

ORDINANCE NO. 9154

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 51.85 ACRES FROM RS7 (SINGLE-DWELLING RESIDENTIAL) DISTRICT, RM12 (MULTI-DWELLING RESIDENTIAL) DISTRICT, AND PUD [ALVAMAR] (PLANNED UNIT DEVELOPMENT) DISTRICT TO RM24-PD OVERLAY (MULTI-DWELLING RESIDENTIAL PLANNED DEVELOPMENT 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, 2015 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 LYING IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, WOODFIELD MEADOWS WEST NO. 2, A SUBDIVISION IN THE CITY OF LAWRENCE, AS RECORDED IN PLAT BOOK 15, PAGE 168 IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG SAID SOUTH LINE OF SAID LOT SOUTH 85° 03' 32" EAST, 98.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ON THE EAST LINE OF SAID LOT ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 185.24 FEET, AND A 184.97 FOOT CHORD BEARING NORTH 01° 56' 21" EAST TO A POINT IN THE EAST LINE OF SAID LOT; THENCE NORTH 89° 11' 31" EAST, 135.10 FEET; THENCE SOUTH 24° 53' 27" EAST, 454.16 FEET; THENCE SOUTH 16° 45' 48" EAST, 616.36 FEET; THENCE NORTH 76° 01' 44" EAST, 539.43 FEET; THENCE SOUTH 22° 32' 12" EAST, 191.54 FEET; THENCE SOUTH 01° 14' 15" EAST, 427.13 FEET; THENCE SOUTH 51° 34' 27" EAST, 623.57 FEET; THENCE SOUTH 36° 25' 35" WEST, 581.50 FEET; THENCE SOUTH 35° 20' 18" EAST, 442.44 FEET; THENCE SOUTH 54° 39' 42" WEST, 350.00 FEET; THENCE NORTH 35° 20' 18" WEST, 376.06 FEET; THENCE NORTH 28° 58' 17" WEST, 517.99 FEET; THENCE SOUTH 89° 23' 40" WEST, 147.26 FEET TO THE NORTHEAST CORNER OF LOT 11, GOLF CLUB SUBDIVISION AS RECORDED IN BOOK 14, PAGE 84 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE SOUTHWESTERLY ALONG SAID NORTH LOT LINE SOUTH 73° 57' 17" WEST, 244.62 FEET TO THE NORTHEAST CORNER OF LOT 9, GOLF CLUB SUBDIVISION, THENCE ALONG THE WEST RIGHT OF WAY LINE OF CROSSGATE DRIVE NORTH 30° 36' 24" WEST, 86.73 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 387.95 FEET, AN ARC LENGTH OF 414.78 FEET, AND A 395.30 FOOT CHORD BEARING NORTH 00° 00' 33" WEST; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 61.90 FEET, AND A 58.03 FOOT CHORD BEARING NORTH 11° 07' 51" EAST TO A POINT ON THE SOUTH LINE OF LOT A OF COUNTRY CLUB SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 15, PAGE 96 AT THE DOUGLAS COUNTY REGISTER OF DEEDS; THENCE ALONG SAID SOUTH LINE NORTH 75° 16' 58" WEST, 105.85 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 79° 22' 31" WEST, 59.40 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 38° 42' 47" EAST, 17.17 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 65° 35' 35" WEST, 205.19 FEET TO THE SOUTHWESTERNMOST POINT OF SAID LOT A; THENCE ALONG THE WEST LINE OF SAID LOT A NORTH 37° 46'

25" WEST, 89.56 FEET; THENCE SOUTH 85° 54' 28" WEST, 46.89 FEET; THENCE NORTH 00° 58' 54" WEST, 183.74 FEET; THENCE NORTH 22° 19' 35" WEST, 133.54 FEET; THENCE NORTH 73° 21' 10" EAST, 94.02 FEET; THENCE NORTH 19° 27' 37" WEST, 267.53 FEET; THENCE NORTH 11° 54' 15" WEST, 433.96 FEET; THENCE NORTH 06° 35' 09" EAST, 434.97 FEET; THENCE NORTH 51° 01' 46" EAST, 111.81 FEET TO THE POINT OF BEGINNING, CONTAINING 51.85 ACRES, MORE OR LESS.

is hereby changed from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24-PD Overlay (Multi-Dwelling Residential Planned Development Overlay) District, as such district is defined and prescribed in Chapter 20 of the Code of the City of Lawrence, Kansas, 2015 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, 2015 Edition, as amended, is also subject to the following special conditions:

- (a) Only the following non-residential uses shall be allowed on the above-described real property, as reflected in the Preliminary Development Plan:
 - (i) Retail uses, as accessory to the golf course;
 - (ii) Office uses, accessory to the direct operation of the golf course and banquet/reception facility, or management of accessory uses directly associated with the golf course;
 - (iii) Eating and Drinking Establishments, including a Nightclub (to be operated as a banquet/reception facility only), Fast Order Food, Quality Restaurant, and Accessory Bar uses.
 - (iv) Transient Accommodations, including a Hotel with not more than twenty-four (24) guest rooms.

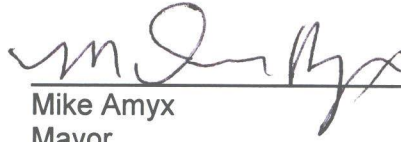
SECTION 3. The "Official Zoning District Map," which is adopted and incorporated into the City Code by reference at City of Lawrence, Kan., Code § 20-108 (Jan. 1, 2015), is hereby amended by showing and reflecting thereon the new zoning district classification for the subject property as described in 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 3rd day of November, 2015.

APPROVED:


Mike Amyx
Mayor

ATTEST:


Brandon McGuire
Acting City Clerk

APPROVED AS TO FORM:


Toni R. Wheeler
City Attorney