

ORDINANCE NO. S-3165

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A CHURCH ON CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, application has been made by Junction City Baptist Church, agent, for Bruce Johnson, owner, requesting a Special Use Permit to allow the establishment of a church on property zoned "RS" Suburban Residential and a small portion zoned "RD" Duplex Residential District on Ecord Drive, Junction City, Kansas; and,

WHEREAS, the Metropolitan Planning Commission of Junction City/Milford and Geary County conducted public hearings on Case No. SUP-08-03-15, following published notification in accordance with K.S.A. 12-741, et. seq., as amended, on August 13, 2015, and September 10, 2015; and,

WHEREAS, the Metropolitan Planning Commission has recommended the City Commission of the City of Junction City, Kansas, approve the Special Use Permit to permit the establishment of a church on property zoned "RS" Suburban Residential and a small portion zoned "RD" Duplex Residential District on Ecord Drive, 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 church, subject to the conditions and restrictions listed herein:

METES AND BOUNDS DESCRIPTION:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, AND ALL LOT 55 IN BLOCK 3 OF DEER CREEK ADDITION UNIT NO. 2, CITY OF JUNCTION CITY, COUNTY OF GEARY, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE ALONG AN ASSUMED BEARING ON THE SOUTH LINE OF SAID NORTH HALF, N 89°55'27" E 853.60 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 84 AT PAGE 204 AND THE POINT OF BEGINNING; THENCE ON THE EAST LINE OF SAID TRACT, N 13°48'51" E 422.28 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE SOUTH LINE OF SAID DEER CREEK ADDITION UNIT NO. 2; THENCE ON SAID SOUTH LINE, N 89°25'46" E, 582.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 55; THENCE ON THE NORTH LINE OF SAID LOT 55, N 89°55'27" E 121.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 55; THENCE ON THE EAST LINE OF SAID LOT 55, S 00°04'33" E 63.58 FEET TO THE BEGINNING OF A CURVE; THENCE CONTINUING ON SAID EAST LINE, SOUTHERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 14.81 FEET AND WHOSE CHORD BEARS S 01°56'06" E 14.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 55; THENCE ON THE SOUTH LINE OF SAID LOT 55, S 86°14'08" W 120.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55; THENCE ON THE WEST LINE OF SAID BLOCK 3, S 00°48'38" E 328.83 FEET TO SAID SOUTH LINE OF THE NORTH HALF; THENCE ON SAID SOUTH LINE, S 89°55'27" W 689.10 FEET TO THE PONT OF BEGINNING. CONTAINS 6.25 ACRES, MORE OR LESS.

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

- A. The request to waive the paving requirement for the access drive and parking areas required is denied and the paving of said areas shall comply with the requirements of the City of Junction City, Kansas.
- B. The final Site Plan shall be binding on the development of the property for church uses.
- C. Any future modifications different than shown on the approved Site Plan requires compliance with the then applicable Zoning Regulations of Junction City, Kansas, including the potential of formal approval of a revised Site Plan through the Metropolitan Planning Commission and/or the City Commission of Junction City, Kansas.

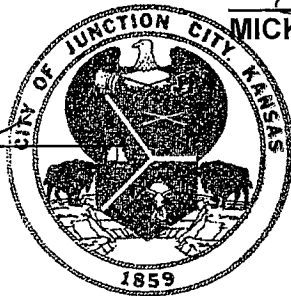
Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

PASSED AND ADOPTED THIS 6th DAY OF OCTOBER, 2015.

ATTEST:



TYLER FICKEN, CITY CLERK





MICK McCALLISTER, MAYOR