

ORDINANCE NO. 2657

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF GARDNER, KANSAS, UNDER THE AUTHORITY GRANTED BY TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF GARDNER, KANSAS;

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GARDNER, KANSAS:

SECTION ONE: That having received a recommendation from the Planning Commission on March 24, 2020, and proper notice having been given and hearing held as provided by law and under the authority of and subject to the provisions of the Gardner, Kansas Land Development Code, the recommendation of the Planning Commission is hereby approved and the zoning classification or districts of the lands legally described hereby are changed in conformity therewith as follows:

The following described property located southwest of the intersection of 175th Street and S. Clare Road shall hereafter have a zoning classification from County PRB2 (Planned Residential Neighborhood Retail Business) and PEC3 (Planned Light Industrial Park) District to City of Gardner C-3 (Heavy Commercial) District.

CASE NO. Z-20-03

Rezoning from County PRB2 (Planned Residential Neighborhood Retail Business) and PEC3 (Planned Light Industrial Park) District to City of Gardner C-3 (Heavy Commercial) District:

Legal Description:

Part of the Northeast One-Quarter and the Northwest One-Quarter of Section 29, Township 14 South, Range 23 East, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southwest corner of said Northwest One-Quarter of said Section 29; thence along the West line of said Northwest One-Quarter North 02 degrees 17 minutes 30 seconds West, a distance of 1052.39 feet to the POINT OF BEGINNING; thence continuing along said West line North 02 degrees 17 minutes 30 seconds West, a distance of 311.40 feet to a point on the South line of Interstate Highway I-35 Right-of-way as now established, said point also being a point of curvature; thence Northeasterly along said South right-of way line on a curve to the right, having an initial tangent bearing of North 49 degrees 41 minutes 33 seconds East, a radius of 11309.16 feet, a central angle of 00 degrees 10 minutes 52 seconds, a chord bearing of North 49 degrees 46 minutes 59 seconds East, and an arc length of 35.75 feet; thence continuing along said South Right-of-Way for the next eight courses, North 56 degrees 31 minutes 20 seconds East, a distance of 543.85 feet; thence North 68 degrees 50 minutes 34 seconds East, a distance of 440.47 feet; thence North 87 degrees 46 minutes 28 seconds East, a distance of 1460.43 feet; thence South 87 degrees 20 minutes 26 seconds East, a distance of 327.30 feet; thence North 66 degrees 35 minutes 54 seconds East, a distance of 14.46 feet to a point on the East line of the Northwest One-Quarter of said Section 29; thence continuing North 66 degrees 35 minutes 54 seconds East, a distance of 296.48 feet; thence North 34 degrees 50 minutes 13 seconds East, a distance of 225.00 feet; thence North 11 degrees 50 minutes 40 seconds East, a distance of 437.78 feet; thence North 02 degrees 01 minutes 59 seconds West, a distance of 125.00 feet to a point on the North line of the Northeast One-Quarter of said Section 29; thence along said North line North 87 degrees 58 minutes 01 seconds East, a distance of 2192.63 feet to the Northeast corner of said Section 29; thence South 01 degrees 50 minutes 26 seconds East along

the East line of said Northeast One-Quarter a distance of 1052.00 feet; thence leaving said East line South 88 degrees 09 minutes 34 seconds West, a distance of 1046.29 feet to a point of curvature; thence along a curve to the right, tangent to the previous course and having a radius of 300.00 feet, a central angle of 50 degrees 12 minutes 53 seconds, a chord bearing of North 66 degrees 43 minutes 59 seconds West, and an arc length of 262.92 feet; thence North 41 degrees 37 minutes 53 seconds West, a distance of 111.94 feet to a point of curvature; thence along a curve to the right, having an initial tangent bearing of South 48 degrees 22 minutes 27 seconds West, a radius of 500.00 feet, a central angle of 40 degrees 17 minutes 16 seconds, a chord bearing of South 68 degrees 31 minutes 05 seconds West, and an arc length of 351.58 feet; thence South 88 degrees 39 minutes 43 seconds West, a distance of 577.23 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 48 seconds, a chord bearing of South 69 degrees 22 minutes 20 seconds West, and an arc length of 336.67 feet; thence South 50 degrees 04 minutes 56 seconds West, a distance of 1756.55 feet; thence North 39 degrees 59 minutes 41 seconds West, a distance of 1119.42 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 60 degrees 58 minutes 51 seconds West, a radius of 680.00 feet, a central angle of 04 degrees 27 minutes 31 seconds, a chord bearing of South 58 degrees 45 minutes 06 seconds West, and an arc length of 52.92 feet; thence South 56 degrees 31 minutes 20 seconds West, a distance of 564.78 feet; thence South 87 degrees 57 minutes 59 seconds West, a distance of 246.33 feet to the Point of Beginning, and containing 100.3990 acres, more or less.

SECTION TWO: That upon the taking effect of this Ordinance, the above zoning changes shall be incorporated and shown on the Zoning District Map previously adopted by reference, and said Zoning District Map is hereby reincorporated as a part of the Land Development Code as amended.

{The remainder of this page left intentionally blank}

