



Franklin
COUNTY KANSAS

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

Resolution 25-37

FILED FOR RECORD
10/13/2025 03:15 PM
VICKI HUGHES
REGISTER OF DEEDS
FRANKLIN COUNTY, KANSAS
INSTRUMENT # 2025-03148

**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 Jeremy Rodery to rezone approximately 20.00 acres, described as Tract #1, from A-1, Agriculture District to A-2, Transitional Agriculture District and to rezone approximately 32.00 acres, described as Tract #2 and Tract #3, from the A-1, Agricultural District to the R-E, Residential Estate District. The properties described below lie outside any incorporated city and is described as follows:

TRACT #1

A TRACT IN LOT 3 AND LOT 8 IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 17 EAST OF THE 6th P.M., FRANKLIN COUNTY, KANSAS, AS SURVEYED AND DESCRIBED BY AARON C. DAVIS, PS 1368, ON SEPTEMBER 18, 2025, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT BEING 25.00 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT 3; THENCE S. 01°31'28" E. ON FOR 1485.40 FEET; THENCE N. 88°06'08" E. ON AN EXTENSION OF THE SOUTH LINE OF SAID LOT 3 FOR 14.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE CONTINUING N. 88°06'08" E. ON THE SOUTH LINE OF SAID LOT 3 FOR 574.29 FEET; THENCE N. 01°31'28" W. FOR 1476.48 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE S. 88°58'15" W. (BASIS OF BEARINGS) ON THE NORTH LINE OF SAID LOT 3 FOR 563.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE CONTINUING S. 88°58'15" W. ON THE NORTH LINE OF SAID LOT 8 FOR 25.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 20.00 ACRES AND SUBJECT TO ROAD RIGHT OF WAY EASEMENT ALONG THE NORTH SIDE THEREOF.

TRACT #2

A TRACT IN LOT 3 IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 17 EAST OF THE 6th P.M. FRANKLIN COUNTY, KANSAS, AS SURVEYED AND DESCRIBED BY AARON C. DAVIS, PS 1368, ON SEPTEMBER 18, 2025, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S. 88°58'15" W. (BASIS OF BEARINGS) ON THE NORTH LINE OF SAID LOT 3 FOR 464.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S. 88°58'15" W ON SAID NORTH LINE FOR 464.76 FEET; THENCE S. 01°31'28" E. FOR 1476.48 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE N. 88°06'08" E. ON THE SOUTH LINE OF SAID LOT 3 FOR 467.53 FEET, SAID POINT BEING 467.53 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N. 01°37'58" W FOR 1469.42 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 15.76 ACRES AND SUBJECT TO ROAD RIGHT OF WAY EASEMENT ALONG THE NORTH SIDE THEREOF.

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TRACT #3

A TRACT IN LOT 3 IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 SOUTH, RANGE 17 EAST OF THE 6th P.M., FRANKLIN COUNTY, KANSAS, AS SURVEYED AND DESCRIBED BY AARON C. DAVIS, PS 1368, ON SEPTEMBER 18, 2025, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE S. 88°58'15" W. (BASIS OF BEARINGS) ON THE NORTH LINE OF SAID LOT 3 FOR 464.76 FEET; THENCE S. 01°37'58" E. FOR 1469.42 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE N. 88°06'08" E. ON SAID SOUTH LINE FOR 467.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N, 01°44'32" W. ON THE EAST LINE OF SAID LOT 3 FOR 1462.36 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 15.69 ACRES AND SUBJECT TO ROAD RIGHT OF WAY EASEMENT ALONG THE NORTH SIDE THEREOF.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the August 27, 2025, notice of public hearing for said Zoning Change; and

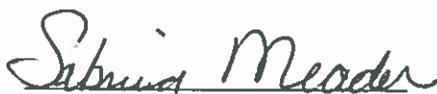
WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on September 18, 2025 regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on September 18, 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 A-2, Transitional Agriculture District and 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 8th day of October 2025. This action shall become effective upon publication in the official county newspaper.



Sabrina Meador
Vice Chair

Received and recorded this the 8th day of October 2025.



Janet Paddock
County Clerk

