

ORDINANCE NO. S-3184

AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, application was made by the Metropolitan Planning Commission, agent, on behalf of Richard and Betsy Young, owners, to rezone the property at 816 West Chestnut Street in Junction City, Kansas, from "RS" Suburban Residential District to "PDD" Planned Development District; and,

WHEREAS, the Metropolitan Planning Commission of Junction City/Milford/Geary County conducted a public hearing on Case No. Z-08-01-16, following published notification in accordance with K.S.A. 12-741, et. seq., as amended, on August 11, 2016; and

WHEREAS, The Metropolitan Planning Commission has recommended the City Commission of the City of Junction City, Kansas, approve the rezoning of the property at 816 West Chestnut Street, Junction City, Kansas, from "RS" Suburban Residential District to "PDD" Planned Development District.

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

Section 1. The following described property located at 816 West Chestnut Street is hereby rezoned from "RS" Suburban Residential District to "PDD" Planned Development District:

Lot 3, Block 3A, Unit No. 5, Crestview Addition to Junction City, Kansas.

Section 2. This approval shall be subject to the following conditions:

- A. The improvements to the existing structure shall only be allowed to encroach into the side yard setback to the extent as shown on the site plan submitted and a part of the file on this rezoning in the Planning and Zoning Department.
- B. All interior walls and the ceiling in the attached garage shall have "fire-rated" finishes in compliance with the requirements of the adopted Building and Fire Codes, as determined by the Building Official and the Fire Chief.
- C. Other modifications to the structure or property may be made without further modifications to this approval, so long as the setbacks required in the "RS" Suburban Residential District are met.

Section 3. 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 4. 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 18TH DAY OF OCTOBER, 2016.



A handwritten signature in blue ink, which appears to read "Mick McCallister", is written over a horizontal line.

Mick McCallister, Mayor

ATTEST:

A handwritten signature in blue ink, which appears to read "Shawna Settles", is written over a horizontal line.

Shawna Settles, City Clerk