

ORDINANCE NO. 8939

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 5.799 ACRES FROM COUNTY A (AGRICULTURAL) DISTRICT TO CITY CR-FP (REGIONAL COMMERCIAL-FLOODPLAIN MANAGEMENT REGULATIONS OVERLAY) DISTRICT AND AMENDING THE CITY'S "OFFICIAL ZONING DISTRICT MAP," INCORPORATED BY REFERENCE INTO THE CITY CODE AT CHAPTER 20, ARTICLE 1, SECTION 20-108 OF THE CODE OF THE CITY OF LAWRENCE, KANSAS, 2013 EDITION, AND AMENDMENTS THERETO.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:

SECTION 1. The base zoning district classification for the following legally described real property, situated in the City of Lawrence, Douglas County, Kansas, to-wit:

A tract of land located in the Southeast Quarter of Section 12, Township 13 South, Range 19 East of the Sixth Principal Meridian, in Douglas County, Kansas, described as follows:

Commencing at the southwest corner of said southeast quarter of section 12, thence north 01°41'46" west, along the west line of said southeast quarter, 668.20 feet to the point of beginning; thence continuing north 01°41'46" west, along said west line, 212.44 feet; thence south 46°59'15" east, 799.34 feet; thence south 65°19'00" east, 511.54 feet to the north right-of-way line of 31st street as recorded in book 275, page 78 at the Douglas County Register of Deeds Office; thence south 02°18'39" east, 49.54 feet; thence south 87°41'21" west, parallel to the south line of said southeast quarter, 350.36 feet; thence north 74°37'38" west, 294.23 feet; thence north 42°20'16" west, 536.28 feet; thence north 01°41'46" west, parallel to the west line of said southeast quarter, 137.19 feet; thence south 88°18'14" west, along the north line of an easement to Williams Natural Gas Company recorded in book 593, page 1240 at the Douglas County Register of Deeds Office, 46.00 feet to the point of beginning. Contains 5.799 acres, more or less.

is hereby changed from County A (Agricultural) District to City CR-FP (Regional Commercial-Floodplain Management Regulations Overlay) District, as such district is defined and prescribed in Chapter 20 of the Code of the City of Lawrence, Kansas, 2013 Edition, and amendments thereto.

SECTION 2. The rezoning granted in Section 1, *supra*, in addition to being subject to the general conditions established in Chapter 20 of the Code of the City of Lawrence, Kansas, 2013 Edition, as amended, is also subject to the following special condition:

- (a)** The following uses shall be prohibited in this CR-FP (Regional Commercial-Floodplain Management Regulations Overlay) District:

- (i) Animal Services: Livestock Sales
- (ii) Eating and Drinking Establishments: Bar or Lounge
- (iii) Sexually Oriented Business: Sexually Oriented Theater
- (iv) Vehicle Sales and Service: Truck Stop, Heavy Equipment Repair, Inoperable Vehicle Storage; and
- (v) Industrial Facilities: Laundry Service

SECTION 3. The "Official Zoning District Map," which is adopted and incorporated into the City Code by reference at City of Lawrence, Kan., Code § 20-108 (July 1, 2013), is hereby amended by showing and reflecting thereon the new zoning district classification for the subject property as described in more detail in Section 1, *supra*.

SECTION 4. If any section, sentence, clause, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED by the Governing Body of the City of Lawrence, Kansas, this _____ day of November, 2013.

APPROVED:

Michael Dever
Mayor

ATTEST:

Jonathan M. Douglass
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Toni R. Wheeler
City Attorney

NOTICE TO PUBLISHER

Publish one time and return one Proof of Publication to the City Clerk and one to the City Attorney.