ORDINANCE NO. S-3133

AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS, FROM "RS" SUBURBAN RESIDENTIAL DISTRICT TO "PDD" PLANNED DEVELOPMENT DISTRICT.

WHEREAS, application has been made by Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, to rezone property located between the 1400-1500 Blocks of McFarland Road, Junction City, Kansas, from "RS" Suburban Residential District to "PDD" Planned Development District; and,

WHEREAS, the Metropolitan Planning Commission of Junction City, Milford and Geary County conducted a public hearing on December 11, 2014, on Case No. PDD-12-01-14, following published notification in accordance with K.S.A. 12-741, et. seq., as amended; and,

WHEREAS, the Metropolitan Planning Commission has recommended the City Commission of the City of Junction City, Kansas, approve the rezoning of said property to "PDD" Planned Development District, subject to certain conditions and stipulations.

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 rezoned to the "PDD" Planned Development District:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF JUNCTION CITY, COUNTY OF GEARY, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF N 89°28'50" W, ALONG THE NORTH LINE AND ITS EASTERLY PROLONGATION OF ALEXANDER ADDITION UNIT NO. 1, A FINAL PLAT TO SAID JUNCTION CITY, RECORDED AT THE REGISTER OF DEEDS OFFICE OF SAID GEARY COUNTY IN PLAT BOOK F AT PAGE 268, A DISTANCE OF 591.66 FEET TO THE NORTHWEST CORNER OF SAID ALEXANDER ADDITION UNIT NO. 1 AND THE POINT OF BEGINNING; THENCE S 00°31'10" W, ALONG THE WEST LINE OF SAID ALEXANDER ADDITION UNIT NO. 1, A DISTANCE OF 269.39 FEET TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED AT SAID REGISTER OF DEEDS OFFICE IN DEED BOOK 104 AT PAGE 1774; THENCE N 89°34'56" W, ALONG SAID NORTH LINE, A DISTANCE OF 145.08 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S 00°51'35 E, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 80.15 FEET TO THE NORTHEAST CORNER OF ROB'S WAY, A FINAL PLAT TO SAID JUNCTION CITY, RECORDED AT SAID REGISTER DEEDS OFFICE, IN PLAT BOOK E AT PAGE 39; THENCE N 89°24'20" W, ALONG THE PROLONGATIONS OF THE NORTH LINES OF SAID ROB'S WAY AND A TRACT OF LAND DESCRIBED IN A DEED RECORDED AT SAID REGISTER OF DEEDS OFFICE IN DEED BOOK 100 AT PAGE 661, A DISTANCE OF 444.80 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND, SAID CORNER ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED AT SAID REGISTER OF DEEDS OFFICE IN DEED BOOK 99 AT PAGE 1910; THENCE N 01°12'05" W, ALONG SAID EAST LINE, A DISTANCE OF 349.34 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER. THENCE S 89°28'50" E, ALONG SAID NORTH LINE, A DISTANCE OF 598.44 FEET TO SAID POINT OF BEGINNING. CONTAINS 4.49

ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS NOW OF RECORD.

Section 2. The Zoning Administrator of the City of Junction City, Kansas, is hereby ordered and directed to cause said designation to be made on the Official Zoning Map of said City in his custody and to show the property herein described to be zoned as Planned Development District (PDD).

Section 3. This Ordinance shall be in full force and effect from and after its publication once in the official city newspaper.

PASSED AND ADOPTED THIS 7th DAY OF April 2015.

MICHAEL L. RYAN, MAYOR

ATTEST:

TYLER FICKEN, CITY CLERK