

ORDINANCE NO. 8956

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 21.17 ACRES FROM A (AGRICULTURAL) DISTRICT TO OS-FP (OPEN SPACE-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 (SE 1/4) 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 THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, THENCE NORTH 01°41'46" WEST, ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 824.21 FEET; THENCE NORTH 40°57'36" EAST, A DISTANCE OF 40.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 40°57'36" EAST, A DISTANCE OF 334.98 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, ON THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 380.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 13, OF SAID ADDITION; THENCE SOUTH 21°06'48" WEST, A DISTANCE OF 269.12 FEET; THENCE SOUTH 58°23'30" EAST, A DISTANCE OF 239.50 FEET; THENCE SOUTH 69°46'08" EAST, A DISTANCE OF 412.68 FEET; THENCE SOUTH 79°57'46" EAST, A DISTANCE OF 444.81 FEET; THENCE NORTH 78°49'53" EAST, A DISTANCE OF 186.41 FEET; THENCE NORTH 85°58'07" EAST, A DISTANCE OF 155.47 FEET; THENCE NORTH 50°44'45" EAST, A DISTANCE OF 70.52 FEET; THENCE NORTH 01°43'44" WEST, A DISTANCE OF 262.92 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 341.63 FEET, A CHORD BEARING NORTH 39°03'03" EAST AND A CHORD LENGTH OF 313.51 FEET; THENCE NORTH 1°43'44" WEST, A DISTANCE OF 78.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 29TH STREET TERRACE IN SAID ADDITION; THENCE ON A CURVE TO THE LEFT ON SAID SOUTH RIGHT-OF-WAY LINE HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 93.96 FEET, A CHORD BEARING NORTH 65°56'14" EAST AND A CHORD LENGTH OF 93.73 FEET TO THE NORTHWEST CORNER OF LOT 1, INDIAN HILLS CHURCH OF GOD, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS; THENCE SOUTH

01°46'24" EAST, ON THE WEST LINE OF SAID ADDITION AND CONTINUING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 1107, PAGE 3024 IN THE REGISTER OF DEEDS OFFICE, DOUGLAS COUNTY, KANSAS, A DISTANCE OF 999.43 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12, THENCE SOUTH 87°41'21" WEST, ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12, A DISTANCE OF 1179.06 FEET; THENCE NORTH 02°18'39" WEST, A DISTANCE OF 80.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 31ST STREET AS DESCRIBED IN BOOK 275, PAGE 78 IN THE REGISTER OF DEEDS OFFICE, DOUGLAS COUNTY, KANSAS; THENCE NORTH 65°19'00" WEST, A DISTANCE OF 511.54 FEET; THENCE NORTH 46°59'15" WEST, A DISTANCE OF 761.08 FEET, TO THE POINT OF BEGINNING. CONTAINING 21.17 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS, SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

is hereby changed from A (Agricultural) District to OS-FP (Open Space-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 2. 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 3 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 4. 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.