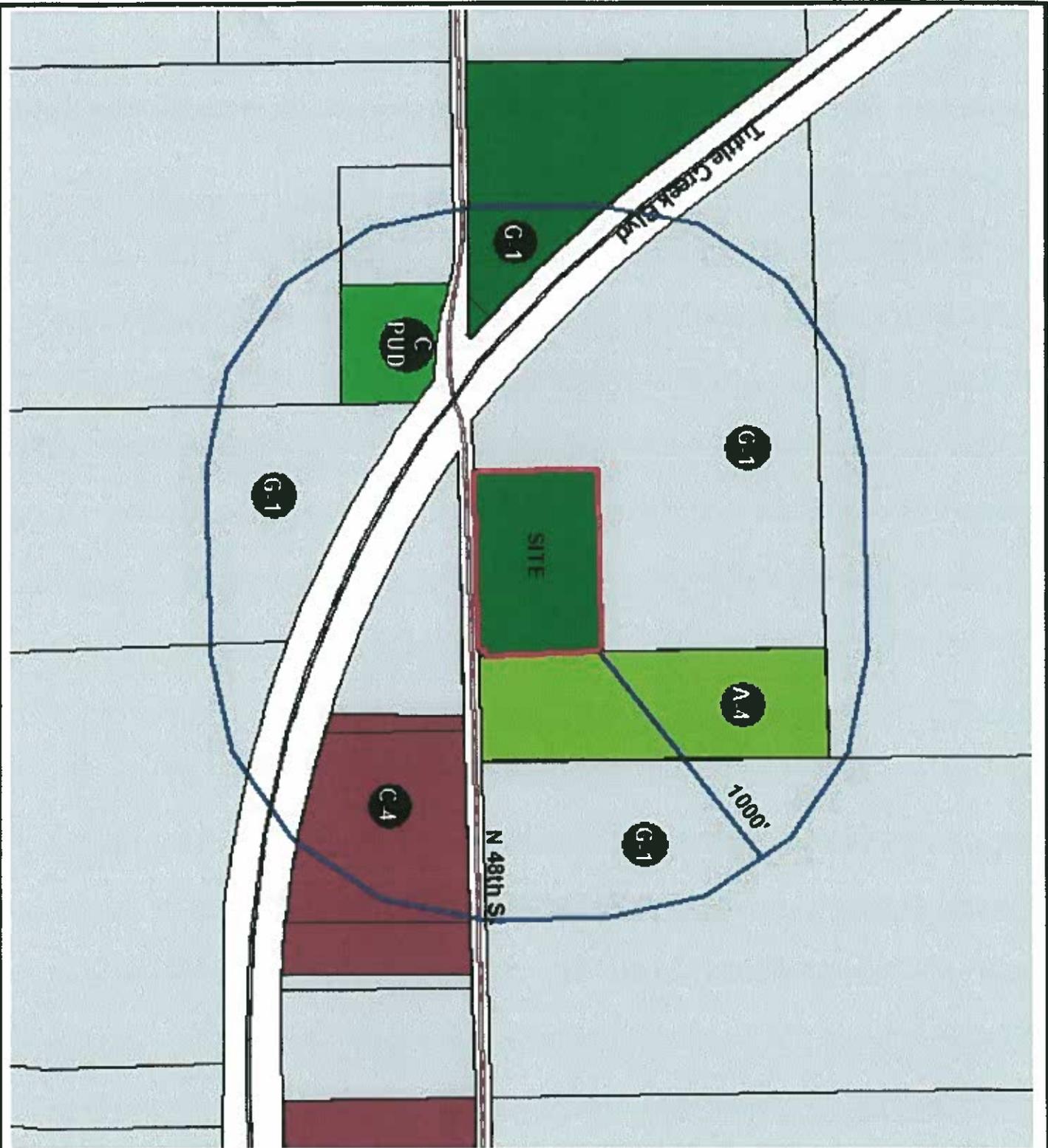
Steiner  
 Petition #09-09  
 Replat  
 Oberhelman Subd #3  
 20-9-7





# SURROUNDING ZONING

Steiner  
 Petition #09-08  
 Replat  
 Oberhelman Subd #3  
 20-9-7



- County, zoning:
- A-1 Single Family
  - A-2 Single Family
  - A-3 Single Family
  - A-4 Single Family
  - A-5 Single Family
  - AG Single Family
  - SC-1 Two Family
  - SC-2 Fourplex
  - SC-3 Medium Density
  - SC-4 Medium Density
  - SC-5 Medium Density
  - SC-6 Medium Density
  - SC-7 Medium Density
  - SC-8 Medium Density
  - SC-9 Medium Density
  - SC-10 Medium Density
  - SC-11 Medium Density
  - SC-12 Medium Density
  - SC-13 Medium Density
  - SC-14 Medium Density
  - SC-15 Medium Density
  - SC-16 Medium Density
  - SC-17 Medium Density
  - SC-18 Medium Density
  - SC-19 Medium Density
  - SC-20 Medium Density
  - SC-21 Medium Density
  - SC-22 Medium Density
  - SC-23 Medium Density
  - SC-24 Medium Density
  - SC-25 Medium Density
  - SC-26 Medium Density
  - SC-27 Medium Density
  - SC-28 Medium Density
  - SC-29 Medium Density
  - SC-30 Medium Density
  - SC-31 Medium Density
  - SC-32 Medium Density
  - SC-33 Medium Density
  - SC-34 Medium Density
  - SC-35 Medium Density
  - SC-36 Medium Density
  - SC-37 Medium Density
  - SC-38 Medium Density
  - SC-39 Medium Density
  - SC-40 Medium Density
  - SC-41 Medium Density
  - SC-42 Medium Density
  - SC-43 Medium Density
  - SC-44 Medium Density
  - SC-45 Medium Density
  - SC-46 Medium Density
  - SC-47 Medium Density
  - SC-48 Medium Density
  - SC-49 Medium Density
  - SC-50 Medium Density
  - SC-51 Medium Density
  - SC-52 Medium Density
  - SC-53 Medium Density
  - SC-54 Medium Density
  - SC-55 Medium Density
  - SC-56 Medium Density
  - SC-57 Medium Density
  - SC-58 Medium Density
  - SC-59 Medium Density
  - SC-60 Medium Density
  - SC-61 Medium Density
  - SC-62 Medium Density
  - SC-63 Medium Density
  - SC-64 Medium Density
  - SC-65 Medium Density
  - SC-66 Medium Density
  - SC-67 Medium Density
  - SC-68 Medium Density
  - SC-69 Medium Density
  - SC-70 Medium Density
  - SC-71 Medium Density
  - SC-72 Medium Density
  - SC-73 Medium Density
  - SC-74 Medium Density
  - SC-75 Medium Density
  - SC-76 Medium Density
  - SC-77 Medium Density
  - SC-78 Medium Density
  - SC-79 Medium Density
  - SC-80 Medium Density
  - SC-81 Medium Density
  - SC-82 Medium Density
  - SC-83 Medium Density
  - SC-84 Medium Density
  - SC-85 Medium Density
  - SC-86 Medium Density
  - SC-87 Medium Density
  - SC-88 Medium Density
  - SC-89 Medium Density
  - SC-90 Medium Density
  - SC-91 Medium Density
  - SC-92 Medium Density
  - SC-93 Medium Density
  - SC-94 Medium Density
  - SC-95 Medium Density
  - SC-96 Medium Density
  - SC-97 Medium Density
  - SC-98 Medium Density
  - SC-99 Medium Density
  - SC-100 Medium Density
  - U Unincorporated



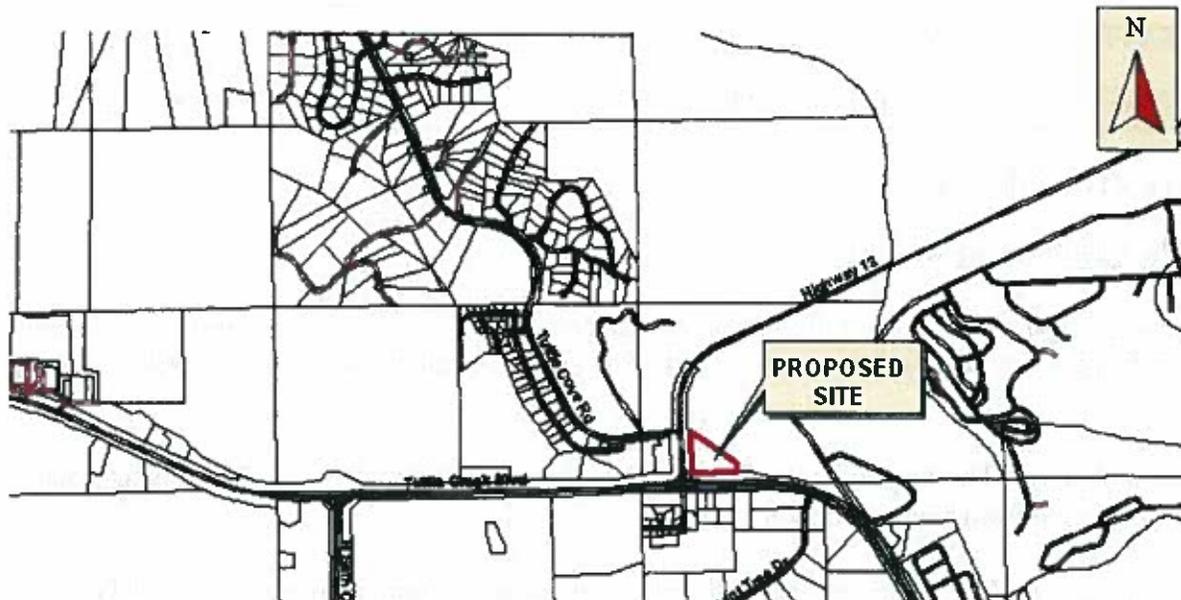
# PLANNING & DEVELOPMENT

## STAFF REPORT

### Special Use Permit

---

- PETITION:** (#09-09) Special Use Permit
- APPLICANT:** Riley County Fire District #1  
115 N 4th St  
Manhattan, KS 66502
- PROPERTY OWNER:** Glassel and Roberta Flaherty  
4427 Tuttle Cove Rd  
Manhattan, KS 66503
- REPRESENTATIVE:** Doug Messer  
115 N 15th St  
Manhattan, KS 66502
- TYPE OF REQUEST:** Special Use Authorization to permit the construction and operation of an Emergency Response and Training Center.
- SIZE OF TRACT:** The subject site is approximately 4.5 acres.
- LOCATION:** Generally located approximately 750 north of Tuttle Creek Boulevard, on the east side of Highway 13; Section 24, Township 9 South, Range 7 East; Manhattan Township.



**BACKGROUND:** In a continuing effort to provide essential services to the citizens of Riley County, Fire District #1 has chosen an appropriate site on which to construct and operate a new Emergency Response and Training Center. The subject site is being purchased on contract from Glassel and Roberta Flaherty, contingent upon approval of the special use permit.

**DESCRIPTION:**

Physical site characteristics: The site consists of various degrees of topography, with higher elevations located in the northwest and southeast corners of the property, sloping toward the south-southwest corner. The southern portion of the site is located within the designated 100-year floodplain (1% annual chance). The majority of the site is covered with various species of mature trees.

General character of the area: The area is a mix of open space, commercial and suburban residential uses.

**SUITABILITY OF ZONING:**

Zoning History: The subject site has been zoned “G-1” (General Agricultural) since at least 1974. There are no variances or conditional uses associated with the property.

Current zoning: The property is currently zoned “G-1” (General Agricultural).

SURROUNDING ZONING/LAND USE		
	ADJACENT ZONING	LAND USE
NORTH	“G-1” (General Agricultural)	Corps of Engineers
SOUTH	“C-4” (Highway Business)	Convenience store/gas
EAST	“G-1” (General Agricultural)	Corps of Engineers
WEST	“G-1” (General Agricultural)	Residential

**POTENTIAL IMPACT:**

**Public facilities and services:**

Streets and bridges: The site will have indirect access to K-13 Highway via a travel easement across Corp of Engineer property. No new roads, bridges or entrances are being proposed with this request.

Water and sewer: The Applicant is proposing that the site will be served by Rural Water District #1 and an on-site wastewater lagoon.

Fire: County Fire District #1 will serve the site. The nearest County fire station is the Tuttle Cove Fire Station, located at 5175 Tuttle Cove Road.

---

Effect on public facilities and services: It is anticipated that the construction of the proposed facility will have very positive impacts regarding health and safety for the citizens of Riley County.

**COMMENTS AND CONCERNS:**

HEALTH DEPARTMENT: The Riley County-Manhattan Health Department staff has reviewed this request and found it in compliance with the Riley County Sanitary Code.

RILEY COUNTY CONSERVATION DISTRICT: The Riley County Conservation District staff has reviewed the request and suggested that efforts be made to minimize impacts on the site and suggested avoiding the floodplain.

COUNTY ENGINEER: The request was reviewed by the County Engineer and he stated that it did not impact a county road.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of the request for a special use permit to allow the construction and operation of an Emergency Response and Training Center for Riley County, as it has been determined that it meets the requirements of the Riley County Zoning Regulations and the Riley County Sanitary Code.

**POSSIBLE MOTION(S)**

**ACTION NEEDED:**

A. Move to forward a recommendation of approval of the request for a Special Use Permit for the subject property, to the Board of County Commissioners, for the following reasons:

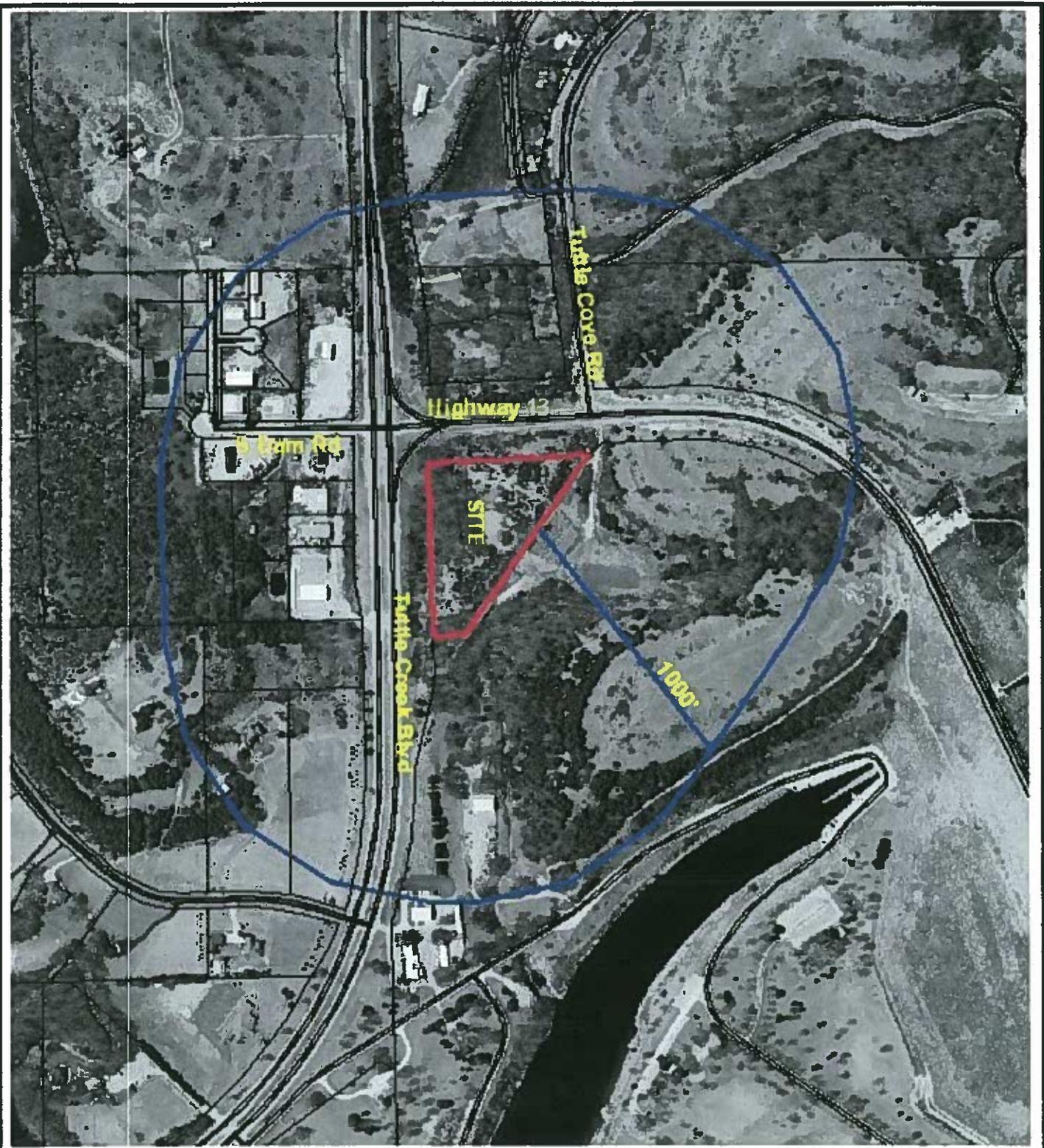
**Or**

B. Move to forward a recommendation of denial of the request for a Special Use Permit for the subject property, to the Board of County Commissioners, for the following reasons:

**ATTACHMENTS:**

- Vicinity/site map
- Surrounding zoning map
- Soils map
- Site plan

Prepared by: Bob Isaac, Planner  
July 27, 2009



# VICINITY & SITE

Riley County  
Fire District  
Petition #09-09  
Special Use  
Emergency Response  
& Training Center  
24-9-7





# SURROUNDING ZONING

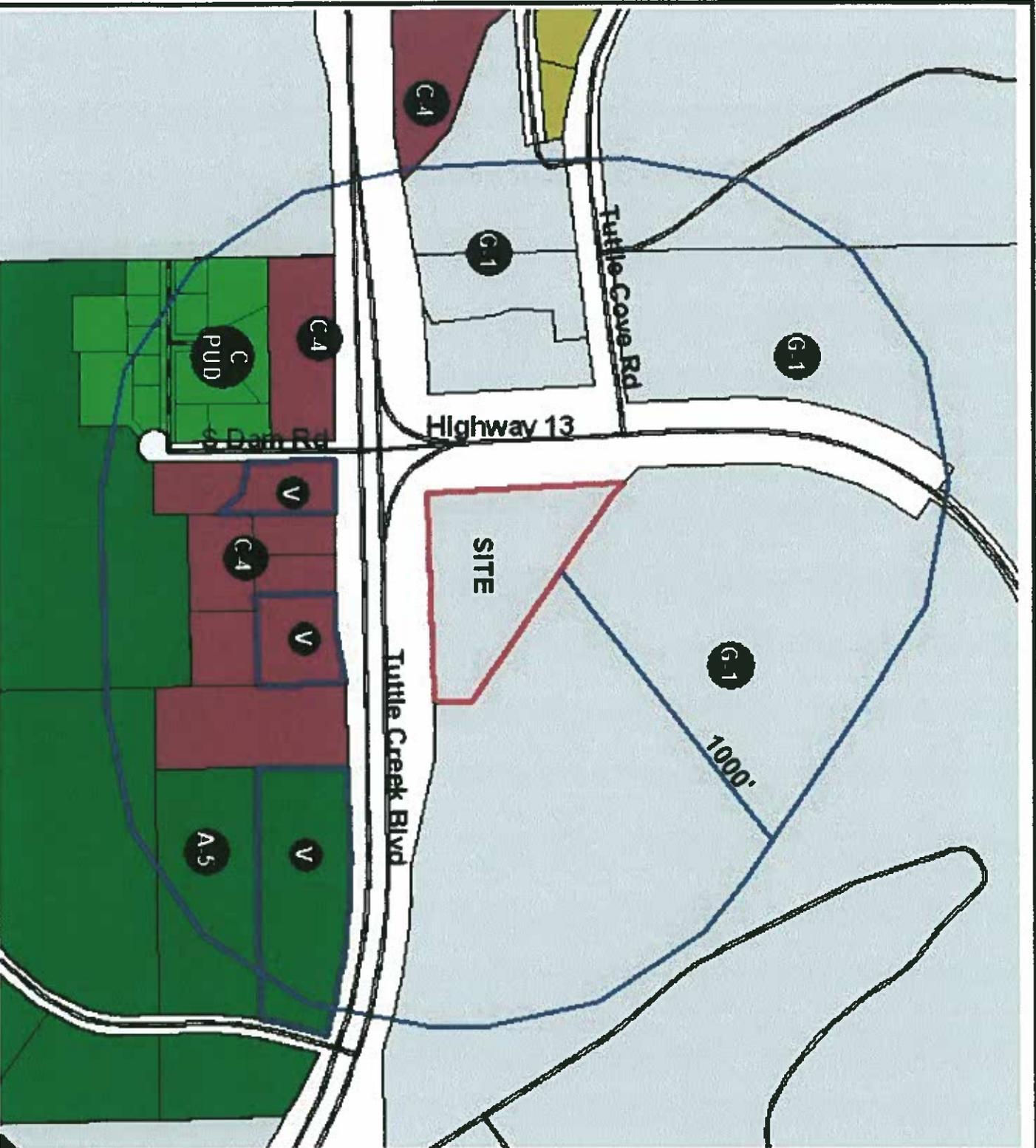
Riley County  
Fire District

Petition #09-09

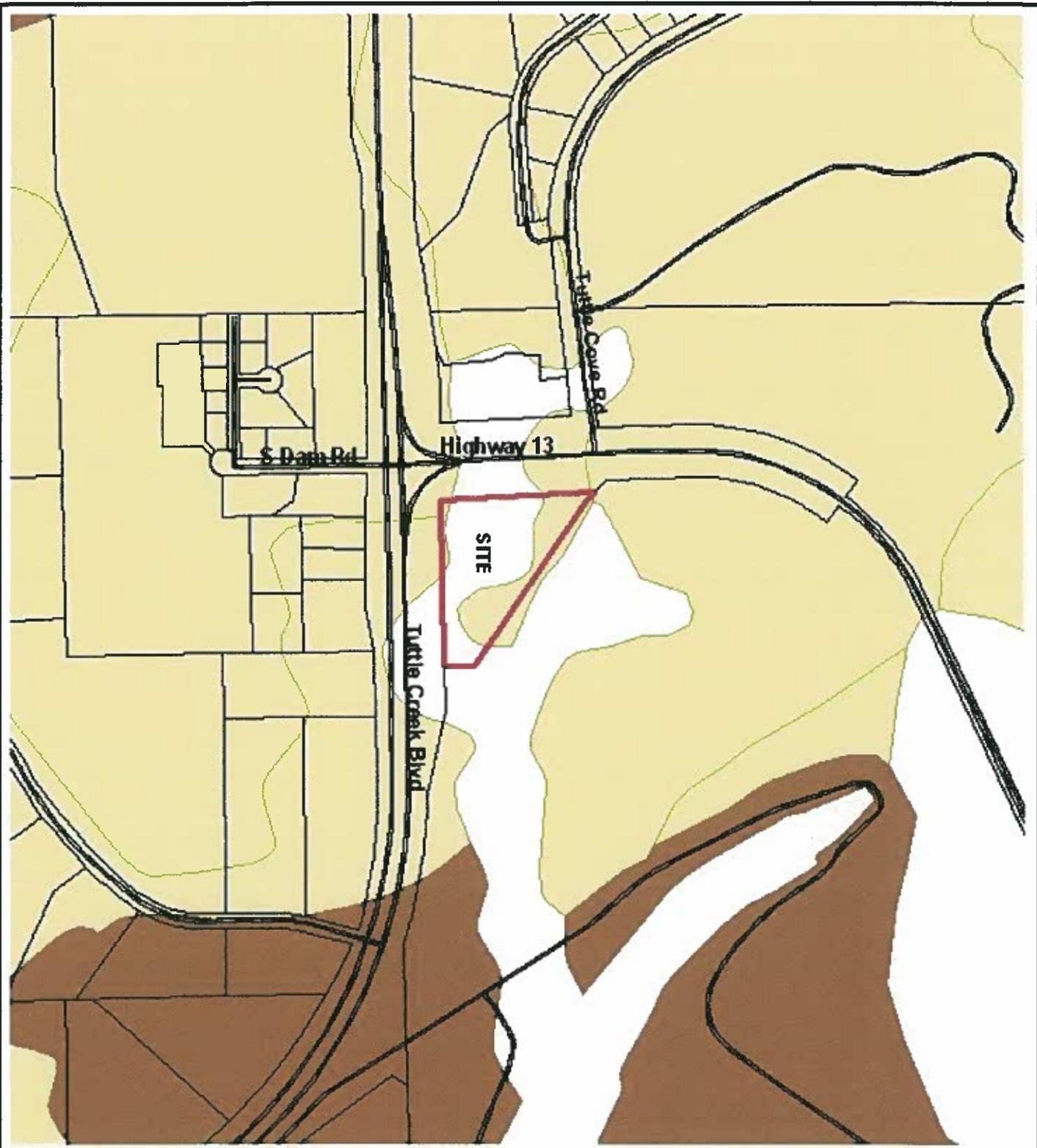
Special Use

Emergency Response  
& Training Center

24-9-7



- County Zoning:**
- A-1 Single Home
  - A-2 Single Family
  - A-3 Single Family
  - A-4 Single Family
  - A-5 Single Family
  - A-6 Single Family
  - A-7 Single Family
  - A-8 Single Family
  - A-9 Single Family
  - A-10 Single Family
  - A-11 Single Family
  - A-12 Single Family
  - A-13 Single Family
  - A-14 Single Family
  - A-15 Single Family
  - A-16 Single Family
  - A-17 Single Family
  - A-18 Single Family
  - A-19 Single Family
  - A-20 Single Family
  - A-21 Single Family
  - A-22 Single Family
  - A-23 Single Family
  - A-24 Single Family
  - A-25 Single Family
  - A-26 Single Family
  - A-27 Single Family
  - A-28 Single Family
  - A-29 Single Family
  - A-30 Single Family
  - A-31 Single Family
  - A-32 Single Family
  - A-33 Single Family
  - A-34 Single Family
  - A-35 Single Family
  - A-36 Single Family
  - A-37 Single Family
  - A-38 Single Family
  - A-39 Single Family
  - A-40 Single Family
  - A-41 Single Family
  - A-42 Single Family
  - A-43 Single Family
  - A-44 Single Family
  - A-45 Single Family
  - A-46 Single Family
  - A-47 Single Family
  - A-48 Single Family
  - A-49 Single Family
  - A-50 Single Family
  - A-51 Single Family
  - A-52 Single Family
  - A-53 Single Family
  - A-54 Single Family
  - A-55 Single Family
  - A-56 Single Family
  - A-57 Single Family
  - A-58 Single Family
  - A-59 Single Family
  - A-60 Single Family
  - A-61 Single Family
  - A-62 Single Family
  - A-63 Single Family
  - A-64 Single Family
  - A-65 Single Family
  - A-66 Single Family
  - A-67 Single Family
  - A-68 Single Family
  - A-69 Single Family
  - A-70 Single Family
  - A-71 Single Family
  - A-72 Single Family
  - A-73 Single Family
  - A-74 Single Family
  - A-75 Single Family
  - A-76 Single Family
  - A-77 Single Family
  - A-78 Single Family
  - A-79 Single Family
  - A-80 Single Family
  - A-81 Single Family
  - A-82 Single Family
  - A-83 Single Family
  - A-84 Single Family
  - A-85 Single Family
  - A-86 Single Family
  - A-87 Single Family
  - A-88 Single Family
  - A-89 Single Family
  - A-90 Single Family
  - A-91 Single Family
  - A-92 Single Family
  - A-93 Single Family
  - A-94 Single Family
  - A-95 Single Family
  - A-96 Single Family
  - A-97 Single Family
  - A-98 Single Family
  - A-99 Single Family
  - A-100 Single Family



**SOILS**

Riley County  
Fire District

Petition #09-09

Special Use

Emergency Response  
& Training Center

24-9-7

- SOIL TYPES**
- Prime Soils (NRCS)
  - Statewide Importance (NRCS)
  - Other Soils