

ORDINANCE NO. 8954

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 14.53 ACRES FROM A (AGRICULTURAL) DISTRICT TO RM12D (MULTI-DWELLING RESIDENTIAL) DISTRICT AND RM12D-FP (MULTI-DWELLING-RESIDENTIAL FLOODPLAIN 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, 1,320.08 FEET TO THE SOUTHEAST CORNER OF LOT 47, NAISMITH VALLEY NO. 1, A REPLAT OF A PART OF MEADOW LEA ESTATES; THENCE SOUTH 50°49'16" EAST, 336.18 FEET TO THE SOUTHWEST CORNER OF LOT 34, BLOCK 10, INDIAN HILLS NO. 2, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 68°53'12" EAST, ALONG THE SOUTHERLY LINE OF SAID ADDITION, 380.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 13, OF SAID ADDITION AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 68°53'12" EAST, ALONG THE SOUTHERLY LINE OF SAID ADDITION, 269.39 FEET TO THE ANGLE POINT ON THE SOUTH LINE OF LOT 6, BLOCK 13 OF SAID ADDITION; THENCE NORTH 88°16'16" EAST, ALONG THE SOUTH LINE OF SAID ADDITION, 1,060.72 FEET; THENCE SOUTH 1°43'44" EAST, 235.29 FEET; THENCE SOUTH 42°51'43" WEST, 60.19 FEET; THENCE SOUTH 26°19'38" WEST, 103.38 FEET; THENCE NORTH 88°16'16" EAST, 90.88 FEET; THENCE SOUTH 1°43'44" EAST, 70.93 FEET; THENCE SOUTH 50°44'45" WEST, 70.52 FEET; THENCE SOUTH 85°58'07" WEST, 155.47 FEET; THENCE SOUTH 78°49'53" WEST, 186.41 FEET; THENCE NORTH 79°57'46" WEST, 161.38 FEET; THENCE NORTH 16°07'00" WEST, 134.79 FEET; THENCE SOUTH 10°23'25" WEST, 120.99 FEET; THENCE NORTH 79°57'46" WEST, 223.28 FEET; THENCE NORTH 69°46'08" WEST, 412.68 FEET; THENCE NORTH 58°23'30" WEST, 239.50 FEET; THENCE NORTH 21°06'48" EAST, 269.12 FEET TO THE POINT OF BEGINNING. CONTAINS 13.268 ACRES, MORE OR LESS.

is hereby changed from A (Agricultural) District to RM12D (Multi-Dwelling Residential) 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 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, 1,320.08 FEET TO THE SOUTHEAST CORNER OF LOT 47, NAISMITH VALLEY NO. 1, A REPLAT OF A PART OF MEADOW LEA ESTATES; THENCE SOUTH 50°49'16" EAST, 336.18 FEET TO THE SOUTHWEST CORNER OF LOT 34, BLOCK 10, INDIAN HILLS NO. 2, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 68°53'12" EAST, ALONG THE SOUTHERLY LINE OF SAID ADDITION, 649.39 FEET TO THE ANGLE POINT ON THE SOUTH LINE OF LOT 6, BLOCK 13 OF SAID ADDITION; THENCE NORTH 88°16'16" EAST, ALONG THE SOUTH LINE OF SAID ADDITION, 1,060.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'16" EAST, ALONG THE SOUTH LINE OF SAID ADDITION, 49.77 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 15 OF SAID ADDITION; THENCE NORTH 1°43'44" WEST, ALONG THE EAST LINE OF SAID LOT, 125.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 29TH STREET TERRACE; THENCE NORTH 88°16'16" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 55.05 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 101.14 FEET, A CHORD BEARING NORTH 80°38'46" EAST AND A CHORD LENGTH OF 100.84 FEET; THENCE SOUTH 1°43'44" EAST, 78.38 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 341.63 FEET, A CHORD BEARING SOUTH 39°03'03" WEST AND A CHORD LENGTH OF 313.51 FEET; THENCE NORTH 1°43'44" WEST, 177.40 FEET TO THE POINT OF BEGINNING. CONTAINS 1.018 ACRES, MORE OR LESS.

is hereby changed from A (Agricultural) District to RM12D-FP (Multi-Dwelling Residential-Floodplain 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 3. 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, 1,320.08 FEET TO THE SOUTHEAST CORNER OF LOT 47, NAISMITH VALLEY NO. 1, A REPLAT OF A PART OF MEADOW LEA ESTATES; THENCE SOUTH 50°49'16" EAST, 336.18 FEET TO THE SOUTHWEST CORNER OF LOT 34, BLOCK 10, INDIAN HILLS NO. 2, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 68°53'12" EAST, ALONG THE SOUTHERLY LINE OF SAID ADDITION, 649.39 FEET TO THE ANGLE POINT ON THE SOUTH LINE OF LOT 6, BLOCK 13 OF SAID ADDITION; THENCE NORTH 88°16'16" EAST, ALONG THE SOUTH LINE OF SAID ADDITION, 1,060.72 FEET; THENCE SOUTH 1°43'44" EAST, 235.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1°43'44" EAST, 134.10 FEET; THENCE SOUTH 88°16'16" WEST, 90.88 FEET; THENCE NORTH 26°19'38" EAST, 103.38 FEET; THENCE NORTH 42°51'43" EAST, 60.19 FEET TO THE POINT OF BEGINNING. CONTAINS 0.160 ACRES, MORE OR LESS.

is hereby changed from A (Agricultural) District to RM12D-FP (Multi-Dwelling Residential-Floodplain 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 4. 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, 1,320.08 FEET TO THE SOUTHEAST CORNER OF LOT 47, NAISMITH VALLEY NO. 1, A REPLAT OF A PART OF MEADOW LEA ESTATES; THENCE SOUTH 50°49'16" EAST, 336.18 FEET TO THE SOUTHWEST CORNER OF LOT 34, BLOCK 10, INDIAN HILLS NO. 2, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH 68°53'12" EAST, ALONG THE SOUTHERLY LINE OF SAID ADDITION, 649.39 FEET TO THE ANGLE POINT ON THE SOUTH LINE OF LOT 6, BLOCK 13 OF SAID ADDITION; THENCE NORTH 88°16'16" EAST, ALONG THE SOUTH LINE OF SAID ADDITION, 474.09 FEET; THENCE SOUTH 1°43'44" EAST, 356.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16°07'00" EAST, 134.79 FEET; THENCE NORTH 79°57'46" WEST, 60.16 FEET; THENCE NORTH 10°23'25" EAST, 120.99 FEET TO THE POINT OF BEGINNING. CONTAINS 0.084 ACRES, MORE OR LESS.

is hereby changed from A (Agricultural) District to RM12D-FP (Multi-Dwelling Residential-Floodplain 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 5. The rezoning granted in Sections 1-4, *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) Maximum density on the subject property as described in Sections 1-4 of this Ordinance shall be restricted to no more than eight (8) dwelling units per acre.

SECTION 6. 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 Sections 1-4, *supra*.

SECTION 7. 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 8. 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 January, 2014.

APPROVED:

Michael Dever
Mayor

ATTEST:

Diane Trybom
Acting 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.