

**ORDINANCE NO. 21-3410**

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A TRAVEL TRAILER PARK AND SELF-STORAGE AT THE PROPERTY DESCRIBED AS 1900 BLK NW 14<sup>TH</sup> ST., ABILENE, KANSAS, IN THE C-3 GENERAL COMMERCIAL DISTRICT.**

**WHEREAS**, the property owner of record has requested the City consider a conditional use permit to allow a travel trailer park and self-storage at the property described as 1900 BLK NW 14<sup>th</sup> St., Abilene, Kansas, in the C-3 General Commercial District;

**WHEREAS**, the Planning Commission conducted a public hearing on December 7, 2021 to receive comments from the public, and;

**WHEREAS**, the Planning Commission recommended the Governing Body approve a conditional use permit allowing the travel trailer park and self-storage at the aforementioned address.

**NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ABILENE, KANSAS:**

**SECTION ONE.** Findings of Fact. The City Commission finds that the proposed use will not present a nuisance on neighboring uses or structures, provided the conditions are met.

**SECTION TWO.** Conditional Use Permit. A conditional use permit is hereby granted to the property owner of record for approval to allow a travel trailer park and self-storage at the property commonly known as 1900 BLK NW 14<sup>th</sup> St., in Abilene, Kansas and legally described as follows:

**The East Half of the West Half of the Southeast Quarter (E½ W½ SE¼) 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; Fourth Course, thence North 00°32'44" West, 25.587 meters (83.95 feet) along said West line to the Point of Beginning.**

all as generally described in the conditional use permit application. The conditional use permit shall not be limited in time, subject to compliance with the conditions set forth in Section 3 below.

**SECTION THREE.** Permit Conditions Approval. Pursuant to the Abilene Zoning Regulations, the Planning Commission may impose, and City Commission may approve, reasonable conditions on approval of a conditional use permit. The following conditions are approved:

1. The applicant shall comply with all applicable building codes and regulations listed in Section 9-11 Travel Trailer Parks.
2. The applicant shall install a fire hydrant on the property.

**SECTION FOUR. Implementation.** The Planning and Zoning Administrator, or designee, is hereby authorized to ensure all conditions have been reasonably met.

**SECTION FIVE. Certified Copy.** A certified copy of this Ordinance signed by the City Clerk for the City of Abilene, Kansas, shall be recorded against the subject property legally described above, in the Office of the Register of Deeds, Dickinson County, Kansas.

**SECTION SIX. 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. 21-3410 Summary

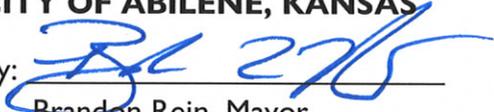
On December 27, 2021, the City Commission passed Ordinance No. 21-3410. The Ordinance grants a conditional use permit to allow a travel trailer park and self-storage at the property described as 1900 BLK NW 14<sup>th</sup> St., Abilene, Kansas, in the C-3 General Commercial District. A complete copy of the ordinance is available online at [www.abilenecityhall.com](http://www.abilenecityhall.com) or in the office of the City Clerk, 419 N. Broadway St. in Abilene, Kansas, free of charge. This summary is certified by the City's legal counsel.

**PASSED AND ADOPTED** by the Governing Body of the City of Abilene, Kansas this 27<sup>th</sup> day of December, 2021.

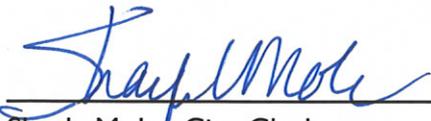


**CITY OF ABILENE, KANSAS**

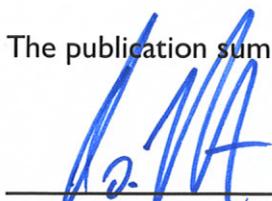
By:

  
Brandon Rein, Mayor

**ATTEST:**

  
Shayla Mohr, City Clerk

The publication summary set forth above is certified this 27<sup>th</sup> day of December, 2021.

  
Aaron O. Martin, City Attorney