

ORDINANCE NO. 8936

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 1.785 ACRES FROM RS10 (SINGLE-DWELLING RESIDENTIAL) DISTRICT TO IL (LIMITED INDUSTRIAL) 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 SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH 88°29'24" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 40.00 FEET TO THE EAST RIGHT OF WAY LINE OF HASKELL AVENUE; THENCE SOUTH 01°38'57" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 769.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°28'21" EAST, 71.29 FEET; THENCE NORTH 38°32'30" EAST, 64.54 FEET; THENCE NORTH 50°15'55" EAST, 104.73 FEET; THENCE SOUTH 39°44'05" EAST, 25.00 FEET; THENCE NORTH 50°15'55" EAST, 23.91 FEET; THENCE NORTH 55°16'34" EAST, 79.37 FEET; THENCE NORTH 74°51'17" EAST, 75.87 FEET; THENCE SOUTH 01°42'29" EAST, 303.45 FEET TO THE NORTH RIGHT OF WAY LINE OF 12TH STREET; THENCE SOUTH 88°17'31" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 352.85 FEET TO THE EAST RIGHT OF WAY LINE OF HASKELL AVENUE; THENCE NORTH 01°38'57" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 87.17 FEET TO THE POINT OF BEGINNING. CONTAINS 1.785 ACRES, MORE OR LESS.

is hereby changed from RS10 (Single-Dwelling Residential) District to IL (Limited Industrial) 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, and amendments thereto, is also subject to the following special conditions:

- (a) The following uses may be permitted on the subject property only upon approval of a Special Use Permit:

- (i) Lodge, Fraternal, & Civic Assembly
- (ii) Active Recreation
- (iii) Hotel, Motel, Extended Stay
- (iv) Public Safety
- (v) General Industrial

(b) The following uses shall not be permitted on the subject property:

- (i) Kennel
- (ii) Livestock Sales
- (iii) Fast Order Food, Drive-in
- (iv) Car Wash
- (v) Gas & Fuel Sales
- (vi) Heavy Equipment Sales/Rental
- (vii) Heavy Equipment Repair
- (viii) Light Equipment Sales/Rental
- (ix) Light Equipment Repair
- (x) RV & Boat Storage
- (xi) Scrap and Salvage Operation
- (xii) Broadcasting Tower
- (xiii) Large Collection Recycling Facilities
- (xiv) Recycling Process Center
- (xv) Participation Sports and Recreation, Outdoor
- (xvi) Laundry Service
- (xvii) Small Collection Recycling Facilities

(c) All site plans submitted for standard or major development projects on the subject property shall require approval of the City Commission.

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:

Mike Amyx
Vice-Mayor

ATTEST:

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.