

# Franklin County Agenda Cover Sheet



To: Franklin County Board of County Commissioners  
From: Larry D. Walrod  
Department: Planning & Building  
Date: Wednesday, February 7, 2018

## **AGENDA ITEM NARRATIVE**

Approval of Rezoning Application #1711-1551 (Hiles) to rezone approximately 5.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District.

## **BACKGROUND**

The applicant is requesting to rezone approximately 5.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District. The property is located near the intersection of Butler Road and Nebraska Road, on the North side of Butler Road and approximately one-half (1/2) mile East of Nebraska Road.

The purpose for the rezoning is to permit the division of approximately 5.00 acres to allow for the construction of a new residence. The applicant would retain the remaining approximately 115.54 acres.

The Planning Commission recommended approval of rezoning application #1711-1551 (Hiles) to rezone approximately 5.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District.

## **SPECIFIC ACTION REQUESTED**

Staff recommends that the County Commissioners accept the Planning Commission's recommendation and adopt the attached resolution for the approval of Rezoning Application #1711-1551 (Hiles) to rezone approximately 5.00 acres from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District and to amend the Official Zoning Map accordingly.

## **ATTACHMENTS**

Aerial photos (2)  
Survey  
Resolution

**BOARD OF COUNTY COMMISSIONERS  
OF  
FRANKLIN COUNTY, KANSAS**

RESOLUTION NO. 18- \_\_\_\_\_

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 Robert Hiles to rezone approximately 5.00 acres, described as New Tract, from an A-1 (Agriculture) Zoning District to an R-E (Residential Estate) Zoning District. The property described below lies outside any incorporated city and is described as follows:

**NEW TRACT:**

All that part of the East Half of the Southwest Quarter of Section 8, Township 19 South, Range 20 East, Franklin County Kansas, more particularly described as follows: Commencing at the Southeast Corner of the Southwest Quarter of said Section 8; THENCE North 90 degrees 00 minutes 00 seconds West along the South line of said Southwest Quarter a distance of 362.43 feet to the Point of Beginning; THENCE North 90 degrees 00 minutes 00 seconds West along said South line a distance of 425.20 feet; THENCE North 00 degrees 41 minutes 28 seconds West a distance of 512.28 feet; THENCE South 90 degrees 00 minutes 00 seconds East, parallel to the South line of said Southwest Quarter a distance of 425.20 feet; THENCE South 00 degrees 41 minutes 28 seconds East a distance of 512.28 feet to the Point of Beginning containing 5.00 acres, more or less, subject to any part thereof in roads.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the 21<sup>st</sup> day of December, 2017, notice of public hearing for said Zoning Change Request; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on January 18<sup>th</sup>, 2018 regarding said Zoning Change Request; and

WHEREAS, the Franklin County Planning Commission, on January 18<sup>th</sup>, 2018 in regular session and by a unanimous vote of those members present, approved 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 of land from an "A-1" Agriculture District to an "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 7<sup>th</sup> day of February, 2018. This action shall become effective upon publication in the official county newspaper.

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Randall L. Renoud  
Chairman

Received and recorded this the 7<sup>th</sup> day of February, 2018.

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Janet Paddock  
County Clerk