

ORDINANCE NO. 19-3382

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN ACCESSORY TRAVEL TRAILER PARK AT 2200 N. BUCKEYE AVENUE, IN THE CITY OF ABILENE, KANSAS

WHEREAS, the Planning Commission reviewed a request by Triplett, Inc. to operate an accessory travel trailer park at 200 N. Buckeye Avenue, Abilene, Kansas; and

WHEREAS, the Planning Commission conducted a public hearing pursuant to Section 26-103 of the Zoning Regulations on November 13, 2019 after proper notice was given; and

WHEREAS, after public comments were received, the Planning Commission recommended approval of the Conditional Use Permit.

NOW THEREFORE, BE IT ORDAINED, by the City Commission of the City of Abilene, as follows:

Section 1. Conditional Use Permit. That a Conditional Use Permit is hereby granted to Triplett Inc. for the purpose of operating an accessory travel trailer park on the property commonly known as 2200 N. Buckeye Avenue, Abilene, Kansas and legally described as follows:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ABILENE, COUNTY OF DICKINSON, STATE OF KANSAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN BOOK D257, PAGE 135 AND A TRACT OF LAND DESCRIBED IN BOOK D257, PAGE 52-54, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE N 00°35'33" W 374.21 FEET; THENCE S 89°24'27" W 79.75 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK D248, PAGE 948-949; THENCE ON THE NORTH LINE OF SAID TRACT OF LAND, S 89°45'49" W 150.03 FEET; THENCE CONTINUING ON SAID NORTH LINE, N 00°35'25" W 2.86 FEET; THENCE CONTINUING ON SAID NORTH LINE, S 89°42'52" W 511.40 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND, ALSO BEING THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 235, PAGE 897; THENCE ON SAID EAST LINE AND ITS PROLONGATION, N 00°32'53" W 344.14 FEET; THENCE N 84°11'21" E 303.96 FEET; THENCE S 89°57'48" E 358.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF BUCKEYE AVENUE; THENCE ON SAID WEST RIGHT-OF-WAY LINE, S 00°29'04" E 194.72 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK D247, PAGE 135; THENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID TRACT OF LAND, S 00°42'50" E 179.66 FEET TO THE POINT OF BEGINNING. CONTAINS 242,505.97 SQUARE FEET, 5.57 ACRES, MORE OR LESS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS AN ASSUMED BEARING OF S 00°35'33" E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 9.

The Conditional Use Permit shall not be limited in time, subject to compliance with the conditions set forth in Section 2 below.

Section 2. Permit Conditions: Approval. Pursuant to Section 20-103 of the Zoning Regulations, the Planning Commission may impose, and the City Commission may approve, reasonable conditions on the approval of a Conditional Use Permit. The following conditions as imposed by the Planning Commission are approved by the City Commission:

1. The accessory travel trailer park shall have no more than twenty-two (22) parking spaces.
2. The accessory travel trailer park shall not allow its customers, or their respective vehicles or trailers, to stay in the travel trailer park in excess of seven (7) consecutive days or twenty-one (21) nights in a twelve (12) month period.
3. Open fires are prohibited. Outdoor propane and charcoal cooking shall only be permitted under a plan approved by the Fire Chief.
4. The accessory travel trailer park must provide access to the travel service facility twenty-four (24) hours a day, seven (7) days a week.
5. The accessory travel trailer park must have a physical separation, being fencing and/or landscaping, between the R/V and Semi-truck parking areas
6. The overnight park must have a marked and lighted pedestrian path between the parking area and the travel service facility.
7. The accessory travel trailer park will not allow for tents to be set up.
8. The accessory travel trailer park shall remain under single ownership and operation with the primary use.
9. Prior to commencing construction, Triplett, Inc. shall have a stormwater drainage study prepared that includes a detention basin approved by the City Engineer. The final design and construction of the site shall include a detention basis approved by the City Engineer.
10. The accessory travel trailer park shall install individual water, sewer and electrical hook-ups for each parking space.

Section 3. Certified Copy. A certified copy of this Ordinance signed by the City Clerk for the City of Abilene, Kansas, shall be recorded in the Office of the Register of Deeds, Dickinson County, Kansas.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its adoption and publication once in the official newspaper by the following summary:

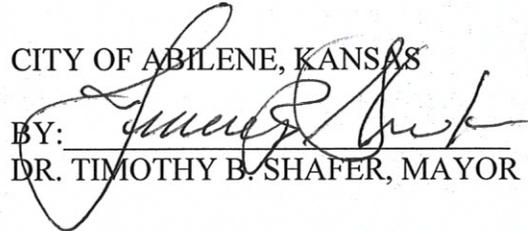
Ordinance No. 19-3382 Summary

On December 9, 2019, the City Commission passed Ordinance No. 19-3382. The ordinance grants a conditional use permit to allow an accessory travel trailer park

located at 220 N. Buckeye Avenue, in the City of Abilene, Kansas. 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.

PASSED AND APPROVED by the Governing Body of the City of Abilene, Kansas this 9th day of December, 2019.

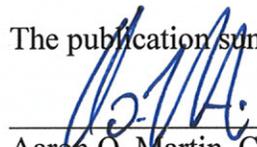
CITY OF ABILENE, KANSAS

BY: 
DR. TIMOTHY B. SHAFER, MAYOR

ATTEST:


PENNY SOUKUP, CMC
CITY CLERK

The publication summary set forth above is certified this 9th day of December, 2019.



Aaron O. Martin, City Attorney