

**ORDINANCE NO. 3453**

**AN ORDINANCE OF THE CITY OF MCPHERSON, KANSAS APPROVING OF AN AUTOMOBILE PARTS, ACCESSORIES, AND SERVICE RETAIL STORE IN THE B-6 ZONING DISTRICT, INTERCHANGE BUSINESS DISTRICT ON CERTAIN LANDS LOCATED IN THE CITY OF MCPHERSON, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY AS ORIGINALLY APPROVED BY ORDINANCE NO. 3016.**

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

**SECTION 1.** Having received a recommendation from the City Planning Commission on Case Number SU-25-04, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the Zoning Regulations of the City of McPherson as originally approved by Ordinance No. 3016, a Special Use for the establishment of an automobile parts, accessories, and service retail store on property zoned as the B-6, Interchange Business District, subject to the following conditions:

1. Applicant must complete a final approved, signed, and filed Site Plan (see Case Number SP-25-05).
2. If the Zoning Administrator subsequently finds that there is a violation of any of the conditions attached to the approval of this Special Use, the Zoning Administrator may, in addition to enforcing the other remedies available in the Zoning Regulations, declare that the Zoning Permit/Occupancy Certificate issued for the Special Use is null and void.

**LEGAL DESCRIPTION:** A portion of Lot 2, Wallace First Addition, a replat of part of Lot 3, Block 2, Champlin Addition, a subdivision in the City of McPherson, McPherson County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Wallace First Addition; Thence with a bearing North 89°26'21" East (basis of bearings is NAD 83 Kansas South Zone) along the North line of said Lot 2 a distance of 237.36 feet; Thence South 00°34'18" East a distance of 281.00 feet to the South line of said Lot 2; Thence South 89°25'42" West along the South line of said Lot 2 a distance of 234.50 feet to the Southwest corner of said Lot 2; Thence North 01°09'12" West along the West line of said Lot 2 a distance of 281.06 feet (280.96 per record) to the point of beginning containing 1.522 Acres subject to any easements and restrictions of record.

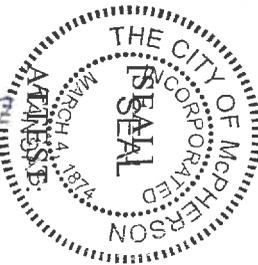
**GENERAL LOCATION:** Generally located in the lot south of Candlewood Inn and Suites, 2219 E Kansas Ave, McPherson, Kansas.

**SECTION 2.** This ordinance shall take effect and be in full force and effect from and after its passage, signature, and publication of the full text of the ordinance on the city's website in compliance with K.S.A. 12-3007(b).

**ADOPTED** by the governing body this 16<sup>th</sup> day of December 2025.

CITY OF MCPHERSON, KANSAS

  
Thomas A. Brown, Mayor



  
Leah Kaw'anguzi, City Clerk