



To: Franklin County Board of County Commissioners
From: Deann L. Farrell
Department: Planning & Building
Date: Wednesday, February 18, 2026

AGENDA ITEM NARRATIVE

Consider the approval of rezoning application #2511-0063 (Haslett) to rezone approximately 8.03 acres from the A-1, Agriculture District to the R-E, Residential Estate District.

BACKGROUND

The Planning Commission held a public hearing on December 18, 2025, to consider rezoning application #2511-0063 (Haslett).

The property is currently known as 1391 Reno Road and is located on the North side of Reno Road between Georgia Road and Georgia Terrace, in the Southwest Quarter (SW ¼) of Section 11, Township 16 South, Range 18 East. A large portion of the proposed 8.03-acre parcel is located within the Special Flood Hazard Area.

The applicant is requesting to rezone approximately 8.03-acres, with the existing residence and outbuildings, from an A-1, Agricultural District to an R-E, Residential Estate District to allow for a lot-split from the remaining 47.67 acres for refinancing purposes. The existing residence is currently served by a private well for on-site water and a 1,000-gallon concrete septic tank and 256 linear feet of 3-foot-wide leaching chambers for on-site sanitation.

After hearing Staff presentation, the Planning Commission did recommend approval of application #2511-0063 (Haslett) to rezone approximately 8.03 acres from the A-1, Agriculture District to the R-E, Residential Estate District by a unanimous vote of those members present. Notice was sent to ten (10) surrounding property owners. The Planning Department did not receive any comments for or against the proposed rezoning and no one appeared at the public.

STAFF RECOMMENDATION

Staff recommends that the County Commissioners accept the Planning Commission's recommendation and adopt the attached resolution for the approval of rezoning application #2511-0063 (Haslett) to rezone approximately 8.03 acres from the A-1, Agriculture District to the R-E, Residential Estate District and to amend the Official County Zoning Map accordingly.

SPECIFIC ACTION REQUESTED

An Affirmative motion in support of the Planning Commission's recommendation would read as follows: "I make a motion to approve rezoning application #2511-0063 (Haslett) to rezone approximately 8.03 acres from the A-1, Agriculture District to the R-E, Residential Estate District and to amend the Official County Zoning Map accordingly".

ATTACHMENTS

Applicant Site Plan

Proof of Water

Sanitation Site Plan

Zoning Map

Farmland Classification Map & Legend

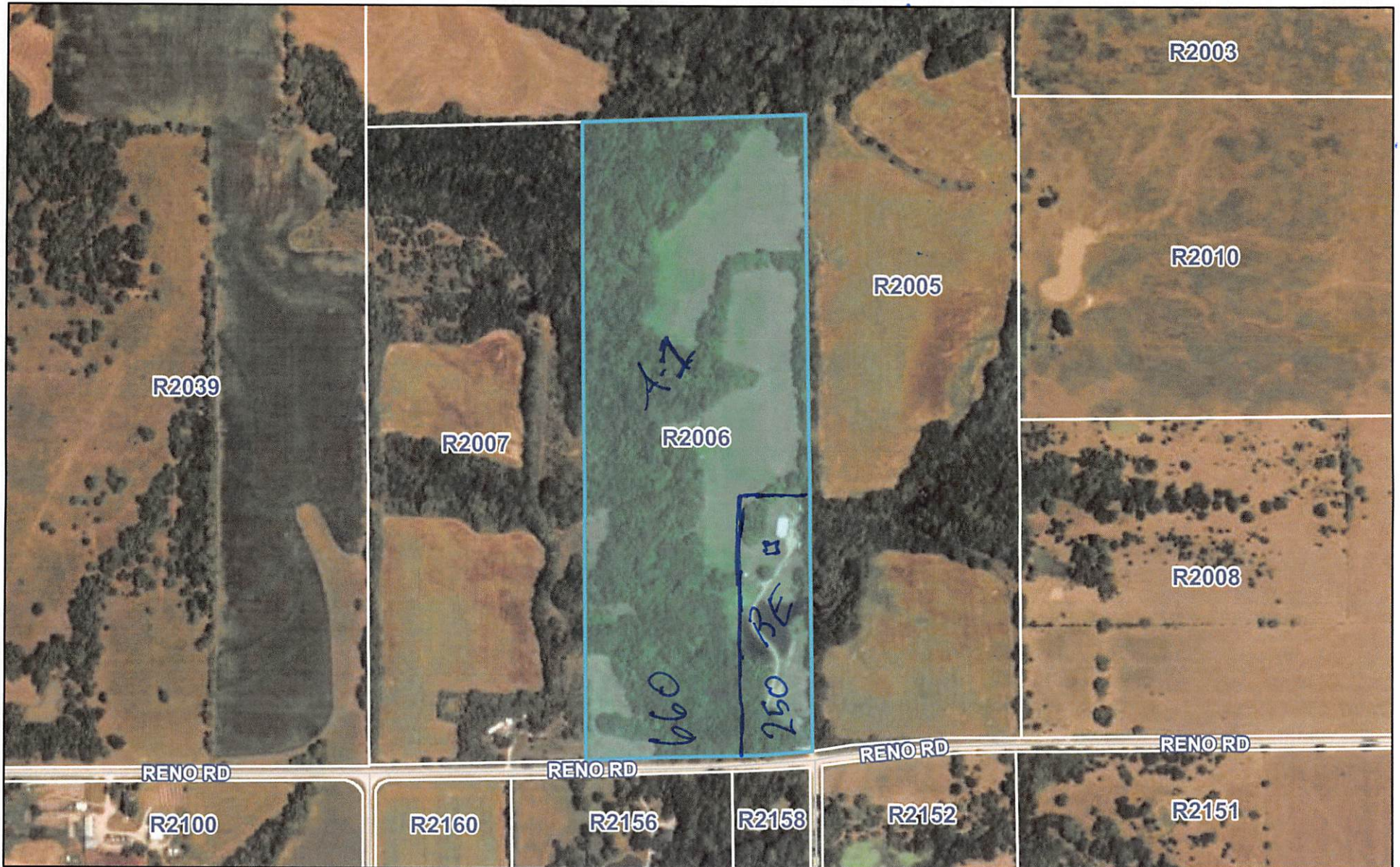
Floodplain and Road Surface Map

Aerial Photo (2)

Survey

Resolution/s

Franklin County Parcel Search

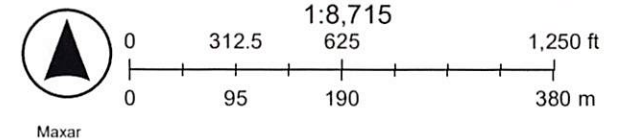


10/14/2025, 8:48:29 AM

Parcels
Roads
— SECONDARY ROAD
— PRIMARY ROAD

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

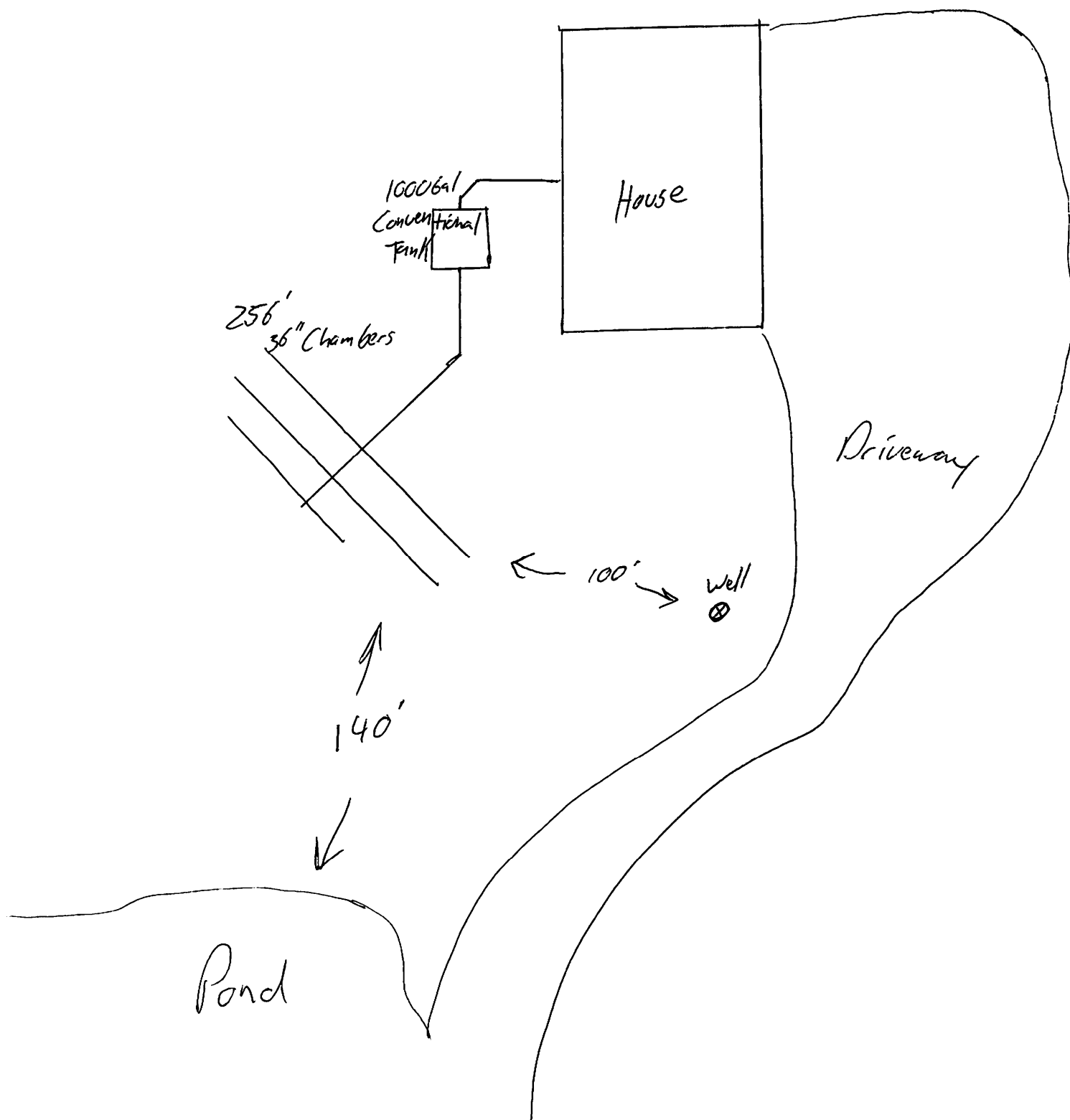
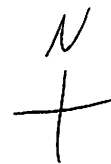
High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata



Division of Water Resources; App. No.

KSA 82a-1212

Ron Haslett
1391 Reno Rd.
Pamona, Ks 66076



HASLETT ZONING MAP



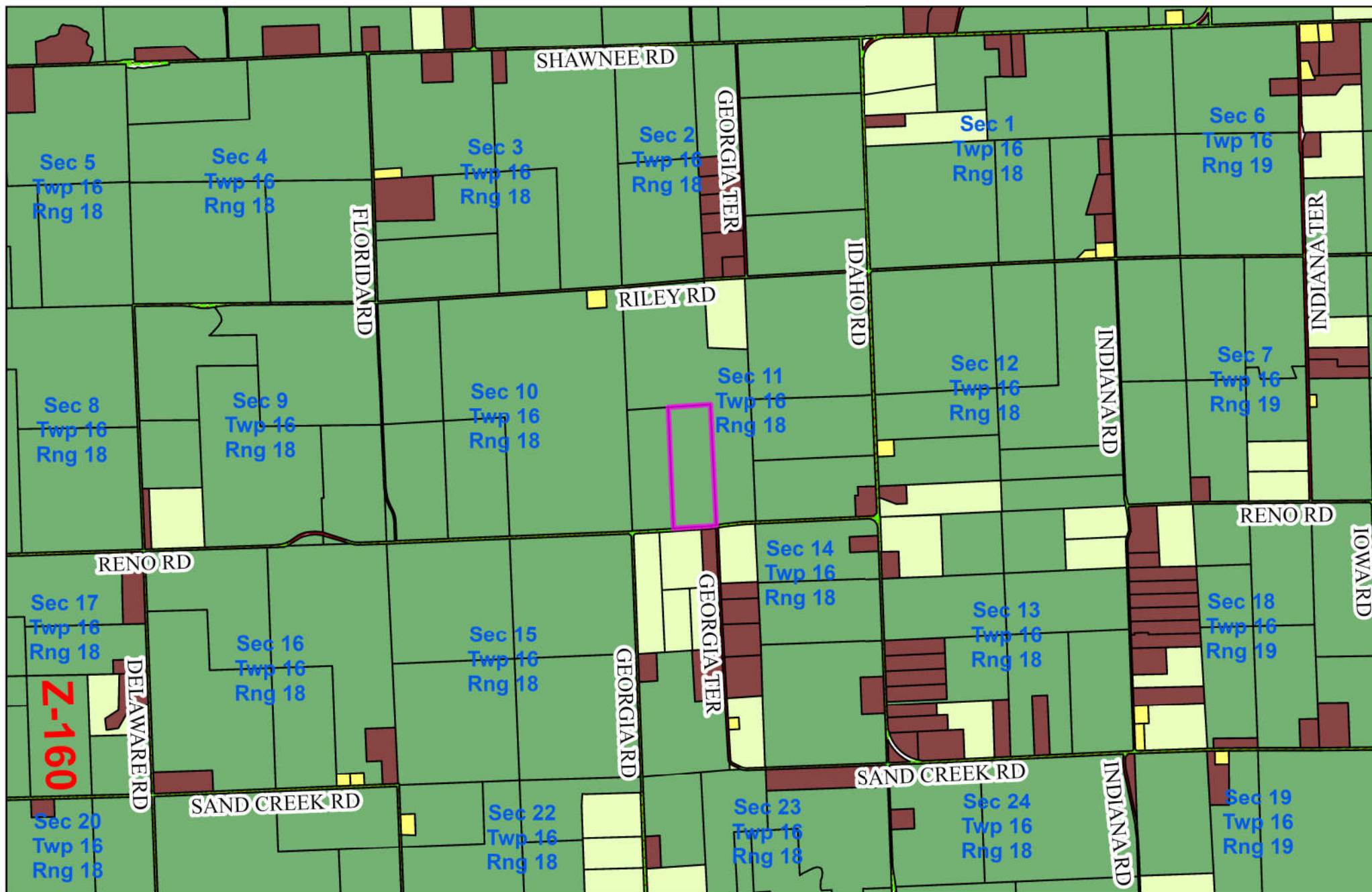
Zoning Map

Agriculture

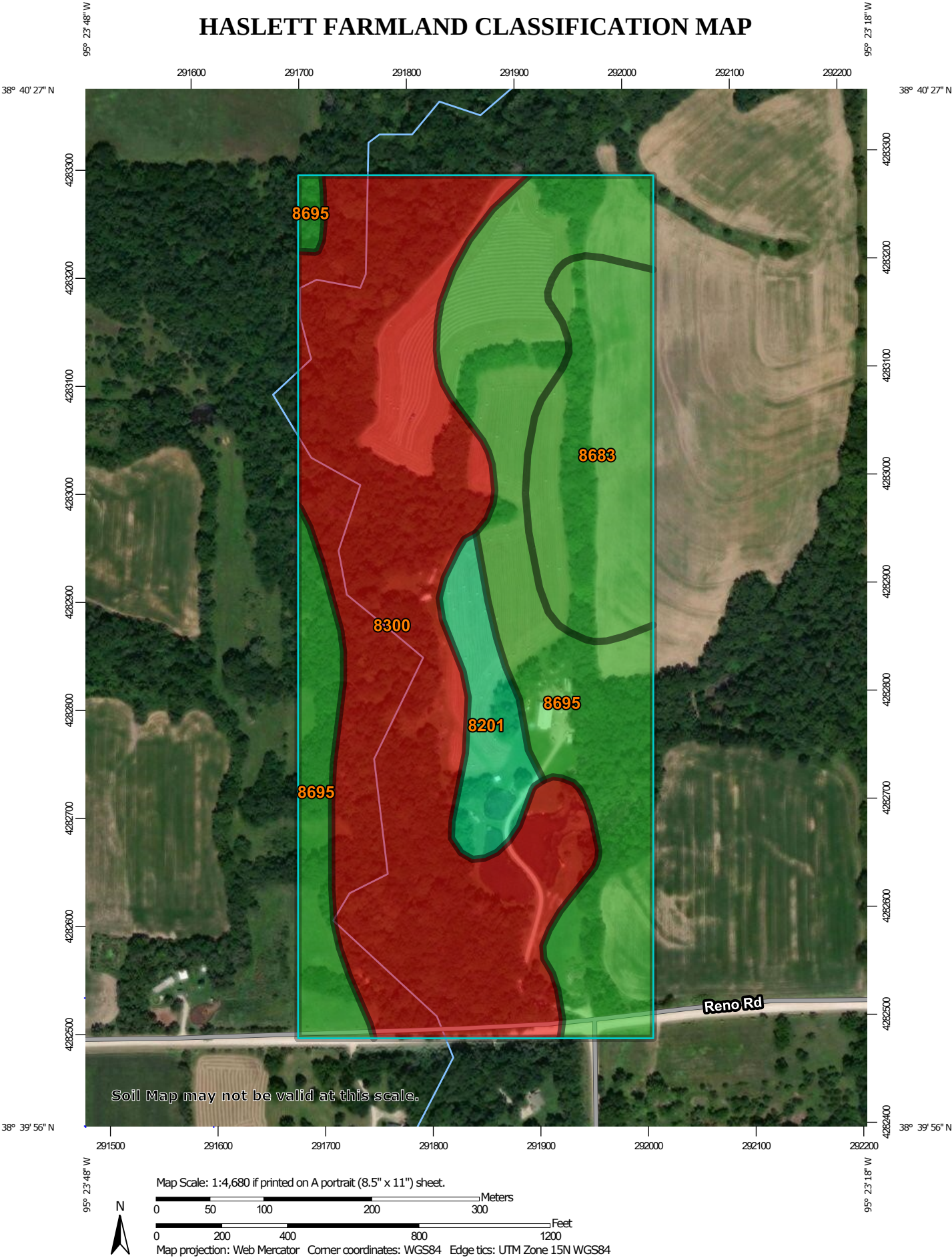
Transitional Agriculture
Commercial
Highway Commercial
Light Industrial

Heavy Industrial
Mobile Home Park
Single Family

Single Family Residential Three Acre
Residential Estate
City Zoning



HASLETT FARMLAND CLASSIFICATION MAP



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	Prime farmland if drained	3.6	5.5%
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	Not prime farmland	30.6	46.8%
8683	Dennis silt loam, 3 to 7 percent slopes	All areas are prime farmland	8.8	13.4%
8695	Dennis-Bates complex, 3 to 7 percent slopes	All areas are prime farmland	22.4	34.3%
Totals for Area of Interest			65.4	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Haslett Road Surface & Floodplain Map

ROAD SURFACE

PAVED ROAD

MIN. MAINT.

GRAVEL

ROAD_SURFA

Private Drive

Flood_Year_2022

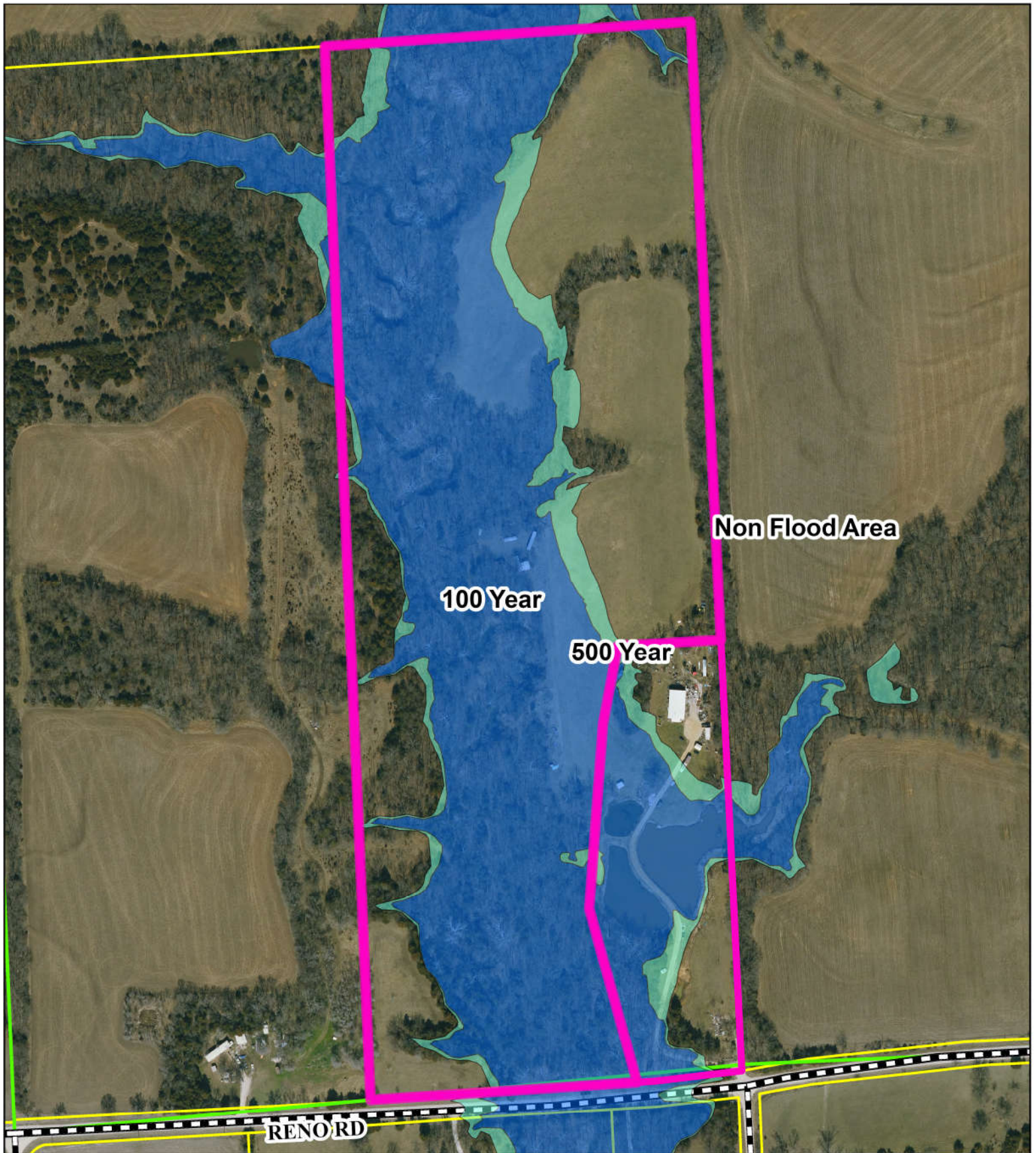
500 Year

Non Flood Area

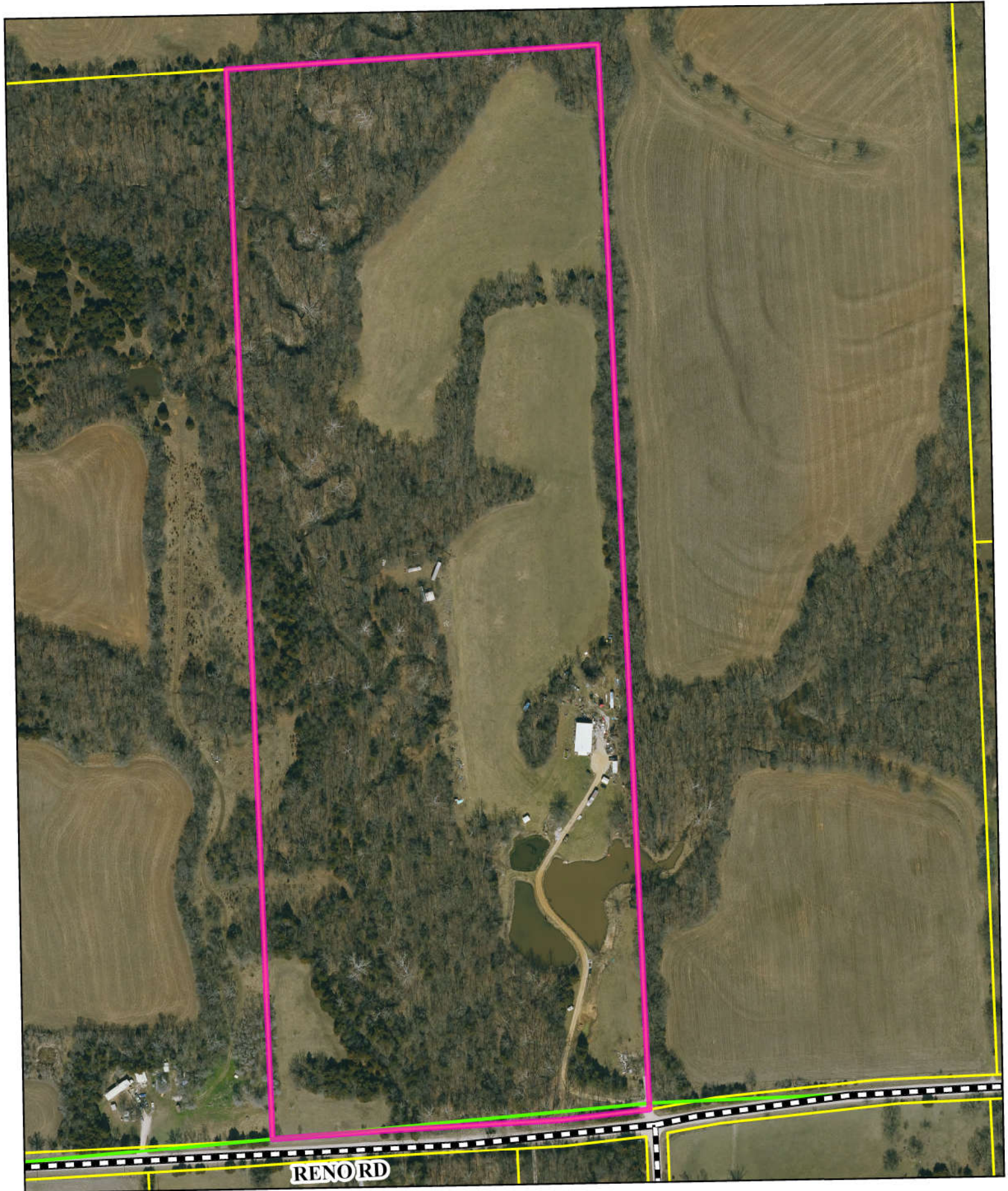
Reduced Flood Risk
due to Levee

100 Year

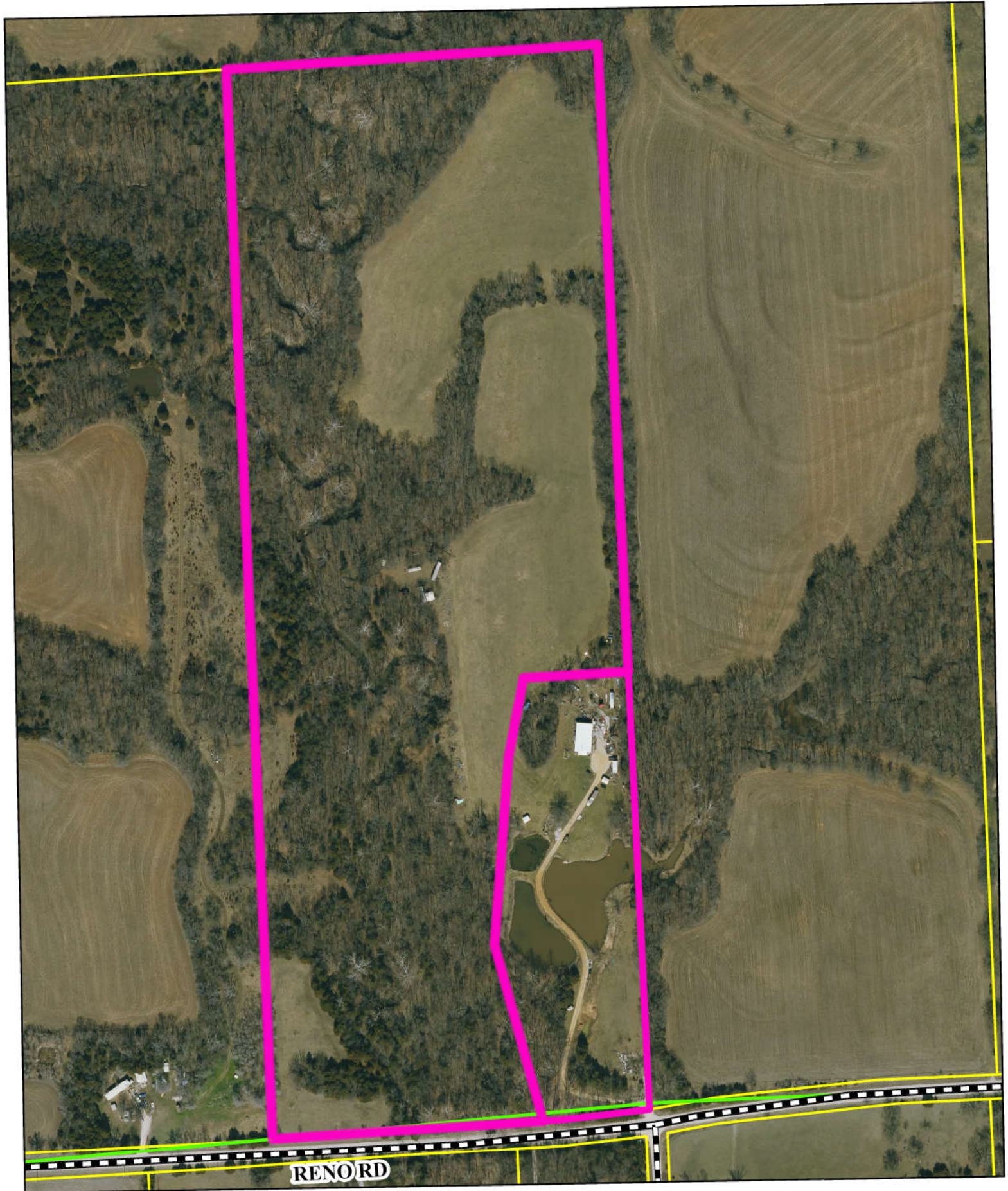
Floodway



LANTIS BEFORE LOT SPLIT



LANTIS AFTER LOT SPLIT



TRACT SPLIT FOR RON HASLETT

(BEING A PART OF THE SW¼ OF SECTION 11, T-16-S, R-18-E, IN FRANKLIN COUNTY, KANSAS)

BASIS OF BEARING:
STATE PLANE GRID SOUTH

CERTIFICATE OF LOT SPLIT APPROVAL

STATE OF KANSAS
FRANKLIN COUNTY

I HEREBY CERTIFY THAT THIS LOT SPLIT
HAS BEEN EXAMINED AND FOUND TO COMPLY WITH THE
SUBDIVISION REGULATIONS OF FRANKLIN COUNTY, KANSAS,
AND IS, THEREFORE, APPROVED FOR RECORDING.

SIGNED THIS _____ DAY OF _____, 2026.

PLANNING DIRECTOR

VICINITY MAP:



TRACT 1
47.67 AC+/-
REMAINDER TRACT

TRACT 2
8.03 AC+/-
NEW TRACT

TRACT 1 SURVEY DESCRIPTION (REMAINDER TRACT): A PART OF THE SW¼ OF SECTION 11, T-16-S, R-18-E, IN FRANKLIN COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR RON HASLETT, ON 02-11-2026, JOB# 26-125):

COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF SAID SW¼, THENCE ALONG THE SOUTH LINE THEREOF N 86°33'25" E 888.26 FEET TO A FOUND IRON PIN FOR THE TRUE POINT OF BEGINNING, THENCE CONTINUING N 00°33'25" E 660.01 FEET TO A POINT, THENCE N 15°24'22" W 484.03 FEET TO A SET IRON PIN, THENCE N 04°15'54" E 461.29 FEET TO A SET IRON PIN, THENCE N 10°45'12" E 195.83 FEET TO A SET IRON PIN, THENCE N 86°34'06" E 263.83 FEET TO A SET IRON PIN, THENCE N 02°57'10" W 1540.80 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SAID SW¼, THENCE ALONG THE NORTH LINE THEREOF S 86°00'34" W 909.84 FEET TO A FOUND IRON PIN, THENCE S 02°38'54" E 2652.73 FEET TO THE POINT OF BEGINNING, CONTAINING 47.67 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

TRACT 2 SURVEY DESCRIPTION (NEW TRACT): A PART OF THE SW¼ OF SECTION 11, T-16-S, R-18-E, IN FRANKLIN COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR RON HASLETT, ON 02-11-2026, JOB# 26-125):

COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF SAID SW¼, THENCE ALONG THE SOUTH LINE THEREOF N 86°33'25" E 1548.28 FEET TO A POINT, THENCE N 15°24'22" W 35.78 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING, THENCE CONTINUING N 15°24'22" W 484.25 FEET TO A SET IRON PIN, THENCE N 04°15'54" E 461.29 FEET TO A SET IRON PIN, THENCE N 10°45'12" E 195.83 FEET TO A SET IRON PIN, THENCE N 86°34'06" E 263.83 FEET TO A SET IRON PIN, THENCE S 02°57'10" W 1540.80 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SAID SW¼, THENCE ALONG THE NORTH LINE THEREOF S 86°00'34" W 909.84 FEET TO A FOUND IRON PIN, THENCE S 02°38'54" E 2652.73 FEET TO THE POINT OF BEGINNING, CONTAINING 8.03 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

RIGHT-OF-WAY DEDICATION DESCRIPTION: A PART OF THE SW¼ OF SECTION 11, T-16-S, R-18-E, IN FRANKLIN COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR RON HASLETT, ON 02-11-2026, JOB# 26-125):

COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF SAID SW¼, THENCE ALONG THE SOUTH LINE THEREOF N 86°33'25" E 1548.28 FEET TO THE TRUE POINT OF BEGINNING, THENCE N 15°24'22" W 35.78 FEET TO A SET IRON PIN, THENCE N 86°33'25" E 271.52 FEET TO A SET IRON PIN, THENCE S 02°57'10" W 35.00 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SAID SW¼, THENCE S 86°33'25" W 263.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES MORE OR LESS.

BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 273, PAGE 125, OF THE FRANKLIN COUNTY RECORDS, SEE ALSO A PRIOR SURVEY BY TAYLOR DESIGN GROUP, FOR RICK PURDIE, FILED FOR RECORD ON 09-30-2005, IN SURVEY BOOK 4, PAGE 47.

FLOOD STATEMENT: APPROXIMATELY 2.93 ACRES OF TRACT 1, AND 0.84 ACRES OF TRACT 2, LIES IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE), AND APPROXIMATELY 26.40 ACRES OF TRACT 1, AND 3.95 ACRES OF TRACT 2, LIES IN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA), OF THE FIRM MAP 20059C0056, EFFECTIVE ON 03-08-2022, AS PER FEMA.

TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL KANSAS 811 TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND KANSAS 811, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

LINE	BEARING	DISTANCE
L1	N 10°45'12" E	195.83
L2	N 15°24'22" W	35.78
L3	S 02°57'10" E	35.00

180 0 180 360
SCALE

KANSAS CERTIFICATION: THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THIS PROJECT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION, WITH CORNERS FOUND OR SET AS SHOWN. THIS PLAT IS A REPRESENTATION OF THE SURVEY SHOWING THE PROPERTY, REASONABLY VISIBLE IMPROVEMENTS, AND POSSESSION LINES, IF ANY. THIS SURVEY WAS PERFORMED FOR THE CLIENT SHOWN AND THOSE WHO PURCHASE, SELL, OR GUARANTEE TITLE TO WITHIN 90 DAYS OF THIS DATE.

DATE 02-11-2026 JAMES E. HIGBY, KS. PS. #1674

CORNERSTONE SURVEYING

300 N. Center St. Shelby, Mo. 63468 Phone: 660-494-5424 E-mail: cole@cornerstone-surveying.com

- LEGEND**
- FOUND IRON PIN
 - △ FOUND IRON PIPE
 - ▽ FOUND IRON SPIKE
 - FOUND SET STONE
 - ◇ FOUND "T" POST
 - ◇ FOUND "R.R." SPIKE
 - ✕ FOR. SERV. MONUMENT
 - ⊗ CORP. MARKER
 - ⊙ END. ALUM. CAP OR MON.
 - ⬢ FENCE CORNER POST
 - ⬢ SET 1/2" REBAR
 - ⬢ SET 2" CAP-1/2" REBAR
 - ⬢ SET R.R. SPIKE

- ⊙ COMPUTED POINT
- ⊙ SET POST ON LINE
- ⊙ POINT OF BEGINNING
- ⊙ BROKEN SCALE
- ⊙ FENCE LINE
- ⊙ RECORD DISTANCE
- ⊙ OVERHEAD POWER

- FLOOD ZONE A
- FLOOD ZONE X
- RIGHT OF WAY
- UNDERGROUND GAS LINE
- SANITARY SEWER
- MANHOLE

- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WATER LINE
- ⊙ GAS METER
- ⊙ FIRE HYDRANT
- ⊙ UTILITIES ESMT.
- ⊙ SET BACK LINE



**Board of County Commissioners
Franklin County, Kansas**

Resolution 26-

**A RESOLUTION AMENDING THE
OFFICIAL ZONING DISTRICT MAP OF FRANKLIN COUNTY, KANSAS**

WHEREAS, the Franklin County Planning Commission of Franklin County, Kansas, received an application for a Zone Change from Ronald Haslett Properties to rezone approximately 8.03 acres, described as Tract 2, from the A-1, Agriculture District to the R-E, Residential Estate District. The property described below lies outside any incorporated city and is described as follows:

TRACT 2 SURVEY DESCRIPTION (NEW TRACT): A PART OF THE SW¹/₄ OF SECTION 11, T-16-S, R-18-E, IN FRANKLIN COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR RON HASLETT, ON 02-11-2026, JOB# 26-125): COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF SAID SW¹/₄, THENCE ALONG THE SOUTH LINE THEREOF N 86°33'25" E 1548.28 FEET TO A POINT, THENCE N 15°24'22" W 35.78 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING, THENCE CONTINUING N 15°24'22" W 448.25 FEET TO A SET IRON PIN, THENCE N 04°15'54" E 461.29 FEET TO A SET IRON PIN, THENCE N 10°45'12" E 195.83 FEET TO A SET IRON PIN, THENCE N 86°34'06" E 263.83 FEET TO A SET IRON PIN, THENCE S 02°57'10" E 1085.47 FEET TO A SET IRON PIN, THENCE S 86°33'25" W 271.52 FEET TO THE POINT OF BEGINNING, CONTAINING 8.03 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the November 26, 2025, notice of public hearing for said Zoning Change; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on December 18, 2025, regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on December 18, 2025, in regular session and by a unanimous vote of those members present, recommended approval of said Zoning Change request based upon certain findings of fact, whereby recommending that the Official Zoning District Map of Franklin County, Kansas be amended; and

WHEREAS, the Franklin County Board of County Commissioners, after duly reviewing the recommendation of the Planning Commission and considering all public comments and concerns regarding said Zoning Change, find that the rezoning of said property would not be detrimental to the surrounding properties and would be in compliance with the provisions of K.S.A. 12-753, the purpose and intent of the Franklin County Comprehensive Plan and the general welfare of the citizens of Franklin County.

NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of County Commissioners does hereby approve the rezoning of the above-described tract from the A-1, Agriculture District to the R-E, Residential Estate District and that the Official Zoning District Map of Franklin County, Kansas be amended to reflect the approved zoning change.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners this 18th day of February 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 18th day of February 2026.

Janet Paddock
County Clerk



Franklin
COUNTY KANSAS
— 1870-1900 —

**Board of County Commissioners
Franklin County, Kansas**

Resolution 26-

A RESOLUTION DENYING REZONING APPLICATION #2511-0063 RONALD HASLETT TO REZONE APPROXIMATELY 8.03 ACRES FROM THE A-1, AGRICULTURE DISTRICT TO THE R-E, RESIDENTIAL ESTATE DISTRICT.

WHEREAS Franklin County, Kansas is a county municipal government, organized pursuant to K.S.A. 19-101; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the November 26, 2025, notice of a public hearing for said Zoning Change; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on December 18, 2025, regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on December 18, 2025, in regular session and by a unanimous vote of those members present, recommended approval of said Zoning Change request based upon certain findings of fact, whereby recommending that the Official Zoning District Map of Franklin County, Kansas be amended; and

WHEREAS, the Board of County Commissioners of Franklin County, after duly reviewing the recommendation of the Planning Commission together with all public comments for and against said Rezoning Application finds:

1. That the rezoning from "A-1" to "R-E" is not consistent with the County Zoning Regulations.
2. That the rezoning from "A-1" to "R-E" is not in conformance with and would not further enhance the County Comprehensive Plan.
3. That the rezoning from "A-1" to "R-E" will unduly affect the character of the surrounding community.
4. That the rezoning from "A-1" to "R-E" will impact property values of surrounding properties.

NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of County Commissioners does hereby deny rezoning application #2511-0063 (Haslett) to rezone approximately 8.03 acres from the A-1, Agriculture District to the R-E, Residential Estate District.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners 18th day of February 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 18th day of February 2026.

Janet Paddock
County Clerk