



Franklin
COUNTY KANSAS

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

Resolution 24- 33

FILED FOR RECORD
11/21/2024 05:02 PM
VICKI HUGHES
REGISTER OF DEEDS
FRANKLIN COUNTY, KANSAS
INSTRUMENT # 2024-03349

**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 Christopher Windler to rezone approximately 6.90 acres, described as Lot 3, from the A-1, Agricultural Zone to the R-E, Residential Estate Zone and to rezone approximately 53.90 acres, described as Lots 1 and 4, from A-1, Agriculture Zone to A-2, Transitional Agriculture Zone. The property described below lies outside any incorporated city and is described as follows:

Lot 3:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN. FRANKLIN COUNTY, KANSAS, FURTHER DESCRIBED BY L. FRANK YOUNG, KS. LICENSE #LS-960 ON 10-10-2024, AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N00°24'18"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING A DISTANCE OF 1486.93 FEET; THENCE S89°35'42"W PERPENDICULAR WITH SAID EAST LINE A DISTANCE OF 495.00 FEET; THENCE N09°05'52"E A DISTANCE OF 696.56 FEET; THENCE N89°35'42"E PERPENDICULAR WITH SAID EAST LINE TO A POINT ON SAID EAST LINE A DISTANCE OF 380.00 FEET, SAID POINT BEING 487.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°24'18"E ON SAID EAST LINE TO THE POINT OF BEGINNING A DISTANCE OF 687.00 FEET. LOT 3 CONTAINS 6.90 ACRES, MORE OR LESS.

Lot 1:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, KANSAS, FURTHER DESCRIBED BY L. FRANK YOUNG, KS. LICENSE #LS-960 ON 10-10-2024, AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE N00°24'18"W ON THE EAST LINE OF SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING A DISTANCE OF 184.50 FEET; THENCE S88°59'01"W ALONG AN EXISTING FENCE TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER A DISTANCE OF 1326.30 FEET. SAID POINT BEING 169.61 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE N00°17'55"W ON SAID WEST LINE TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER A DISTANCE OF 1150.00 FEET; THENCE N89°48'21"E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN DEED BOOK 308, PAGE 258, A DISTANCE OF 970.03 FEET, SAID POINT BEING 354.07 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE S01°02'16"E ON THE WEST

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LINE OF SAID TRACT TO THE SOUTHWEST CORNER OF SAID TRACT A DISTANCE OF 496.00 FEET; THENCE N89°48'21"E ON THE SOUTH LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID TRACT AND A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER A DISTANCE OF 348.59 FEET, SAID POINT BEING 495.95 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE S00°24'18"E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING A DISTANCE OF 635.02 FEET. LOT 1 CONTAINS 30.69 ACRES, MORE OR LESS.

Lot 4:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, KANSAS, FURTHER DESCRIBED BY L FRANK YOUNG, KS. LICENSE #LS—960 ON 10-10-2024, AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N00°24'18"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1486.93 FEET; THENCE S89°35'42"W PERPENDICULAR WITH SAID EAST LINE A DISTANCE OF 495.00 FEET; THENCE S22°32'51"W A DISTANCE OF 723.00 FEET; THENCE S08°51'42"E TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 829.22 FEET, SAID POINT BEING 670.87 FEET WEST OF THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE N89°40'43"E ON SAID SOUTH LINE TO THE POINT OF BEGINNING A DISTANCE OF 655.00 FEET. LOT 4 CONTAINS 23.21 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 July 24, 2024, notice of public hearing for said Zoning Change; and

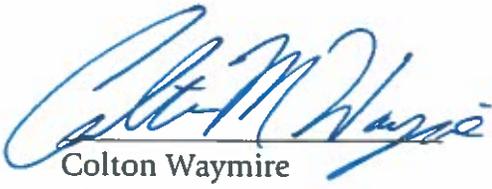
WHEREAS, pursuant to K.S.A. 12-757(b), the Franklin County Planning Commission held a public hearing on August 15, 2024 regarding said Zoning Change; and

WHEREAS, the Franklin County Planning Commission, on August 15, 2024 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 A-1, Agriculture District to the A-2, Transitional Agriculture 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 6th day of November 2024. This action shall become effective upon publication in the official county newspaper.



Colton Waymire
Chair

Received and recorded this 6th day of November 2024.



Janet Paddock
County Clerk