

ORDINANCE NO. S-3196

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A TATTOO STUDIO ON PROPERTY ZONED "CC" CENTRAL COMMERCIAL DISTRICT ON CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, application has been made by **Andres DeLaFuente**, agent, on behalf of **Rural Rental, LLC**, owners, requesting a Special Use Permit to allow a tattoo studio on property zoned "CC" Central Commercial District, located in the building on the southwest corner at the intersection of 7th Street and Washington Street (main building commonly known as 628 North Washington), Junction City, Kansas.

WHEREAS, the Junction City/Milford/Geary County Metropolitan Planning Commission conducted a public hearing on Case No. SUP-09-01-17, on September 14, 2017, 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 Special Use Permit for a tattoo studio on property zoned "CC" Central Commercial District, located in the building on the southwest corner at the intersection of 7th Street and Washington Street; said office space designated as 109 West 7th Street.

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

Section 1. A portion of the following described property is hereby granted a Special Use Permit for a tattoo studio (to be located at 109 West 7th Street) on property zoned "CC" Central Commercial District, which is located in the building on the southwest corner at the intersection of 7th Street and Washington Street, Junction City, Kansas, legally described as follows:

All of Lot Three (3), Block Twenty-eight (28), in the City of Junction City, Geary County, Kansas, LESS AND EXCEPT that portion of said Lot Three (3) which was conveyed by Deed, filed and recorded in the Office of the Register of Deeds, Geary County, Kansas, in Deed Book 88, pages 1555-1556, described as follows:

Part of Lots Two (2), and Three (3) and Four (4), in Block Twenty-eight (28) in the City of Junction City, according to the original plat thereof, described as follows:

Commencing at a point sixty-four feet nine inches (64' 9") east of the Northwest corner of said Lot Four (4), thence South Seventy feet (70'), thence West eighteen feet two inches (18' 2"), thence North nine inches (9"), thence West twelve feet three inches (12' 3"), thence North Sixty-nine feet three inches (69' 3"), to the South line of Seventh Street, thence East thirty feet five inches (30' 5") to the place of beginning, Junction City, Geary County, Kansas; AND an appurtenant easement for installation and maintenance of a storm sewer and other underground utilities, 8 feet in width as described in Easement Agreement, filed and recorded in the Office of the Register of Deeds, Geary County, Kansas, April 29, 1998, in Miscellaneous Book 55, pages 1452-1455, described as follows:

Beginning at a point on the South line of the North half of Lot Two (2), Block Twenty-eight (28), Original Townsite of Junction City, Kansas, said point being 24.08 feet East and 22.00 feet South of the Northwest corner of said Lot Two (2); thence Northerly a distance of approximately 22 feet to a point on the North line of Lot Two (2), Block Twenty-eight (28), Original Townsite of Junction City, Kansas, said point being 24.08 feet East of the Northwest corner of said Lot Two (2) and Easement Agreement, filed and recorded in the Office of the Register of Deeds, Geary County, Kansas, June 1, 1998, in Miscellaneous Book 55, pages 1699-1703, described as follows:

Beginning at a point on the South line of the North half of Lot Two (2), Block Twenty-eight (28), Original Townsite of Junction City, Kansas, said point being 24.08 feet East and 22.00 feet South of the Northwest corner of said Lot Two (2); thence South 40°00'00" West a distance of 115.00 feet to the terminus of said line, said point being on the South line of Lot Four (4) of said Block Twenty-eight (28) and 7.0 feet East of the Southwest corner of said Lot Four (4). (More commonly known as 628 North Washington)

Section 2. It is understood the legal description applies to the entire building; however, the Special Use Permit is limited to the office space in the building, commonly known and addressed as 109 West 7th Street.

Section 3. Said approval is subject to the following conditions:

- A. Specifically limited to the office section known as 109 West 7th Street; and
- B. Must meet all state and city code licensing requirements for a tattoo studio; and
- C. Must meet all city building code requirements; and
- D. If in the future the owner wishes to expand the business to another "office space", it shall be incumbent upon the owner to make application for an amended Special Use Permit to relocate/expand the tattoo studio into any other portion of the main building.

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 17th DAY OF October, 2017.



Phyllis Fitzgerald, Mayor

ATTEST:



Shawna Settles, City Clerk

