



To: Franklin County Board of County Commissioners
From: Nathan Boyd, Planning Director
Department: Planning & Building
Date: Wednesday, March 4, 2026

AGENDA ITEM NARRATIVE

Consider the approval of rezoning application #2509-0055 (Collins) to rezone approximately 3.00 acres from the R-E, Residential Estate District to the R-3A, Single Family Residential Three Acre District.

BACKGROUND

The Planning Commission held a public hearing on November 20, 2025, to consider rezoning application #2509-0055 (Collins).

The property is commonly known as 3770 Rock Creek Terrace and is located on the South side of Rock Creek Terrace and approximately one-quarter (1/4)) mile West of Oregon Terrace, in the North Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 23, Township 17 South, Range 20 East. Approximately half (1/2) of the 14.00 acre tract is located within a Special Flood Hazard Area.

The applicant is proposing to split approximately 3.00 acres, with the existing residence, to grant to a family member. The applicant would retain the remaining approximately 11.20 acres to build a new residence.

The existing residence is already served with on-site water provided by Franklin County Rural Water District #6 and is served with 1,000 gallon concrete septic system and approximately 480 linear feet of 4 inch pipe and gravel for on-site sanitation. There is a separate water meter that serves the existing accessory structure that would serve the new residence that would be built on the remaining 11.20 acres. The remaining 11.20 acres would be large enough in size to accommodate an in-ground sanitation system or a lagoon, whichever the soil profile states would need to be installed.

After hearing Staff presentation, the Planning Commission did recommend approval of application #2509-0055 (Collins) to rezone approximately 3.00 acres from the R-E, Residential Estate District to the R-3A, Single Family Residential Three Acre District by a unanimous vote of those members present. Notice was sent to nine (9) 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 #2509-0055 (Collins) to rezone approximately 3.00 acres from the R-E, Residential Estate District to the R-3A, Single Family Residential Three Acre 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 #2509-0055 (Collins) to rezone approximately 3.00 acres from the R-E, Residential Estate District to the R-3A, Single Family Residential Three Acre District and to amend the Official County Zoning Map accordingly".

ATTACHMENTS

Applicant Site Plan

Proof of Water

Zoning Map

Farmland Classification Map & Legend

Floodplain & Road Surface Map

Surrounding Subdivision Map

Aerial Photo (2)

Survey

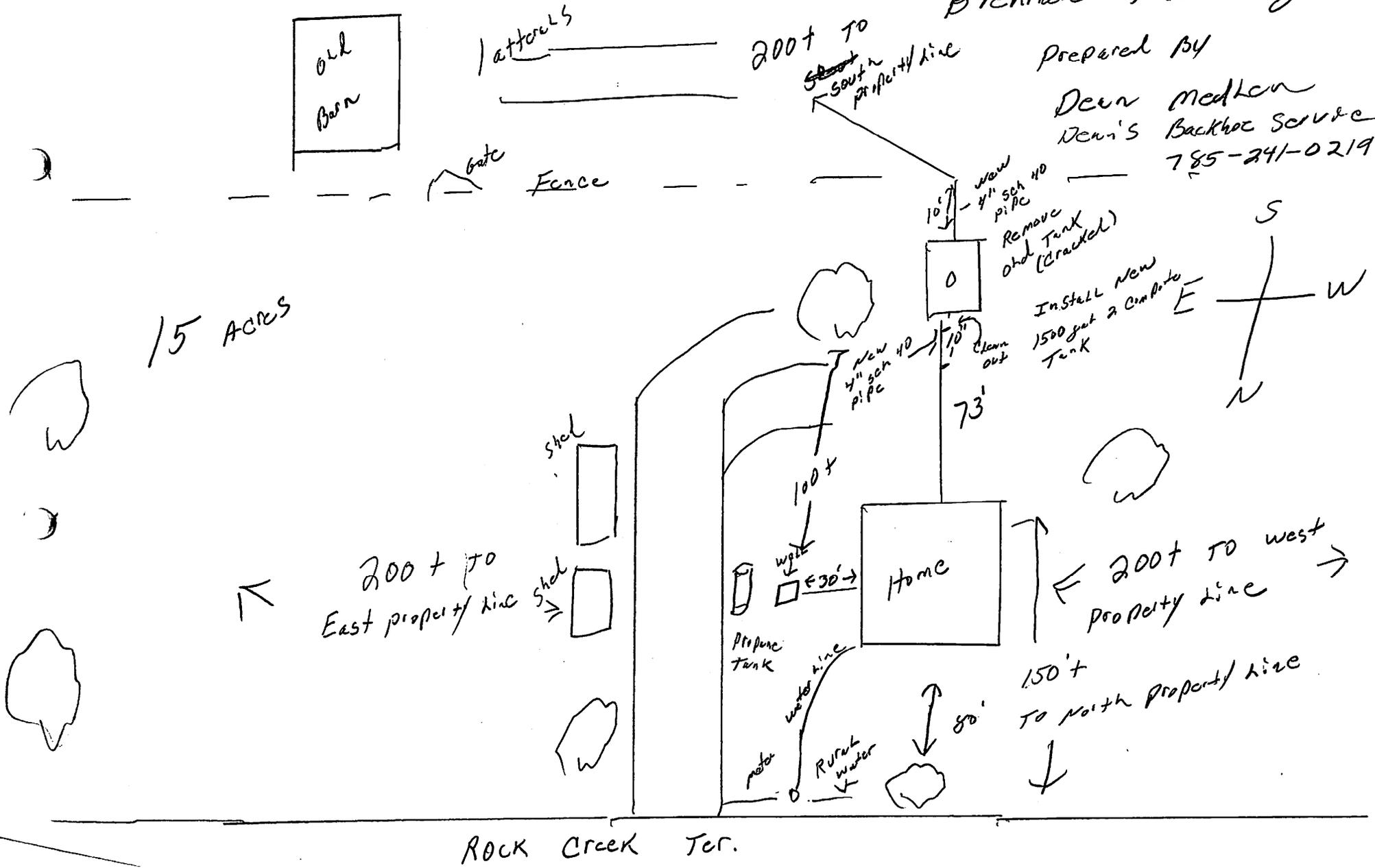
Resolution/s

Replceing septic Tank
Cracked
Inspected by
DVS Sanitation

3770 Rock Creek Ter.
Rantoul, KS 66079

Brennan Thornborg

Prepared by
Deen Medken
Dennis Backhoe Service
785-241-0219



Toth, Pat

From: Micah Collins
Sent: Tuesday, September 23, 2025 1:53 PM
To: Toth, Pat
Subject: Fwd: Kansas - Receipt

Sent from my iPhone

Begin forwarded message:

From: Kansas <NoReplyOTC@finit.tylertech.com>
Date: September 22, 2025 at 11:20:29 AM CDT
To: Micah Collins
Subject: Kansas - Receipt

KanPay Counter

Your Receipt

PURCHASE RECEIPT

Franklin County RWD 6
Main Office

PO Box 106
Rantoul KS 66079
(785)878-3388

OTC Local Ref ID: 139342786
9/22/2025 11:20 AM

Status: **APPROVED**
Customer Name: Big Kansas Whitetail

Type:

Credit Card Number:

Items	Location	Quantity	TPE Order ID	Total Amount
Water Bill	Main Office	1	86831470	\$65.56

Full Name: **Big Kansas Whitetails**

Customer #: **1134**

Total remitted to the Franklin County RWD 6	\$65.56
Kansas total amount charged	\$67.20

<receipt_header_your.jpg>

COLLINS ZONING MAP



Zoning Map

 Agriculture

 Transitional Agriculture

 Commercial

 Highway Commercial

 Light Industrial

 Heavy Industrial

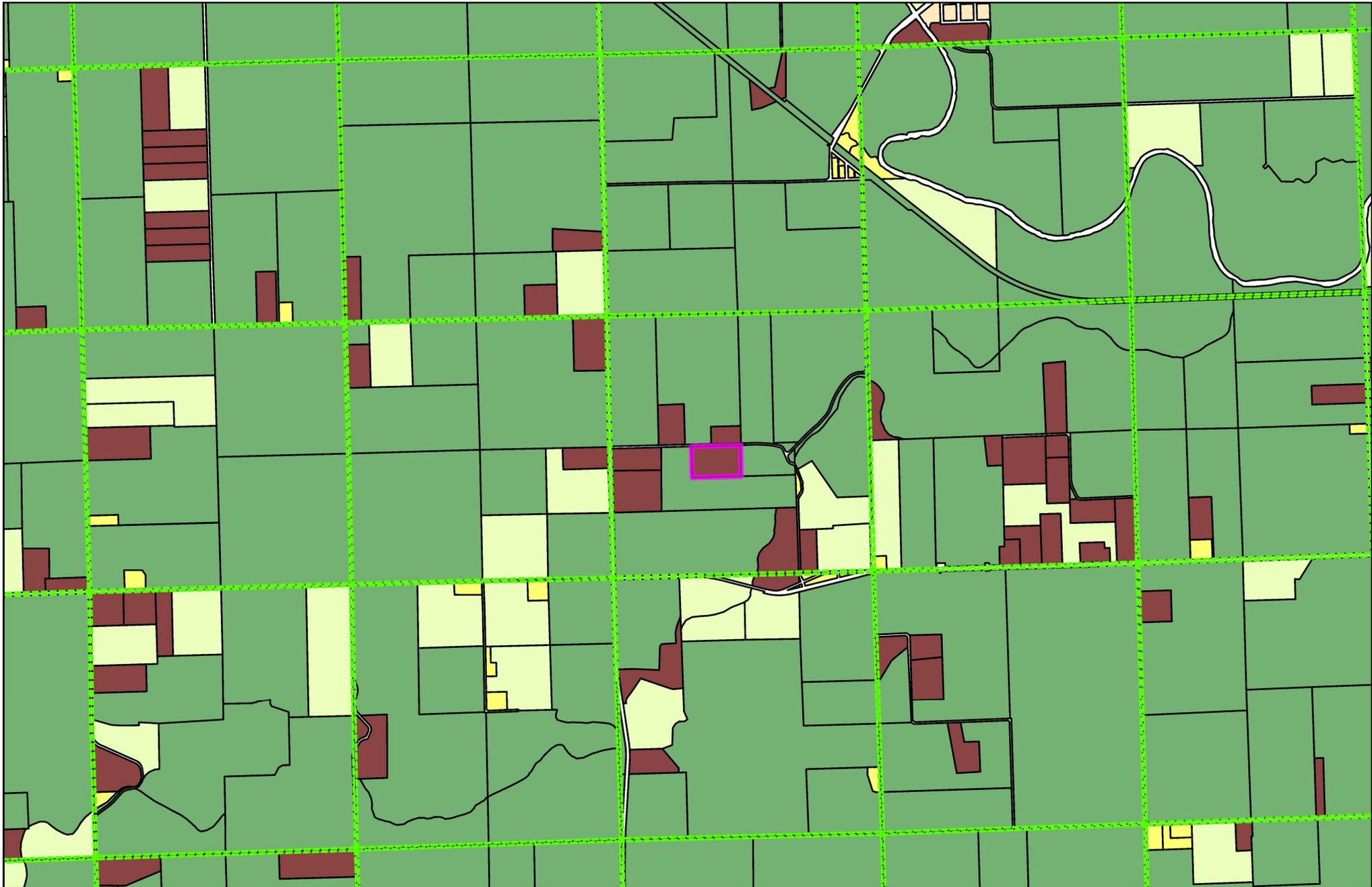
 Mobile Home Park

 Single Family

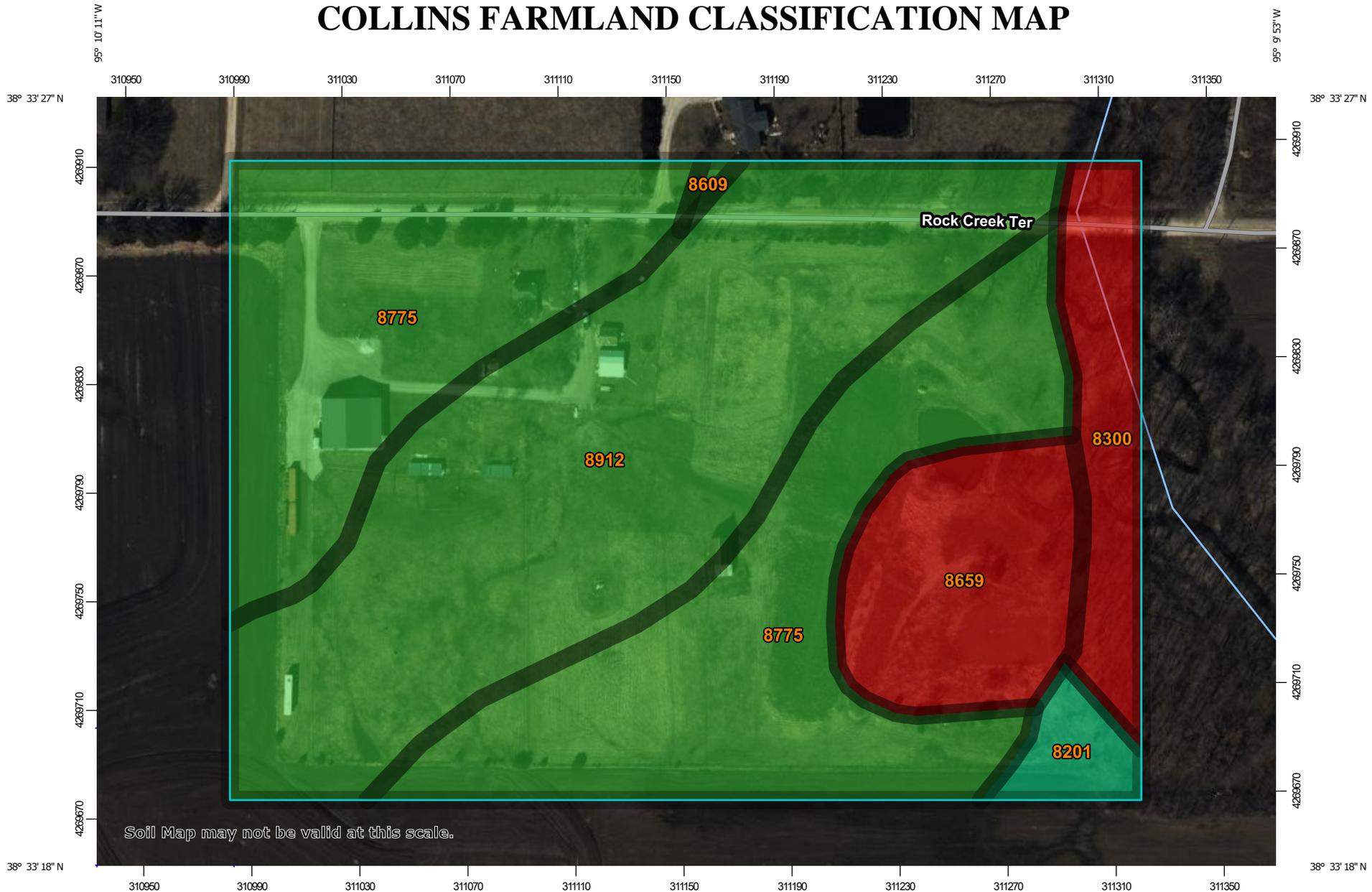
 Single Family
Residential Three Acre

 Residential Estate

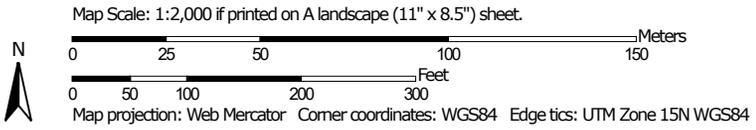
 City Zoning



COLLINS FARMLAND CLASSIFICATION MAP



Soil Map may not be valid at this scale.



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	0.4	2.2%
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	Not prime farmland	1.3	6.7%
8609	Aliceville silty clay loam, 1 to 3 percent slopes	All areas are prime farmland	0.0	0.2%
8659	Clareson-Eram complex, 3 to 15 percent slopes, very rocky	Not prime farmland	2.0	9.9%
8775	Kenoma silt loam, 1 to 3 percent slopes	All areas are prime farmland	8.6	43.6%
8912	Summit silty clay loam, 3 to 7 percent slopes	All areas are prime farmland	7.4	37.3%
Totals for Area of Interest			19.7	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

Collins Road Surface & Floodplain Map

ROAD SURFACE

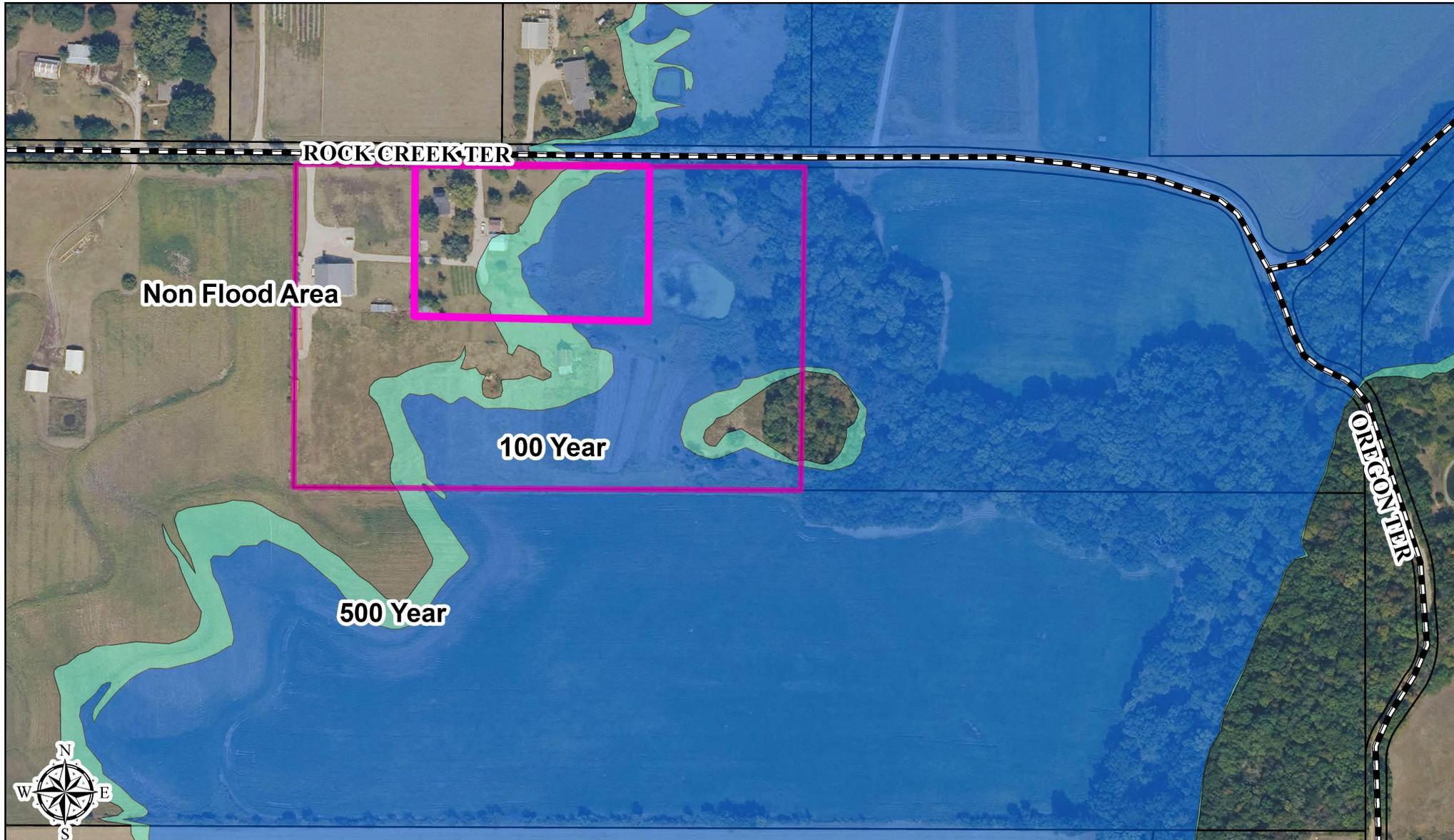
- PAVED ROAD
- MIN. MAINT.
- GRAVEL

County Border

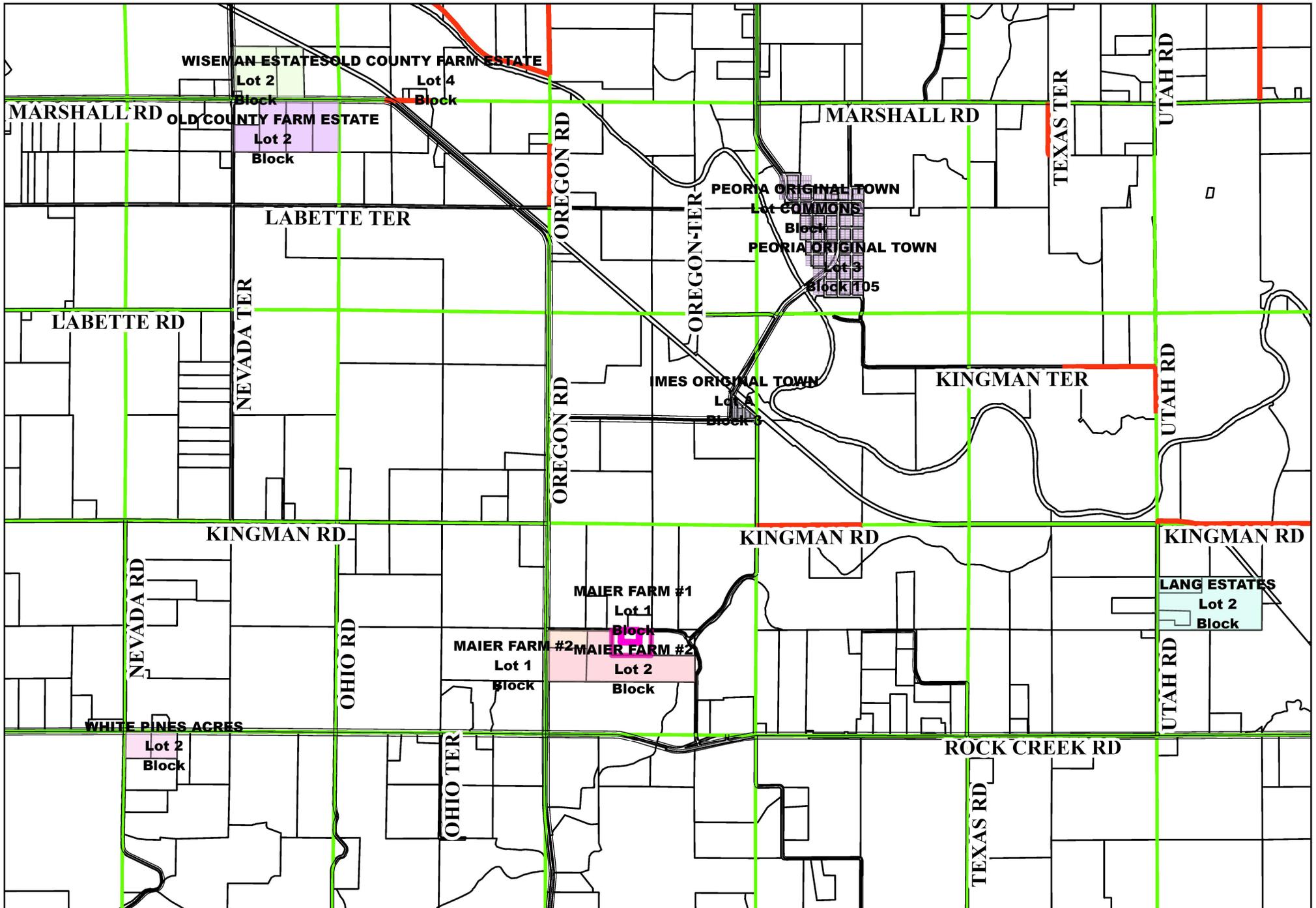
Flood_Year_2022

- 500 Year
- Non Flood Area

- Reduced Flood Risk due to Levee
- 100 Year
- Floodway
- New Lot



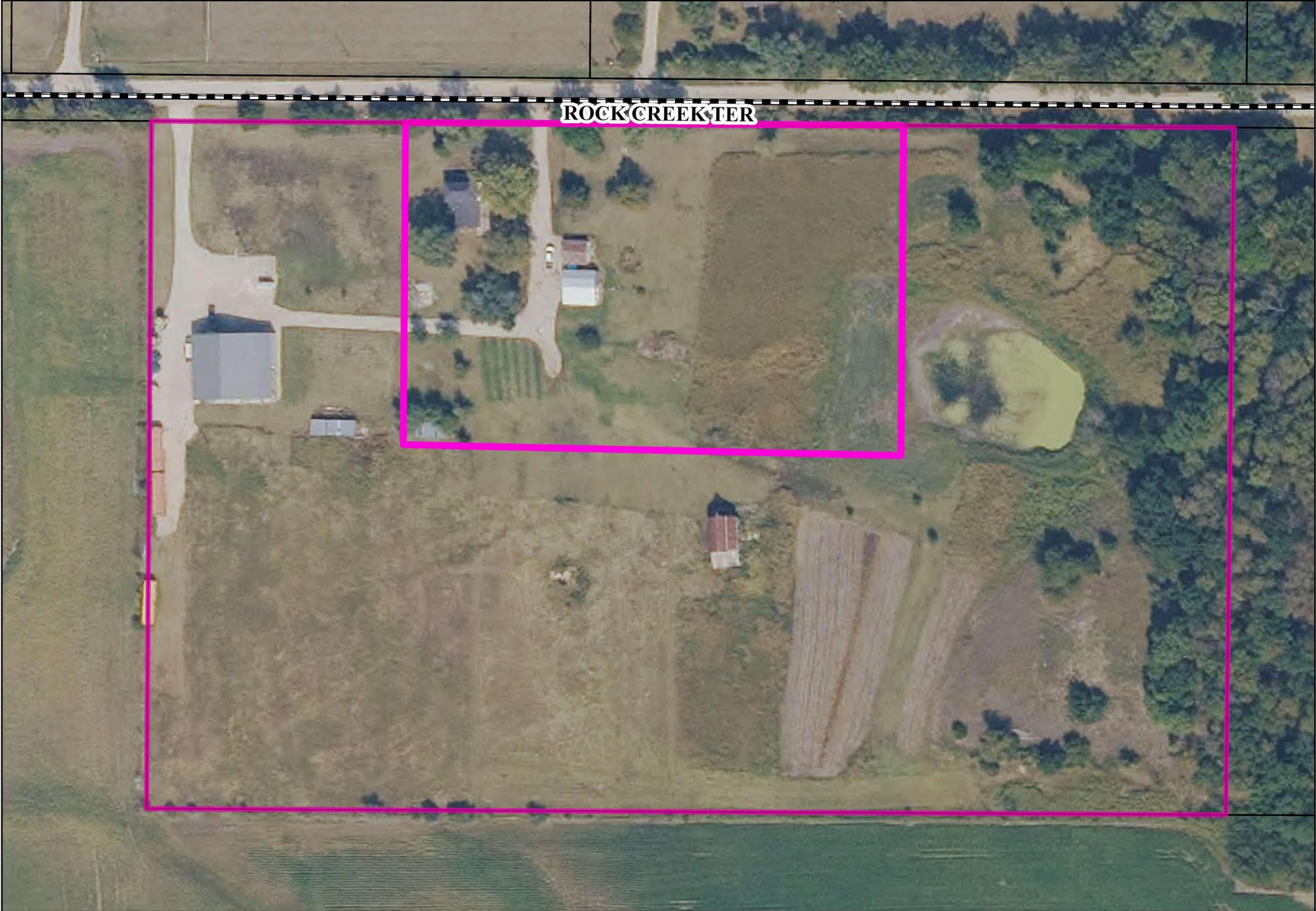
COLLINS SUBDIVISION MAP



COLLINS BEFORE LOT SPLIT



COLLINS AFTER LOT SPLIT



LEGAL

A TRACT OF LAND IN THE NORTH 1/2 OF THE S.W. 1/4 OF SECTION 23, TWP. 17 S., RNG. 20 E OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF THE N. 1/2 OF THE S.W. 1/4 OF SAID SEC. 23, THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 989.75 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 20 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 660.18 FEET PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 989.75 FEET PARALLEL WITH SAID NORTH LINE TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 660.18 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 15 ACRES, MORE OR LESS, IN FRANKLIN COUNTY, KANSAS.

DEDICATION

BE IT KNOWN TO ALL MEN THAT WE, THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT IN FRANKLIN COUNTY, KANSAS, AS RECORDED IN THE FRANKLIN COUNTY, REGISTER OF DEEDS OFFICE, HAVE CAUSED FOR THE SAME TO BE SURVEYED AND NAMED (DOUBLE H ACRES) AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN AND FULLY DEFINED ON THE PLAT. ROAD WAYS AND EASEMENTS ARE HEREBY GRANTED TO FRANKLIN COUNTY, AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS ROAD AND UTILITY EASEMENTS (U/E).

MICAH COLLINS

ACKNOWLEDGMENT:

STATE OF KANSAS
COUNTY OF FRANKLIN
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, BEFORE ME, A NOTARY PUBLIC IN THE SAID COUNTY AND STATE, CAME MICAH COLLINS PERSONALLY AND KNOWN TO BE THE SAME PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTED OF THE SAME, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

FILING RECORD:

STATE OF KANSAS
COUNTY OF FRANKLIN
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF FRANKLIN COUNTY, REGISTER OF DEEDS ON THIS _____ DAY OF _____, 2024. SLIDE No. _____ INSTRUMENT No. _____

MCKI HUGHES - REGISTER OF DEEDS

CERTIFICATE OF COUNTY TREASURER

STATE OF KANSAS
COUNTY OF FRANKLIN
I DO HEREBY CERTIFY THAT CURRENT GENERAL TAXES ARE PAID TO DATE AND THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

JANET PADDOCK COUNTY CLERK

ENDORSEMENTS:

EASEMENT APPROVED FOR PUBLIC PURPOSES BY FRANKLIN COUNTY COMMISSION, FRANKLIN COUNTY, KANSAS.

ROD HARRIS CHAIRPERSON DATE

JANET PADDOCK COUNTY CLERK DATE

APPROVED BY COUNTY PLANNING COMMISSION, FRANKLIN COUNTY, KANSAS

LOUIS REED CHAIR PERSON

SURVEY REVIEW

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR RECORDING PURSUANT TO K.S.A. 58-2005 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THIS ACT. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

APPROVED BY _____ DATE: _____
TIM SLOAN

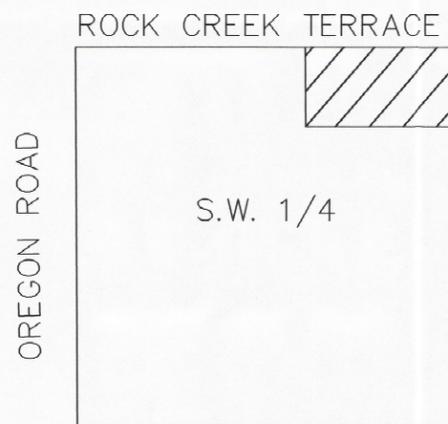
A FINAL PLAT OF DOUBLE H ACRES

BEING A TRACT IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 20 EAST OF THE SIXTH P.M., ALL IN FRANKLIN COUNTY, KANSAS.

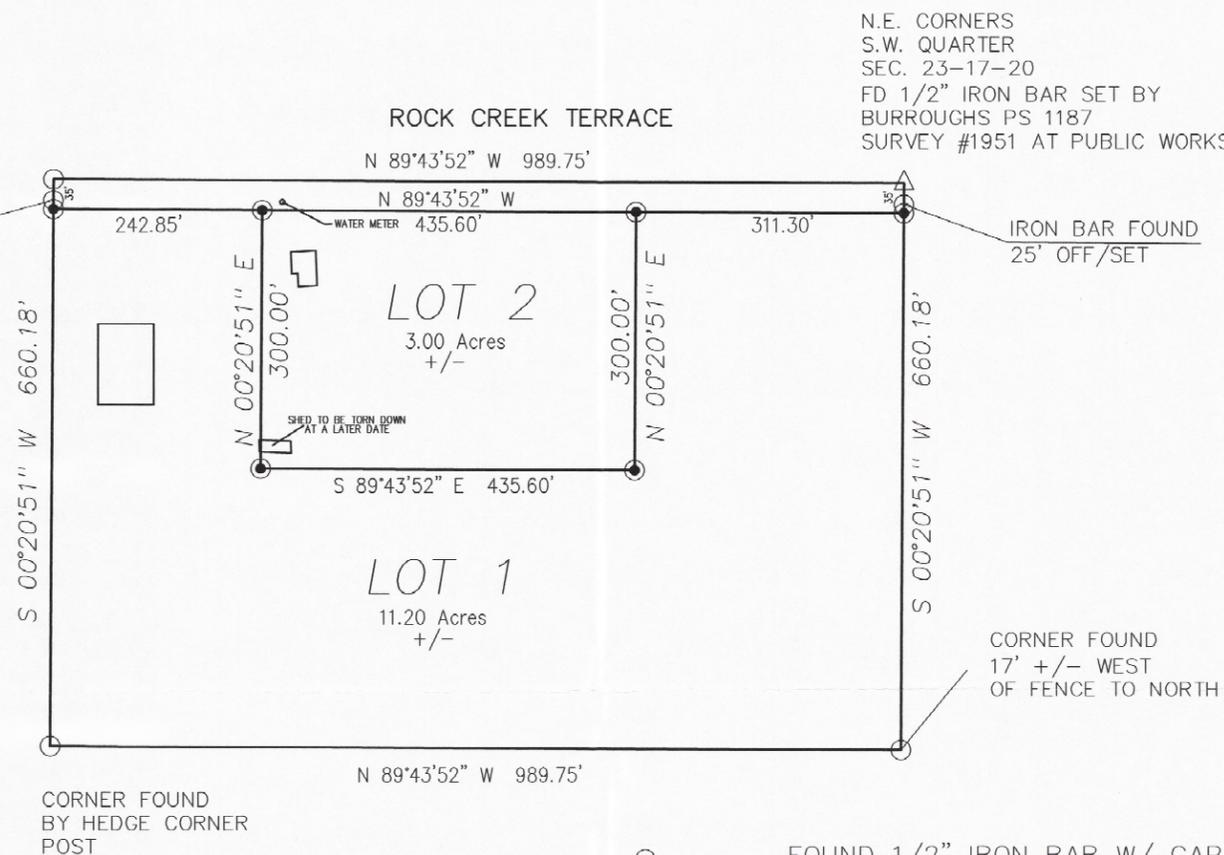
JOB No. 26022345
DRAWN BY : BKC
PREPARED FOR: MICAH COLLINS
DOUBLE H ACRES



REPORT BY CROUCHER ABSTRACT & TITLE FILE No. 15011323 DATED FEBRUARY 04, 2015
SCHEDULE B
K. SUBJECT TO PUBLIC ROAD (S)
L. EASEMENT GRANTED TO KANSAS CITY POWER & LIGHT COMPANY, DATED MAY 26, 1947, RECORDED IN MISC. BOOK 34 PAGE 189.
M. EASEMENT GRANTED TO RURAL WATER DISTRICT No. 6 FRANKLIN COUNTY, KANSAS, DATED OCTOBER 29, 1997, RECORDED MARCH 27, 2000 IN MISC. BOOK 191 PAGE 201.
N. EASEMENT GRANTED TO RURAL WATER DISTRICT No. 6, FRANKLIN COUNTY, KANSAS, DATED OCTOBER 29, 1997, RECORDED IN MISC. BOOK 191 PAGE 207.



VICINITY MAP
SEC. 23 - TWP. 17- RNG. 20
(NOT TO SCALE)



- FOUND 1/2" IRON BAR W/ CAP BY BURROUGHS PS 1187 SURVEY #1951 @ PUBLIC WORKS
- Set 1/2"x24" Iron Bar/Cap 1208 set this survey
- △ Section Corner Origin Unknown (unless noted)
- _____ Boundary Line
- _____ Fence line
- (GLO) General Land Office
- (M) Measured Dimension
- (D) Deed Dimension
- (P) Plat Dimension
- R/W Right of Way

CATES SURVEYING INC.

Bryon K. Cates

Professional Surveying Services

790 Pawnee Rd. Pomona, KS 66076

Phone 785-566-3391 Fax 785-566-3391



**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 Micah Collins to rezone approximately 3.00 acres, described as Lot 2, from the R-E, Residential Estate District to the R-3A, Single Family Residential Three Acre District. The property described below lies outside any incorporated city and is described as follows:

LOT 2: A TRACT OF LAND IN THE NORTH 1/2 OF THE S.W. 1/4 OF SECTION 23, TWP. 17 S., RNG. 20 E OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF THE N. 1/2 OF THE S.W. 1/4 OF SAID SEC. 23, THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 311.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST 435.60 FEET ON SAID NORTH LINE; THENCE SOUTH 00 DEGREES 20 MINUTES 51 SECONDS WEST FOR A DISTANCE 335.00 FEET PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 435.60 FEET PARALLEL WITH SAID NORTH LINE; THENCE NORTH 00 DEGREES 20 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS, IN FRANKLIN COUNTY, KANSAS.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the October 29, 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 November 20, 2025, regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on November 20, 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 R-E, Residential Estate District to the R-3A, Single Family Residential Three Acre 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 4th day of March 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 4th day of March 2026.

Janet Paddock
County Clerk



Franklin
COUNTY KANSAS

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

Resolution 26-

A RESOLUTION DENYING REZONING APPLICATION #2511-0063 MICAH COLLINS TO REZONE APPROXIMATELY 3.00 ACRES FROM THE R-E, RESIDENTIAL ESTATE DISTRICT TO THE R-3A, SINGLE FAMILY RESIDENTIAL THREE ACRE 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 October 29, 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 November 20, 2025, regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on November 20, 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 "R-E" to "R-3A" is not consistent with the County Zoning Regulations.
2. That the rezoning from "R-E" to "R-3A" is not in conformance with and would not further enhance the County Comprehensive Plan.
3. That the rezoning from "R-E" to "R-3A" will unduly affect the character of the surrounding community.
4. That the rezoning from "R-E" to "R-3A" 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 #2509-0055 (Collins) to rezone approximately 3.00 acres from the R-E, Residential Estate District to the R-3A, Single Family Residential Three Acre District.

PASSED AND ADOPTED by the Franklin County Board of County Commissioners 4th day of March 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 4th day of March 2026.

Janet Paddock
County Clerk