



Franklin
COUNTY KANSAS

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VICKI HUGHES
REGISTER OF DEEDS
FRANKLIN COUNTY, KANSAS
INSTRUMENT # 2025-03333

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

Resolution 25- 40

**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 Isaac Burbank to rezone approximately 77.05 acres, described as New Tracts A and B, from A-1, Agriculture District to A-2, Transitional Agriculture District and to rezone approximately 3.92 acres, described as New Tract C, from the A-1, Agricultural District to the R-3A, Single Family Residential Three Acre District. The property described below lies outside any incorporated city and is described as follows:

NEW TRACT A

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M. AS WRITTEN BY BRYON K. CATES PS 1208. ON OCTOBER 04, 2025 AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M.; THENCE NORTH 01°56'48" WEST 366.00 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER. THENCE NORTH 88°07'07" EAST 400.00 FEET. THENCE NORTH 01°58'48" WEST 306.37 FEET; THENCE SOUTH 88°13'54" EAST 2260.57 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°04'44" EAST 667.92 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88°07'07" WEST 2661.71 FEET TO THE POINT OF BEGINNING. CONTAINING 38.15 ACRES +/- ALL IN FRANKLIN COUNTY, KANSAS.

NEW TRACT B

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M. AS WRITTEN BY BRYON K. CATES PS 1208, ON OCTOBER 04, 2025 AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M.; THENCE NORTH 01°58'48" WEST 366.00 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°58'48" WEST 666.00 FEET ON SAID WEST LINE; THENCE NORTH 88°13'54" EAST 300.00 FEET; THENCE NORTH 57°46'05" EAST 196.33 FEET; THENCE NORTH 89°55'06" EAST 200.00 FEET; THENCE NORTH 01°58'48" WEST 202.61 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 88°13'54" EAST 1989.95 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02°04'44" EAST 655.10 FEET; THENCE SOUTH 88°13'54" WEST 2260.57 FEET; THENCE SOUTH 01°58'48" EAST 306.37 FEET; THENCE SOUTH 88°07'07" WEST 400.00 FEET TO THE POINT OF BEGINNING CONTAINING 38.90 ACRES +/- ALL IN FRANKLIN COUNTY, KANSAS.

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NEW TRACT C

A TRACT OF LAND IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M. AS WRITTEN BRYON K. CATES PS 1208, ON OCTOBER 04, 2025 AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE SIXTH P.M.; THENCE NORTH 01°58'48" WEST 1032.00 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°58'48" WEST 296.26 FEET ON SAID WEST LINE TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 88°13'54" EAST 669.49 FEET ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01°58'48" EAST 202.61 FEET; THENCE SOUTH 89°55'06" EAST 200.00 FEET; THENCE SOUTH 57°46'05" WEST 196.33 FEET; THENCE SOUTH 88°13'54" WEST 300.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 3.92 ACRES +/- ALL IN FRANKLIN COUNTY KANSAS.

WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission has published in the official county newspaper on the July 23, 2025, notice of public hearing for said Zoning Change; and

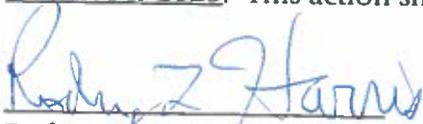
WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on August 21, 2025 regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on August 21, 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-3A, Single Family Residential Three Acre 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 22nd day of October 2025. This action shall become effective upon publication in the official county newspaper.



Rodney L. Harris
Chair



Janet Paddock
County Clerk



Received and recorded this the 22nd day of October 2025.