



**Franklin**  
COUNTY KANSAS

FILED FOR RECORD  
06/19/2025 09:45 AM  
VICKI HUGHES  
REGISTER OF DEEDS  
FRANKLIN COUNTY, KANSAS  
INSTRUMENT # 2025-01779

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

**Resolution 25-20**

**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 Rodney Harris to rezone approximately 5.76 acres, described as Lot 1, from the A-1, Agricultural Zone to the R-E, Residential Estate Zone and to rezone approximately 3.00 acres, described as Lot 2, from A-1, Agriculture Zone to the R-3A, Single Family Residential Three Acre Zone. The properties described below lie outside any incorporated city and is described as follows:

**LOT 1:**

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 19 EAST IN THE 6<sup>th</sup> P.M., IN FRANKLIN COUNTY, KANSAS DESCRIBED BY ROGER B DILL, PLS 1408, DATED MAY 19, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 87°55'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 473.15 FEET; THENCE NORTH 02°04'03" EAST, A DISTANCE OF 25.00 FEET, TO THE NORTH RIGHT OF WAY LINE OF ROCK CREEK ROAD, AS IT NOW EXISTS, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 87°55'57" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 495.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD US 50 HIGHWAY, AS IT NOW EXISTS; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2824.93 FEET, A CHORD BEARING OF NORTH 46°09'36" EAST, AN ARC LENGTH OF 763.27 FEET AND A CHORD LENGTH OF 760.95 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 53°54'02" EAST, A DISTANCE OF 171.09 FEET; THENCE SOUTH 34°09'58" EAST, A DISTANCE OF 318.27 FEET; THENCE SOUTH 46°55'10" WEST, A DISTANCE OF 507.54 FEET, TO THE POINT OF BEGINNING CONTAINING 250923.63 SQ FT OR 5.76 ACRES MORE OR LESS

**LOT 2:**

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 19 EAST IN THE 6<sup>th</sup> P.M., IN FRANKLIN COUNTY, KANSAS DESCRIBED BY ROGER B DILL, PLS 1408, DATED MAY 19, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 87°55'57" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 473.15 FEET; THENCE NORTH 02°04'03" EAST, A DISTANCE OF 25.00 FEET, TO THE NORTH RIGHT OF WAY LINE OF ROCK CREEK ROAD AS IT NOW EXISTS; THENCE NORTH 46°55'10" EAST, A DISTANCE OF 507.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 34°09'58" WEST, A DISTANCE OF 318.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD US 50 HIGHWAY, AS IT NOW EXISTS; THENCE NORTH 53°54'02" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 453.93 FEET; THENCE SOUTH 19°04'35" EAST, A DISTANCE OF 320.71 FEET; THENCE SOUTH 46°44'36" WEST, A DISTANCE OF

11:49:0075

10621:08:0101



128.93 FEET; THENCE SOUTH 54°59'40" WEST, A DISTANCE OF 242.90 FEET TO THE POINT OF BEGINNING. CONTAINING 130755.07 SQ FT OR 3.00 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 April 23, 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 May 15, 2025 regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on May 15, 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 tracts from the A-1, Agriculture Zone to the R-E, Residential Estate Zone and from the A-1, Agriculture Zone to the R-3A, Single Family Residential Three Acre Zone 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 18<sup>th</sup> day of June 2025. This action shall become effective upon publication in the official county newspaper.



Sabrina Meador  
Vice Chair

Received and recorded this 18<sup>th</sup> day of June 2025.



Janet Paddock  
County Clerk

