



FILED FOR RECORD  
06/19/2025 09:45 AM  
VICKI HUGHES  
REGISTER OF DEEDS  
FRANKLIN COUNTY, KANSAS  
INSTRUMENT # 2025-01780

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

**Resolution 25-19**

**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 Brian and Brittany Bowers to rezone approximately 5.00 acres described as Tract 1, from the A-1, Agricultural Zone to the R-E, Residential Estate Zone and to rezone approximately 35.34 acres, described as Tract 2, from the A-1, Agriculture Zone to the A-2, Transitional Agriculture Zone including a rule exception as provided in Article 8, Section 8-1.01.01 of the County Subdivision Regulations to permit a reduction to the lot length-to-width ratio and lot frontage. The properties described below lie outside any incorporated city and is described as follows:

**TRACT 1:**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 19 EAST, OF THE 6<sup>th</sup> P.M., IN FRANKLIN COUNTY, KANSAS, PREPARED BY ROGER B DILL, PLS 1408, DATED APRIL 29, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 88°28'33" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 330.02 FEET; SOUTH 02°04'35" EAST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 88°28'33" EAST, A DISTANCE OF 330.02 FEET; THENCE NORTH 02°04'35" WEST, A DISTANCE OF 660.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 217800.00 SQ FT OR 5.00 ACRES MORE OR LESS.

**TRACT 2:**

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 19 EAST, OF THE 6<sup>th</sup> P.M., IN FRANKLIN COUNTY, KANSAS, PREPARED BY ROGER B DILL, PLS 1408, DATED APRIL 29, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 88°28'33" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 330.02 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 88°28'33" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 332.69 FEET; THENCE SOUTH 02°07'47" EAST, A DISTANCE OF 2646.17 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 88°23'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 665.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 02°04'35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2647.09 FEET, TO THE POINT OF BEGINNING. CONTAINING 1539299.42 SQ FT OR 35.34 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 February 26, 2025, notice of public hearing for said Zoning Change; and



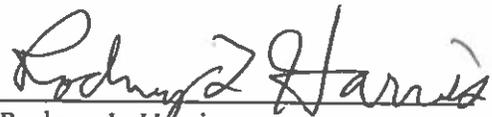
WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on March 20, 2025 regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on March 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.

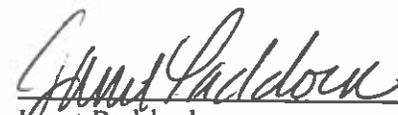
NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of County Commissioners does hereby approve the rezoning of the above-described tracts from the A-1, Agriculture District to the R-E, Residential Estate District and from the A-1, Agriculture District to the A-2, Transitional Agriculture District Zone including a rule exception as provided in Article 8, Section 8-1.01.01 of the County Subdivision Regulations to permit a reduction to 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 4<sup>th</sup> day of June 2025. This action shall become effective upon publication in the official county newspaper.



Rodney L. Harris  
Chair

Received and recorded this 4<sup>th</sup> day of June 2025.



Janet Paddock  
County Clerk

