



Franklin
COUNTY KANSAS

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

Resolution 24-36

FILED FOR RECORD
12/12/2024 10:10 AM
VICKI HUGHES
REGISTER OF DEEDS
FRANKLIN COUNTY, KANSAS
INSTRUMENT # 2024-03578

**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 Dan Welch to rezone approximately 3.50 acres, Tract C, from the R-3A, Single Family Residential Three Acre Zone to the A-1, Agricultural Zone; to rezone approximately 26.51 acres, described as Transfer Tract B, from A-1, Agriculture Zone to A-2, Transitional Agriculture Zone and to rezone approximately 22.00 acres, described as Remaining Tract B, from A-1, Agriculture Zone to the A-2, Transitional Agriculture Zone and to grant a rule exception as provided in Article 8, Section 8-1.01 of the County Subdivision Regulations to permit a reduction in the lot length-to-width ratio and lot frontage. The property described below lies outside any incorporated city and is described as follows:

TRACT C:

The West 1 rod of the North 762.30 feet of the SW ¼ of Sec. 15, and the East 183.05 feet of the North 762.30 feet of the SE ¼ of Sec. 16, all in Twp 18 S. Rng 19 E of the 6th P.M. containing in all 3-1/2 acres, more or less in Franklin County Kansas.

TRANSFER TRACT B

All that part of the Northeast Quarter and Southeast Quarter of Section 16 and the Southwest Quarter of Section 15, all in Township 18 South, Range 19 East, Franklin County, Kansas, described by Mathew R. Cox, PS—1637 on November 20, 2024 as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 16; Thence South 88 degrees 19 minutes 21 seconds West, along the North line of the Southeast Quarter of said Section 16, a distance of 183.06 Feet to the Northeast corner of the tract of land described In the Deed recorded in Book 300, Page 487; Thence South 2 degrees 09 minutes 18 seconds East, parallel with the East line of the Southeast Quarter of said Section 16, a distance of 762.30 feet to the Southwest corner of said Deed; Thence North 88 degrees 19 minutes 21 seconds East, a distance of 183.05 feet to a point on the East line of the Southeast Quarter of said Section 16; Thence North 87 degrees 47 minutes 47 seconds East, parallel with the North line of the Southwest Quarter of said Section 15, a distance of 16.50 feet; Thence South 2 degrees 09 minutes 18 seconds East, parallel with the West line of the Southwest Quarter of said Section 15, a distance of 558.95 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter of said Section 15; Thence South 87 degrees 52 minutes 38 seconds West, along the South line of the Northwest Quarter of the Southwest Quarter of said Section 15, a distance of 16.50 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 15; Thence South 2 degrees 09 minutes 18 seconds East, along the East line of the Southeast Quarter of said Section 16, a distance of 1321.23 feet to the Southeast corner of the Southeast Quarter of said Section 16; Thence South 88 degrees 02 minutes 36 seconds West, along the South line of the Southeast Quarter of said Section 16, a distance of 479.42 feet; Thence North 2 degrees 09 minutes 18 seconds West, parallel with the East line of the Southeast Quarter of said Section 16, a distance of 2681.52 feet; Thence North 88 degrees 19 minutes 21 seconds East,

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a distance of 479.19 feet to a point on the East line of the Northeast Quarter of said Section 16; Thence South 2 degrees 32 minutes 09 seconds East, along the East line of the Northeast Quarter of said Section 16, a distance of 36.74 feet to the Point of Beginning containing 26.51 acres more or less.

REMAINING TRACT B

All that part of the Southwest Quarter of Section 16, Township 18 South, Range 19 East, Franklin County, Kansas, described by Mathew R. Cox, PS-1637 on November 20, 2024 as follows; Commencing at the Southwest corner of said Section 16; Thence North 2 degrees 15 minutes 13 seconds West, along the West line of the Southwest Quarter of said Section 16, a distance of 445.18 feet to the Point of Beginning; Thence continuing North 2 degrees 15 minutes 13 seconds West, along the West line of the Southwest Quarter of said Section 16, a distance of 1504.04 feet; Thence North 87 degrees 21 minutes 03 seconds East, a distance of 637.74 feet; Thence South 2 degrees 06 minutes 49 seconds East, a distance of 1510.45 feet; Thence South 87 degrees 55 minutes 38 seconds West a distance of 634.04 feet to the Point of Beginning, containing 22.00 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 August 28, 2024, notice of public hearing for said Zoning Change; and

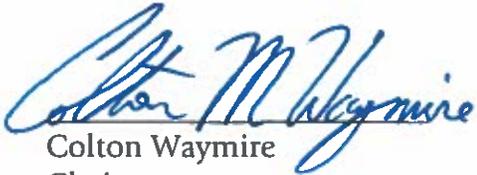
WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on September 19, 2024 regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on September 19, 2024 in regular session and by a unanimous vote of those members present, approved said Zoning Change request, including a rule exception as provided in Article 8, Section 8-1.01 of the County Subdivision Regulations to permit a reduction in the lot length-to-width ratio and lot frontage, 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, including the granting of a rule exception, 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 approve the rezoning of the above described tracts of land from an "A-1" Agriculture District to an "A-2" Transitional Agriculture District and from an "R-3A", Single Family Residential Three Acre District to an "A-2" Transitional Agriculture District including a rule exception as provided in Article 8, Section 8-1.01 of the County Subdivision Regulations to permit a reduction in the lot length-to-width ratio and lot frontage, 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 December 2024. This action shall become effective upon publication in the official county newspaper.



Colton Waymire
Chair

Received and recorded this 11th day of December 2024.



Janet Paddock
County Clerk

