

Exhibit "A"

**01 – PR-1**

All of Section 17, Township 11 South, Range 21 East of the Sixth Principal Meridian,  
Except that part inside the City Limits of Tonganoxie and Lots 3, 6 and 7 of REISCHMAN  
FARMS, a subdivision of land in said section 17, all in Leavenworth County, Kansas

**03 - PR - 1**

All of the East Half of the Northeast Quarter of Section 16, Township 11 South, Range 21 East  
of the Sixth Principal Meridian, except that part within the City Limits of Tonganoxie, all in  
Leavenworth County, Kansas

**04 – PR – 2**

The East half of the Southeast Quarter of Section 16, Township 11 South, Range 21 East of the  
Sixth Principal Meridian, all in Leavenworth County, Kansas.

**05 – PR – 2**

All of Lots 1 and 2 of SORENSEN, a subdivision of land in the North Half of the Southwest  
Quarter of Section 16, Township 11 South, Range 21 East of the Sixth Principal Meridian, in  
Leavenworth County, Kansas,

And all that portion of said North Half of the Southwest Quarter platted as MAPLE GROVE  
CEMETERY, a cemetery in Leavenworth County, Kansas.

**06 – PR – 1**

The East half of the Northeast Quarter of Section 21, Township 11 South, Range 21 East of the  
Sixth Principal Meridian, all in Leavenworth County, Kansas.

**07 – PC**

The Northwest Quarter of Section 21, Township 11 South, Range 21 East of the Sixth Principal  
Meridian.

And, the North Half of the Northwest Quarter of Section 28, Township 11 South, Range 21 East,  
all in Leavenworth County, Kansas.

And, all that part of Lots 1, 2, 3, 4 and 5 of HARMON FARMS, a subdivision of land in the  
Southeast Quarter of Section 20, Township 11 South, Range 21 East all in Leavenworth County,  
Kansas.

And, all that part of the Southwest Quarter of said Section 20 lying east of County Road #1 and  
South of 222<sup>nd</sup> Street as now established.

And, the North Half of the Northwest Quarter of Section 29, Township 11 South, Range 21 East,  
all in Leavenworth County, Kansas,

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**08 – PR – 3**

The Northwest Quarter of Section 29, Township 11 South, Range 21 East of the Sixth Principal Meridian.

And, the North Half of the Southwest Quarter of Section 29, Township 11 South, Range 21 East, all in Leavenworth County, Kansas.

**09 – MXD**

The South half of the Northeast Quarter of Section 29, Township 11 South, Range 21 East, and the Southeast Quarter of said Section 29, of the Sixth Principal Meridian.

And, the Northeast Quarter of Section 32, Township 11 South, Range 21 East, of the Sixth Principal Meridian.

And, all of Section 33, Township 11 South, Range 21 East of the Sixth Principal Meridian.

And, all of the West Half of Section 4, Township 12 South, Range 21 East, of the Sixth Principal Meridian, all in Leavenworth County, Kansas

**10 – PR – 2**

The South half of the Southeast Quarter of Section 29, Township 11 South, Range 21 East, of the Sixth Principal Meridian,

And the Northwest Quarter of Section 32, Township 11 South, Range 21 East, of the Sixth Principal Meridian, all in Leavenworth County, Kansas.

**11 – RR – 40**

The Southwest Quarter of Section 32, Township 11 South, Range 21 East, of the Sixth Principal Meridian.

And, all of the West Half of Section 5, Township 12 South, Range 21 East, of the Sixth Principal Meridian.

And, the South 140 acres of the Southeast Quarter of said Section 5, all in Leavenworth County, Kansas.

**12 – B – 3**

The East 360 feet of the South 360 feet of the North Half of the Southeast Quarter of Section 17, Township 12 South, Range 21 East, of the Sixth Principal Meridian.

And, the North 132 feet of the East 360 feet of the South Half of said Section 17.

And, the South 360 feet of the West 330 feet of the North Half of the Southwest Quarter of Section 16, Township 12 South, Range 21 East, of the Sixth Principal Meridian.

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And, the North 132 feet of the West 320 feet of the South Half of the Southwest Quarter of said Section 16, all in Leavenworth County, Kansas.

**13 – PR – 3**

All of the West Half of the Southeast Quarter of Section 16, Township 11 South, Range 21 East of the Sixth Principal Meridian,

And, all that land in a survey by Andrew P. Tanking, recorded December 22, 2005 in Book S-15, Page 78 in the East Half of the South West Quarter of said Section 16, all in Leavenworth County, Kansas.

**14 – PC**

All that part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 11 South, Range 21 East of the Sixth Principal Meridian, all in Leavenworth County, Kansas.

**15 – MXD**

All that part of the Northeast Quarter and the Southeast Quarter of Section 20, Township 11 South, Range 21 East, of the Sixth Principal Meridian, that lies East of U. S. Highway 24-40 (Chieftain Road), North and West of 222<sup>nd</sup> Street (County Road #1) as now established, all in Leavenworth County, Kansas.

**16 – PR – 2**

All of the North Half of Section 20, Township 11 South, Range 21 East, lying West of U. S. Highway 24-40 (Chieftain Road), except the West Half of the Northwest Quarter of said Section 20, and tracts 1 thru 5 of a recorded survey by Donald G. White, dated September 21, 1990 in Book S-14, Page 82, in Leavenworth County, Kansas.

And, a portion of the South Half of said Section 20 lying West of U. S. Highway 24-40 (Chieftain Road), lying 660 feet West and parallel of said Highway, all in Leavenworth County, Kansas.

**17 – PI**

All of the Southeast Quarter of Section 32, Township 11 South, Range 21 East of the Sixth Principal Meridian,

And, the Northeast Quarter of Section 5, Township 12 South, Range 21 East of the Sixth Principal Meridian,

And, the North 330 feet of the Southeast Quarter of said Section 5, all in Leavenworth County, Kansas.

Exhibit "A"

**18 – PR – 3**

All of the Southeast Quarter of Section 21, Township 11 South, Range 21 East of the Sixth Principal Meridian, all in Leavenworth County, Kansas.

**19 – PR – 2**

All of Section 28, Township 11 South, Range 21 East of the Sixth Principal Meridian, except the North Half of the Northwest Quarter of said Section 28, all in Leavenworth County, Kansas.

Exhibit “B”

**Factors to be considered “Golden Factors”**

The following factors are to be considered by the Planning Commission and the Board of County Commission when approving or disapproving this Rezoning request:

1. Character of the neighborhood: The area is primarily rural in character, with some residences. In 2006 Leavenworth County, the City of Tonganoxie and the Kansas Turnpike Authority partnered to build the County Road One interchange at 222<sup>nd</sup> Street and I-70. The goal of the corridor was to increase economic development within the region. In 2007 a moratorium was placed on the majority of the corridor until such time that a land use study was completed. In 2018 the Leavenworth CR-1 Land Use Analysis was completed and adopted by the Leavenworth County Board of County Commissioners.
2. Zoning and uses of nearby property: Primarily, the area is zoned as Rural Residential. The principal use of the area is agricultural in nature. A land use study was completed in 2018 which show the highest and best use of the corridor.
3. Suitability of the property for the uses to which it has been restricted: The current zoning does not allow for this corridor to be used to the highest and best use. Substantial public investment was utilized in order to construct the interchange with the goal of bringing economic development to the area. The current zoning does not promote economic development nor does it capitalize on the substantial public investment.
4. Extent to which removal of the restrictions will detrimentally affect nearby property: The area is not likely to be detrimentally impacted. The proposed rezoning would largely create substantially more economic and development opportunities than currently exists.
5. Length of time the property has been vacant as zoned: Properties are not vacant. Some of the parcels have single family homes and many of them are used for agricultural uses.
6. Relative gain to economic development, public health, safety and welfare: The proposed use will provide an opportunity to bring economic development to the area in the form of residential, commercial, industrial, retail and cultural opportunities.
7. Conformance to the Comprehensive Plan: In 2018 the CR-1 Land Use Analysis was completed after substantial public input. The proposed rezoning is in conformance to the CR-1 Future Land Use Map.
8. Staff recommendation is for the approval of the rezoning request.