

ORDINANCE NO. S-3123

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE ESTABLISHMENT OF A VEHICLE STORAGE LOT ON CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, application has been made by Sergio Torres, owner, requesting a Special Use Permit to allow the establishment of a vehicle storage lot on his property located at 220 and 224 East 2nd Street, Junction City, Kansas; and,

WHEREAS, the Metropolitan Planning Commission of Junction City and Geary County conducted a public hearing on Case No. SUP-11-01-13, following published notification in accordance with K.S.A. 12-741, et. seq., as amended, on November 14, 2013; and,

WHEREAS, the Metropolitan Planning Commission has recommended the City Commission of the City of Junction City, Kansas, approve the Special Use Permit to allow the establishment of a vehicle storage lot on his property located at 220 and 224 East 2nd Street, Junction City, Kansas, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS, THAT:

Section 1. The following described property is hereby granted a Special Use Permit to allow the establishment of a vehicle storage lot at his property located at 220 and 224 East 2nd Street, Junction City, Kansas, subject to the conditions and restrictions listed herein:

Lot 15 and the West 40 feet of Lot 16, Block 57 of the plat of Junction City, Geary County, Kansas.

Section 2. The Special Use Permit herein granted shall be subject to the following conditions and restrictions:

- A. The entire property be screened with a 6-foot, wooden privacy fence which shall be maintained in good repair and permitted to weather naturally, and is not to be painted except to maintain the natural wood color, unless it is stained to a redwood-type color or some other similar natural color. Any broken materials on the fence are to be repaired in a timely manner so the fencing remains intact and functions as screening as required by the Junction City Zoning Regulations; and,
- B. The full area of the lot devoted to the parking and/or storage of vehicles shall be surfaced with the same material used in the parking/storage lot for the property on East 1st Street; and,
- C. The use of the lot shall be limited to vehicles associated with the applicant's repair business and shall be occupied only by vehicles in the process of being repaired or awaiting pick up by the owners. At no time shall the lot be used for the storage of other equipment, disabled vehicles that are not being repaired, disabled vehicles that are being salvaged, or storage of other vehicles or equipment for any reason; and,
- D. The parking and/or storage of disabled vehicles, or vehicles awaiting repairs, on the streets in the area of the business; especially on Franklin Street, East 2nd Street and East 3rd Street, shall not occur. The creation of this lot for the parking and/or storage of these vehicles is approved in order to remove the on-street parking and/or storage problems created by this business; and,

- E. A specific plan for security lighting is to be submitted and approved by the Code Enforcement staff in conformance with the standards of the City ordinances; specifically with arrangements to preclude glare or other impediments to the residential neighborhood; and,
- F. No business signs be permitted; and,
- G. Ingress and egress driveways from 2nd Street shall be constructed to City Code; and,
- H. The security fencing shall be constructed so no open space exists between the bottom of the fence and the ground.

Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

Section 4. This Ordinance shall be in full force and effect from and after its publication once in the official city newspaper.

PASSED AND ADOPTED THIS 21st DAY OF JANUARY, 2014.



TYLER FICKEN, CITY CLERK

CECIL ASKA, MAYOR