



To: Franklin County Board of County Commissioners
From: Nathan Boyd
Department: Planning & Building
Date: Wednesday, March 11, 2026

AGENDA ITEM NARRATIVE

Consider the approval of rezoning application #2601-0070 (Vining) to rezone approximately 5.00 acres from the A-1, Agriculture District to the R-E, Residential Estate District.

BACKGROUND

The Planning Commission held a public hearing on February 19, 2026, to consider rezoning application #2601-0070 (Vining).

The property is currently known as 3353 Cloud Road and is located on the North side of Cloud Road and on the East side of Nevada Road, in the Southwest Quarter (SW ¼) of Section 33, Township 18 South, Range 20 East. No portion of the proposed 5.00-acre parcel is located within the Special Flood Hazard Area.

The applicant is requesting to rezone approximately 5.00-acres from an A-1, Agricultural District to an R-E, Residential Estate District to allow for a lot split to separate the residence and outbuildings from the remaining agricultural ground. The remaining 155.00 would be sold to an adjacent property owner and retained for agricultural purposes. The lot split is being requested to get the estate in order before the property owner passes away.

The existing residence is currently served with a water meter provided by Franklin County Rural Water District #6 for on-site water and an M-55 Design Lagoon for the on-site septic system.

After hearing Staff presentation, the Planning Commission did recommend approval of application #2601-0070 (Vining) to rezone approximately 5.00 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 two (2) 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 #2601-0070 (Vining) to rezone approximately 5.00 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 #2601-0070 (Vining) to rezone approximately 5.00 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

Zoning Map

Farmland Classification Map & Legend

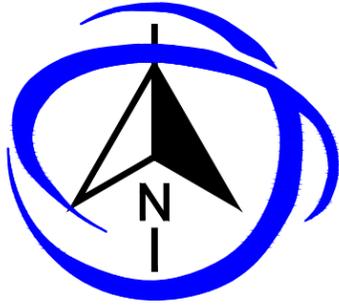
Floodplain and Road Surface Map

Surrounding Subdivision Map

Aerial Photo (3)

Survey

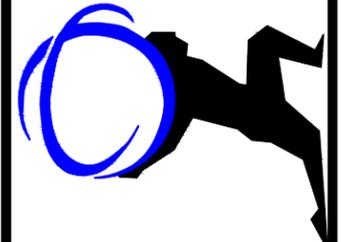
Resolution/s



80 40 0 80
SCALE IN FEET



KS ENG COA: #3315
KS SUR COA: #063
MO ENG COA: #202014231
MO SUR COA: #202014231



EXHIBIT

ALC

ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE | CAD
14500 Parallel Road, Unit R, Basehor, KS 66007

VINING ZONING MAP



Zoning Map

Agriculture

Transitional Agriculture

Commercial

Highway Commercial

Light Industrial

Heavy Industrial

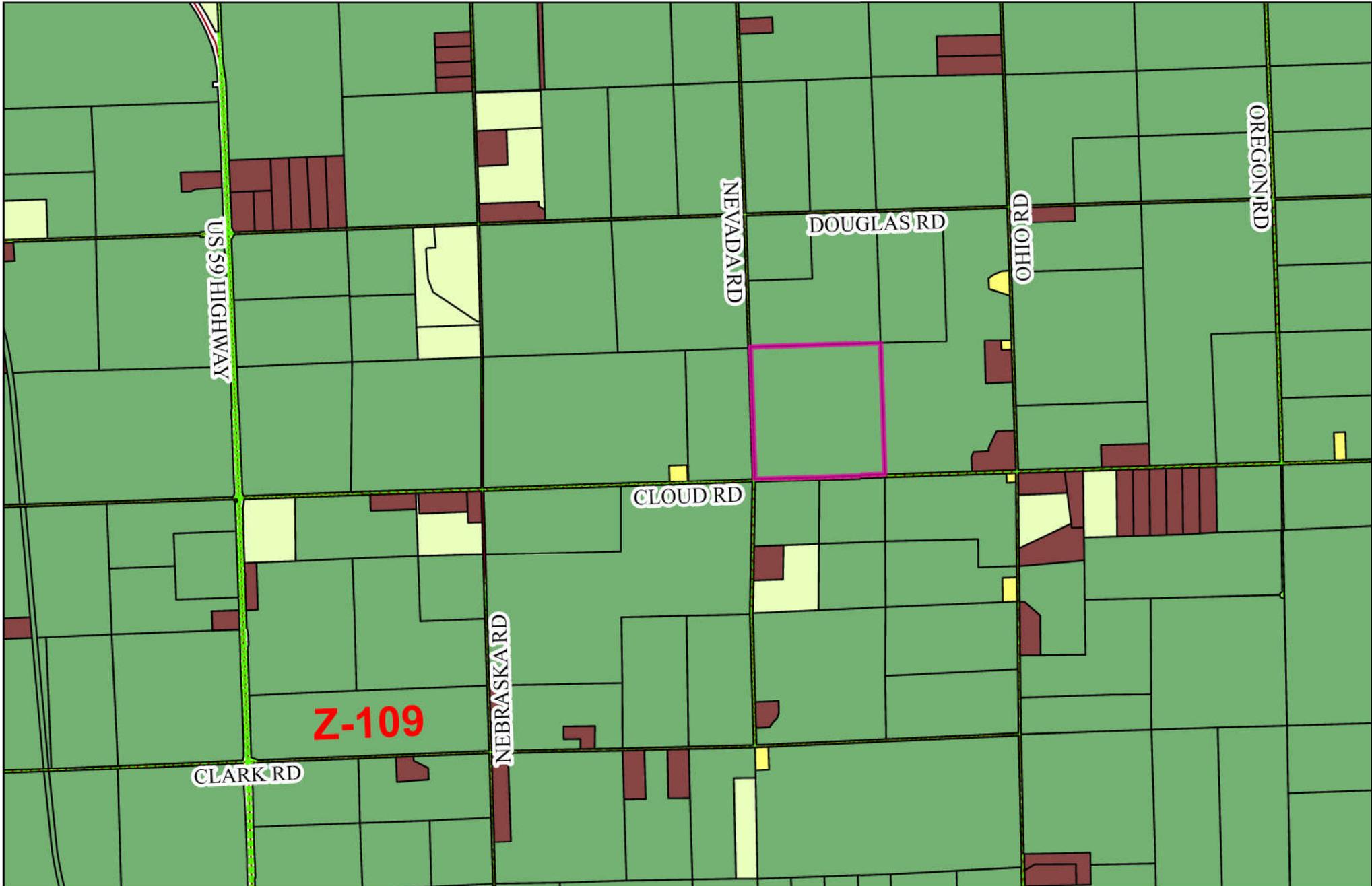
Mobile Home Park

Single Family

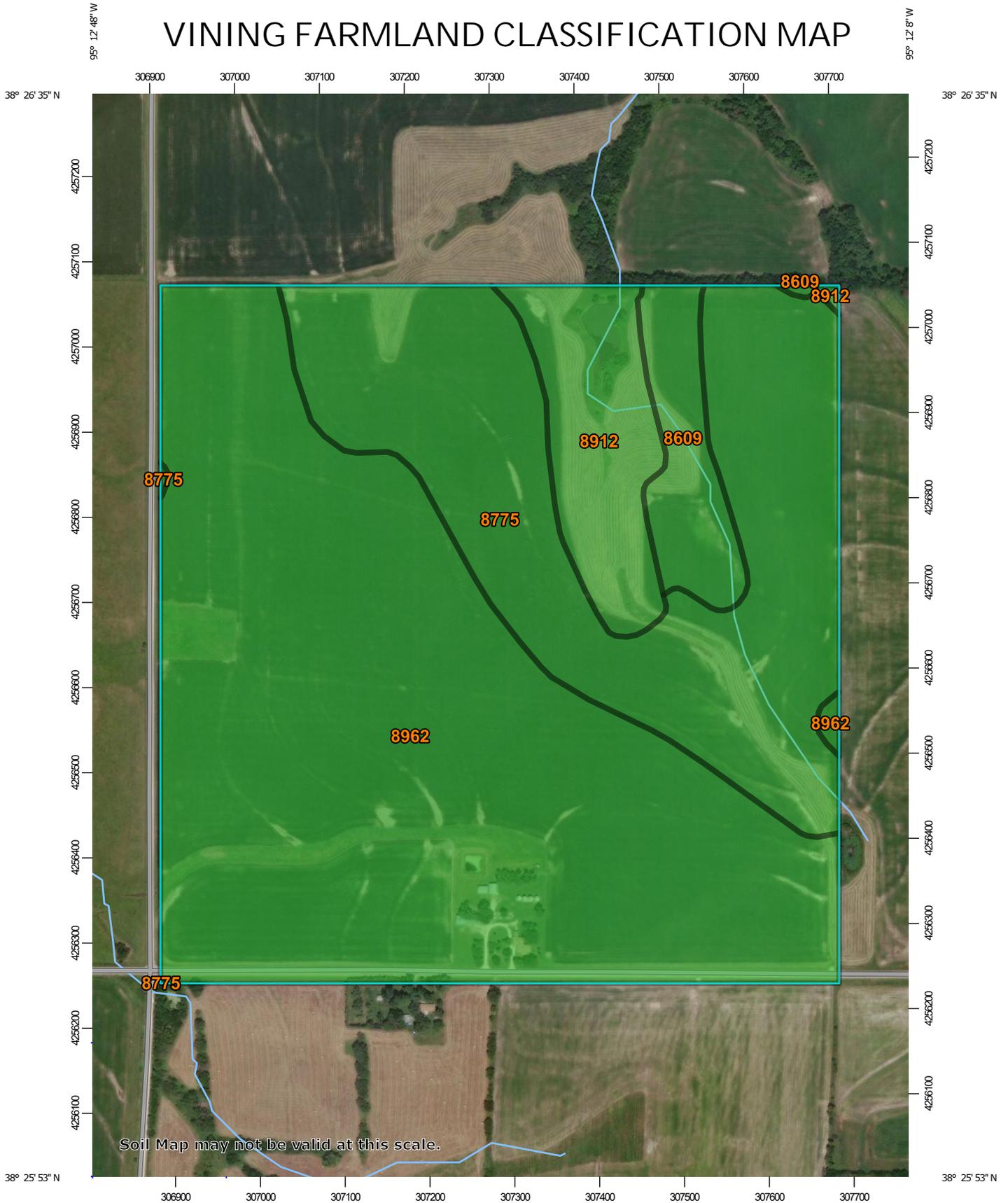
Single Family Residential Three Acre

Residential Estate

City Zoning



VINING FARMLAND CLASSIFICATION MAP



Map Scale: 1:6,200 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8609	Aliceville silty clay loam, 1 to 3 percent slopes	All areas are prime farmland	7.3	4.5%
8775	Kenoma silt loam, 1 to 3 percent slopes	All areas are prime farmland	48.1	29.6%
8912	Summit silty clay loam, 3 to 7 percent slopes	All areas are prime farmland	12.1	7.4%
8962	Woodson silt loam, 1 to 3 percent slopes	All areas are prime farmland	95.2	58.5%
Totals for Area of Interest			162.6	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

Vining Road Surface & Floodplain Map

ROAD SURFACE

- PAVED ROAD
- MIN. MAINT.

GRAVEL

ROAD_SURFA

Private Drive

Flood_Year_2022

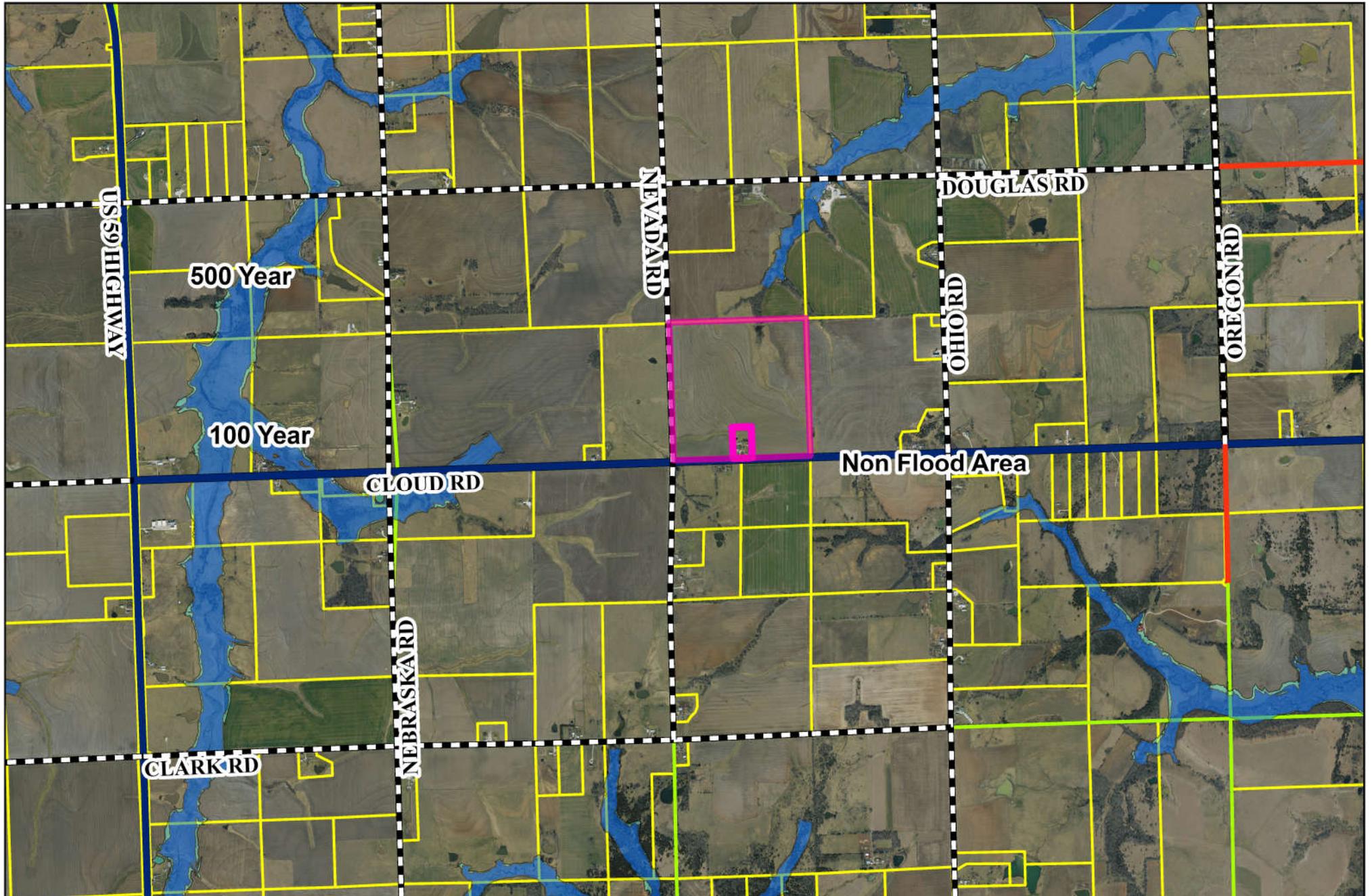
500 Year

Non Flood Area

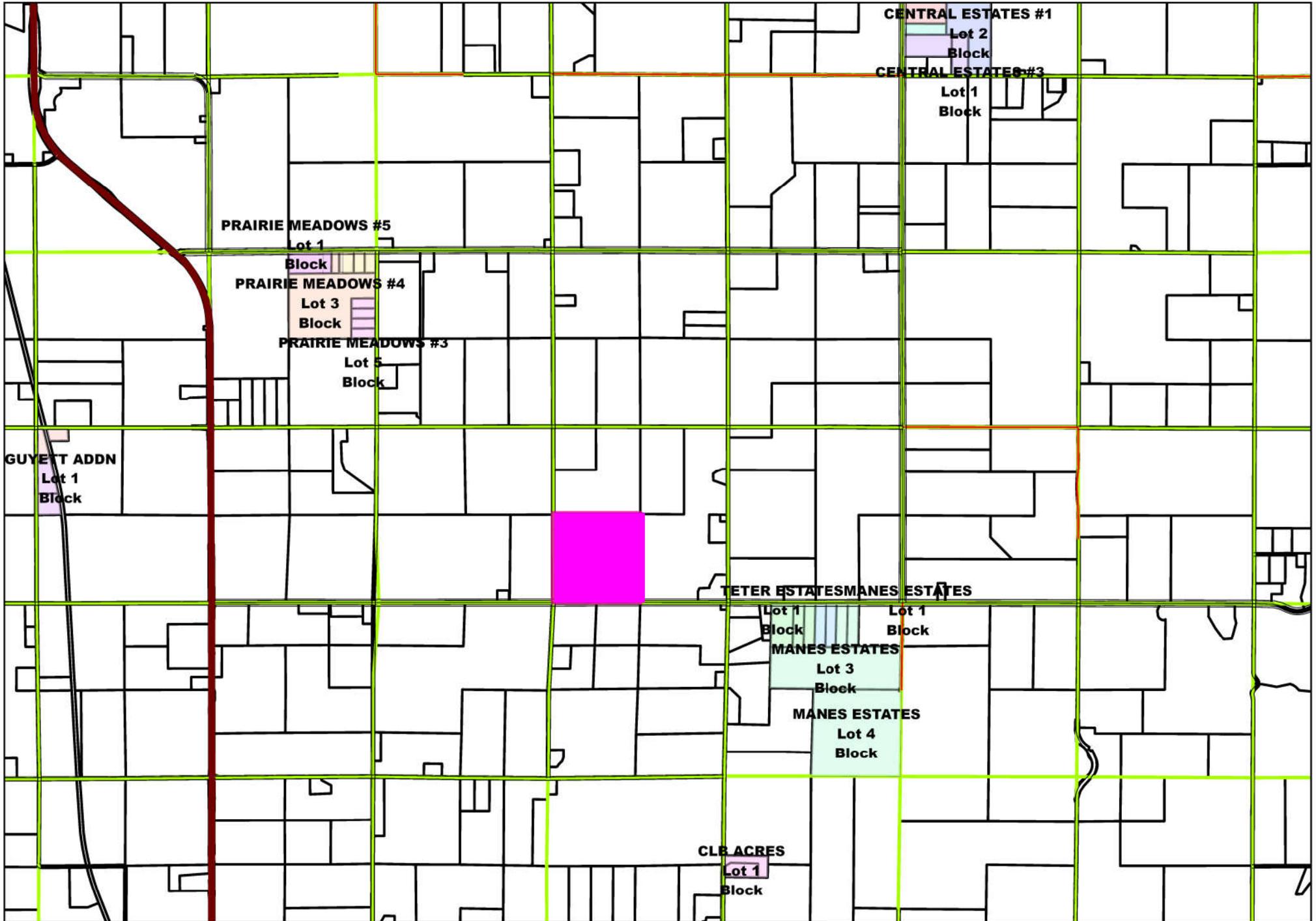
Reduced Flood Risk due to Levee

100 Year

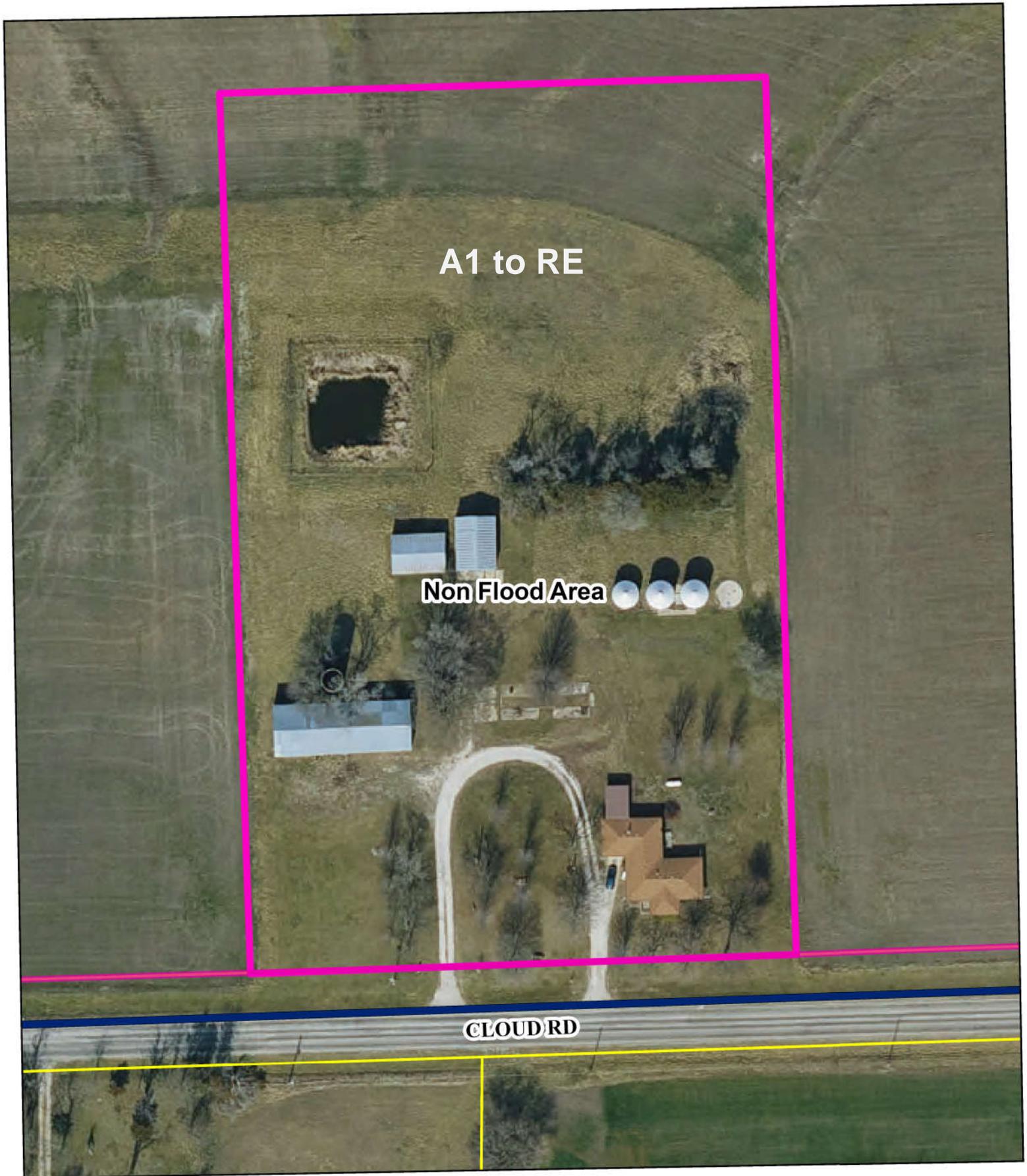
Floodway



VINING SURROUNDING SUBDIVISION MAP



VINING TRACT TO BE REZONED



A1 to RE

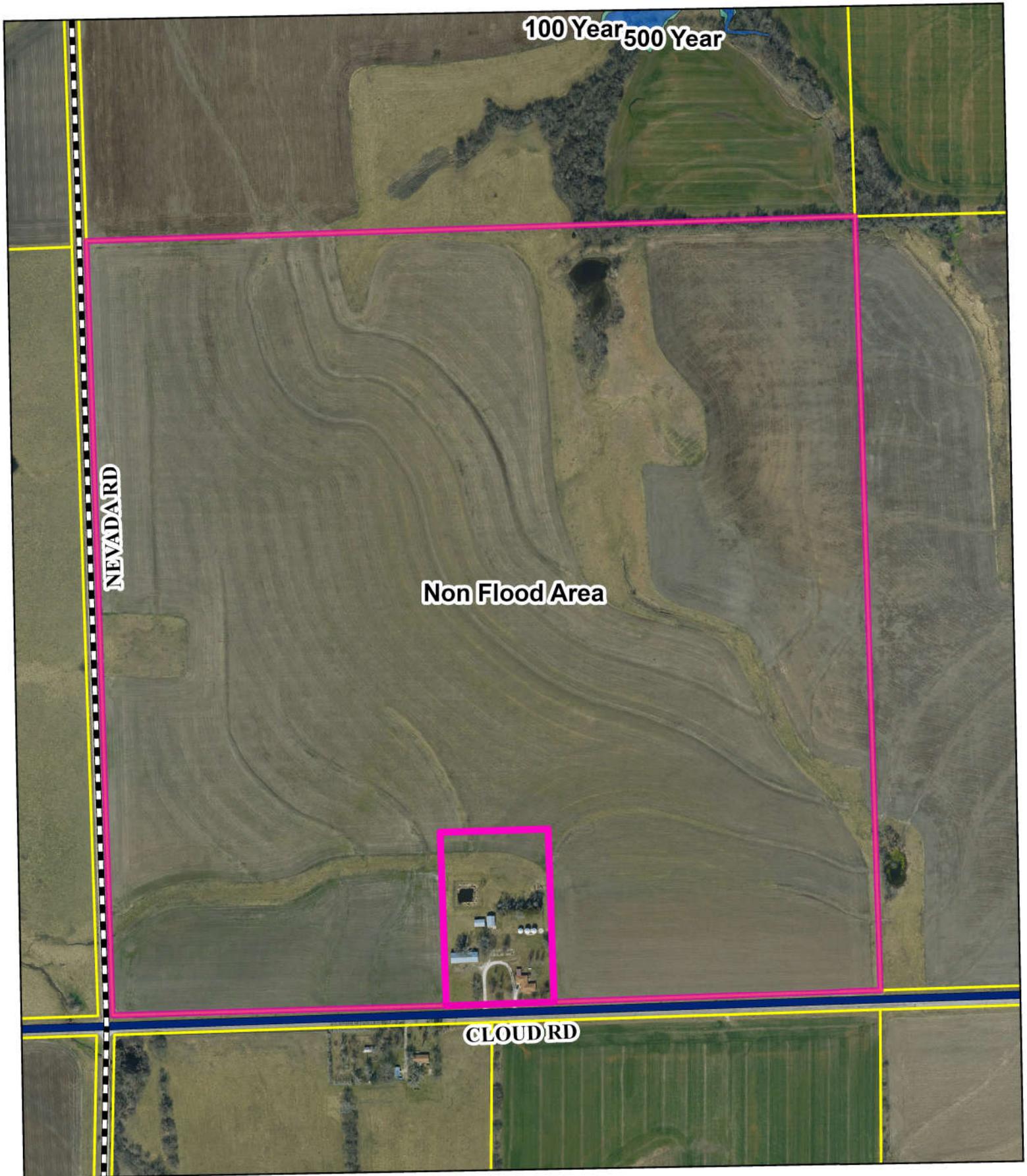
Non Flood Area

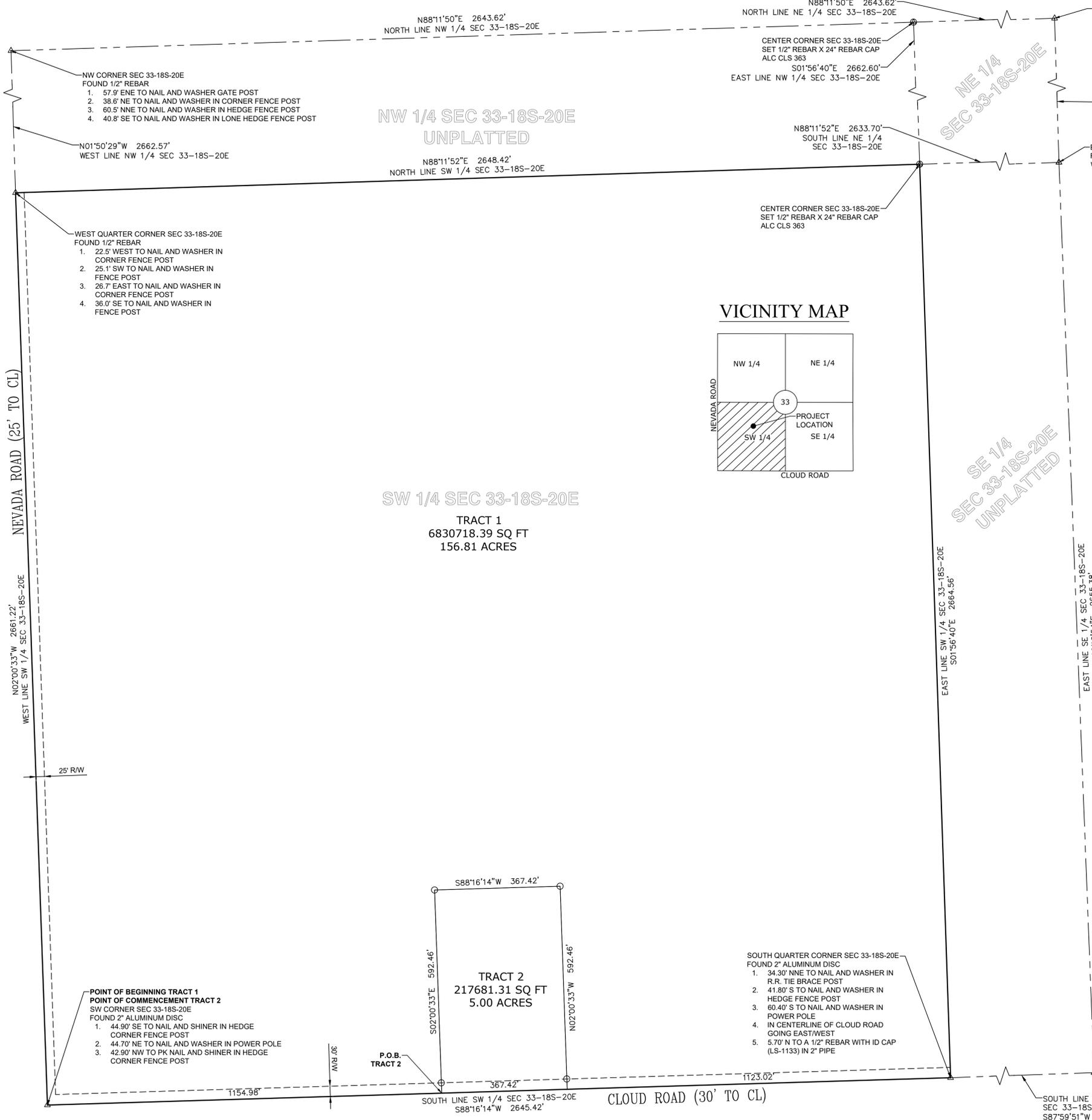
CLOUD RD

VINING BEFORE LOT SPLIT



VINING AFTER LOT SPLIT





LEGEND

▲ SECTION CORNER
 ○ FOUND PROPERTY CORNER AS NOTED
 SET 1/2" X 24" REBAR CAP ALC KS CLS 363

GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN FEET.
3. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20059C0350E EFFECTIVE MARCH 08, 2022, THIS SURVEY IS LOCATED IN ZONE "X".
4. KS ONE CALL WAS NOT CALLED ON THIS SURVEY.
5. CLOSURE PRECISION: 1 PART IN 15170878.571.
6. FENCE LINES DO NOT NECESSARILY DENOTE PROPERTY LINES.
7. RIGHT OF WAY DIMENSIONS SHOWN VIA FRANKLIN COUNTY GIS MAPPING.

TRACT SPLIT

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN FRANKLIN COUNTY, KANSAS

OVERALL DESCRIPTIONS:
 DESCRIPTION PER DEED (BOOK 307 PAGE 266):
 THE S.W. 1/4 OF SEC 33, TWP. 18, RNG. 20
 SUBJECT TO: EASTMENTS AND RESTRICTIONS OF RECORD.

SURVEYORS SUGGESTED:
TRACT 1:
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN FRANKLIN COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED DECEMBER 9, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 02°00'33" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2661.22 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 88°11'2" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 2648.42 FEET TO THE CENTER CORNER OF SAID SECTION 33; THENCE SOUTH 01°56'40" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2664.56 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 88°16'14" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1123.02 FEET; THENCE NORTH 02°00'33" WEST, A DISTANCE OF 592.46 FEET; THENCE SOUTH 88°16'14" WEST, A DISTANCE OF 367.42 FEET; THENCE SOUTH 02°00'33" EAST, A DISTANCE OF 592.46 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°16'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1154.98 FEET TO THE POINT OF BEGINNING. CONTAINING 6830718.39 SQ FT OR 156.81 ACRES MORE OR LESS.

TRACT 2:
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN FRANKLIN COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED DECEMBER 9, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 88°16'14" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1154.98 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 02°00'33" WEST, A DISTANCE OF 592.46 FEET; THENCE NORTH 88°16'14" EAST, A DISTANCE OF 367.42 FEET; THENCE SOUTH 02°00'33" EAST, A DISTANCE OF 592.46 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°16'14" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 367.42 FEET TO THE POINT OF BEGINNING. CONTAINING 217681.31 SQ FT OR 5.00 ACRES MORE OR LESS.

FILING RECORD:
 STATE OF KANSAS
 FRANKLIN COUNTY

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE FRANKLIN COUNTY REGISTER OF DEEDS ON THE ____ DAY OF ____, 20__, AT ____ AM/PM AND IS DULY RECORDED AT SLIDE NO. ____, INSTRUMENT NO. ____.

VICKI HUGHES, REGISTER OF DEEDS, FRANKLIN COUNTY

STATE OF KANSAS, ss.
 COUNTY OF FRANKLIN,
 THIS IS TO CERTIFY THAT ALL CURRENT AND PREVIOUS YEARS TAXES AND ANY SPECIAL ASSESSMENTS HAVE BEEN PAID ON THE LAND BEING PLATTED.

DATE SIGNED: _____

MARILYN STEVENSON, TREASURER

STATE OF KANSAS)
 FRANKLIN COUNTY)
 ss.
 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.

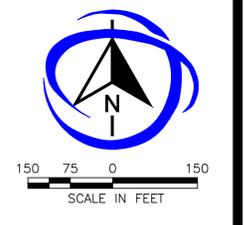
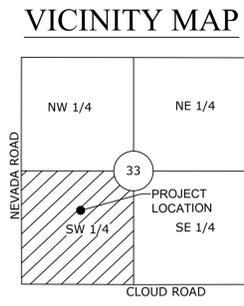
Signed this ____ day of _____, ____.

Pat Toth
 Planning Director

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

APPROVED BY _____ DATE _____

TIM SLOAN, COUNTY REVIEWER



TRACT SPLIT SURVEY
 3353 CLOUD RD,
 Richmond, KS 66080

PREPARED FOR:
 PAT VINING

3353 CLOUD RD, Richmond, KS 66080

PROJECT #: 25-478S
 ISSUE DATE: 12/09/2025

This is to certify on this 18TH day of NOVEMBER, 2025 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary

2/10/2025
 ROGER B. DILL, PLS 1408



**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 Patsy A. Vining to rezone approximately 5.00 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:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 20 EAST OF THE 6TH P.M., IN FRANKLIN COUNTY, KANSAS, PREPARED BY ROGER B. DILL PLS 1408 DATED DECEMBER 9, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 88° 16' 14" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1154.98 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 02° 00' 33" WEST, A DISTANCE OF 592.46 FEET; THENCE NORTH 88° 16' 14" EAST, A DISTANCE OF 367.42 FEET; THENCE SOUTH 02° 00' 33" EAST, A DISTANCE OF 592.46 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88° 16' 14" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 367.42 FEET TO THE POINT OF BEGINNING. CONTAINING 217681.31 SQ FT OR 5.00 ACRES MORE OR LESS.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the January 28, 2026, 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 February 19, 2026, regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on February 19, 2026, 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 11th day of March 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 11th 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 #2601-0070 PATSY A. VINING TO REZONE APPROXIMATELY 5.00 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 January 28, 2026, 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 February 19, 2026, regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on February 19, 2026, 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 #2601-0070 (Vining) to rezone approximately 5.00 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 11th day of March 2026. This action shall become effective upon publication in the official county newspaper.

Sabrina Meador
Chair

Received and recorded this the 11th day of March 2026.

Janet Paddock
County Clerk