

ORDINANCE NO. 9181

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 2.96 ACRES FROM RS7 (SINGLE-DWELLING RESIDENTIAL) DISTRICT TO IL (LIMITED INDUSTRIAL) 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 IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 231 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 442 FEET, 2 INCHES; THENCE EAST 146 FEET; THENCE NORTH 125.1 FEET; THENCE EAST 250 FEET; THENCE NORTH 317 FEET; THENCE WEST 396 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION THEREOF LYING IN LOT 1, PENCE ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

is hereby changed from RS7 (Single-Dwelling Residential) District to IL (Limited Industrial) 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) Permitted uses are limited to those listed below:
 - (i) Crop Agriculture;
 - (ii) Social Service Agency;
 - (iii) Health Care Office/Health Care Clinic, provided that the gross floor area shall not exceed 3,000 square feet;
 - (iv) Administrative and Professional Office, provided that the gross floor area shall not exceed 3,000 square feet;
 - (v) Personal Improvement, provided that the gross floor area shall not exceed 3,000 square feet;

- (vi) General Retail Sales, provided that the gross floor area shall not exceed 3,000 square feet;
 - (vii) Fast Order Food, provided that the gross floor area shall not exceed 3,000 square feet;
 - (viii) Limited Manufacturing and Production, provided that it is approved through the issuance of a Special Use Permit;
 - (ix) Light Wholesale Storage and Distribution, provided that it is approved through the issuance of a Special Use Permit;
 - (x) Neighborhood Religious Institution; and
 - (xi) Satellite Dish, accessory.
- (b) All site plans submitted for standard or major development projects shall require approval by the City Commission.

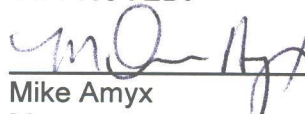
SECTION 3. The "Official Zoning District Map," which is adopted and incorporated into the City Code by reference at City of Lawrence, Kan., Code § 20-108 (Jan. 1, 2015), is hereby amended by showing and reflecting thereon the new zoning district classification for the subject property as described in 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 8th day of December, 2015.

APPROVED:



Mike Amyx
Mayor

ATTEST:



Brandon McGuire
Acting City Clerk

APPROVED AS TO FORM:



Toni R. Wheeler
City Attorney