

ORDINANCE NO. 3354

AN ORDINANCE APPROVING THE REZONING OF LAND FROM "R-1, LOW DENSITY RESIDENTIAL DISTRICT" TO "I-1 LIGHT INDUSTRIAL DISTRICT" AND AMENDING THE CURRENT DISTRICT ZONING MAP; ALL TO THE CODE OF ORDINANCES OF THE CITY OF ABILENE, KANSAS.

BE IT ORDAINED by the Governing Body of the City of Abilene, Kansas:

SECTION 1. The District Zoning Map of the City of Abilene, Kansas, adopted by Ordinance No. 2796 with all amendments thereto, is hereby amended as follows:

The boundary of the "I-1, Light Industrial District" is hereby amended to include the following described real property:

The East Half of the West Half of the Southeast Quarter (E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seven (7), Township Thirteen (13) South, Range Two (2) East of the 6th P.M., Dickinson County, Kansas EXCEPT:

A tract of land in the East Half of the West Half of the Southeast Quarter of Section 7, Township 13 South, Range 2 East of the 6th P.M., described as follows: Beginning at the Northwest corner of said East Half of the West Half of said Southeast Quarter Section: First Course, thence on an assumed bearing of North 89°18'52" East, 201.967 meters (662.62 feet) along the North line of said Quarter Section to the East line of said West Half; Second Course, thence South 00°30'37" East, 18.749 meters (61.51 feet) along said East line; Third Course, thence South 87°22'31" West, 202.088 meters (663.02 feet) to the West line of said East Half of said West Half of the Southeast Quarter; Forth Course, thence North 00°32'44" West, 25.587 meters (83.95 feet) along said West line to the West line to the Point of Beginning.

SECTION 2. A notice of public hearing was published in the Abilene Reflector-Chronicle on April 16, 2018. The public hearing was conducted by the Planning Commission of the City of Abilene on May 8, 2018 and a recommendation to approve the rezoning was made to the Governing Body.

SECTION 3. In making its recommendation, the Planning Commission made the following findings, which are hereby adopted by the Governing Body:

1. The zoning change would be consistent with the intent of the zoning regulations.
2. The zoning change would be consistent with the changing nature of northwest Abilene.

3. The property is physically appropriate for uses allowed in the proposed zoning district and a full range of public services with adequate capacity will be required prior to the issuance of a Certificate of Occupancy.
4. The proposed zoning change is in accordance with the future land use plan and is therefore presumed valid.
5. The net impact of this application on the private and public interest would be positive in terms of allowing industrial development within an industrial area of town and the corresponding capital investment's positive impact on local government.

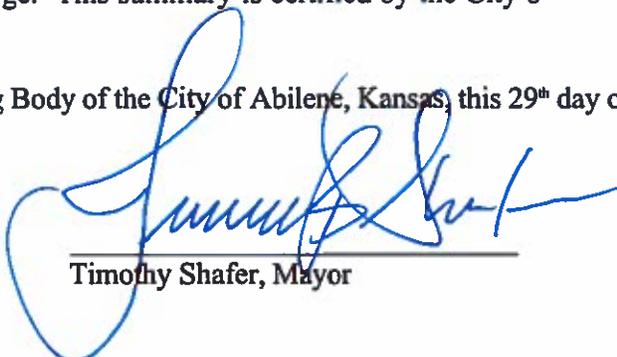
SECTION 4. The District Zoning Map referred to in the Zoning Regulations Section 3, of the City of Abilene, Kansas, adopted by Ordinance No. 2796, as previously existing and amended, be and the same is hereby amended, to be consistent with the amendments set forth herein.

SECTION 5. This ordinance shall be in full force and effect from and after its adoption and publication once in the official city newspaper by the following summary:

Ordinance No. 3354 Summary

On May 29, 2018, the City Commission passed Ordinance No. 18- 3354 The ordinance changes the zoning district classification for the 2100 Block of NW 14th Street, Abilene, Kansas, from Low Density Residential (R-1) to Light Industrial (I-1). A complete copy of the ordinance is available online at www.abilenecityhall.com or in the office of the City Clerk, 419 N. Broadway Street in Abilene, Kansas, free of charge. This summary is certified by the City's legal counsel.

APPROVED AND PASSED by the Governing Body of the City of Abilene, Kansas, this 29th day of May, 2018.

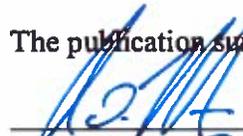


Timothy Shafer, Mayor

Attest:


Penny L. Soukup, CMC, City Clerk

The publication summary set forth above is certified this 29th day of May, 2018.



Aaron O. Martin, City Attorney