

ORDINANCE NO. 3210

AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF 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 No. Z-16-12, 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 as originally approved by Ordinance No. 3016, the zoning district classification of the lands legally described hereby is changed as follows:

Change of zoning district classification from the R-1 Single-Family Residential and A-1 Agricultural Transition District to the R-3 Multiple-Family Residential District and to "P-O" Protective Overlay District #12, on property described as:

Legal Description: Commencing at the Northwest corner of said Northwest Quarter; thence on a NAD 83 Kansas South Zone bearing of North 88°45'53" East on the North line of said Northwest Quarter a distance of 468.47 feet (468.57 Record) to the Northeast corner of First Lamco Addition to the City of McPherson, Kansas, also being the point of beginning; thence continuing North 88°45'53" East on said North line a distance of 214.48 feet (214.53 Record) to the Northwest corner of Trail North Subdivision, City of McPherson, Kansas; thence South 00°12'19" East along the West line of said Trail North Subdivision a distance of 585.19 feet (578.66 Record) to a 5/8" rebar in concrete; thence South 89°49'47" West a distance of 214.51 feet (214.53 Record) to a 5/8" rebar in concrete being the Southeast corner of Lot 1, Block A of said First Lamco Addition; thence North 00°11'56" West along the East line of said First Lamco Addition a distance of 581.20 feet (578.66 Record) to the point of beginning. Containing 2.871 Acres and subject to any easements or restrictions of record.

General Location: South side of Northview Road between Main and Trail West (122 and 124 E Northview Road)

SUBJECT TO THE FOLLOWING PROTECTIVE OVERLAY RESTRICTIONS:

- a. Restrict building heights to single story buildings.
- b. Screening to be decided by the Site Plan.
- c. Lighting to be considered by the Site Plan.
- d. Manufactured metal buildings with exposed metal siding shall not be allowed.
- e. Boarding and rooming houses shall not be permitted.

SECTION 2. Upon the taking effect of the Ordinance, the above zoning change shall be entered and shown on the Official Zoning Map as previously adopted by reference and said map is hereby reincorporated as a part of the Zoning Regulations as amended.

SECTION 3. A Final Plat shall be completed, approved by the Planning Commission, and recorded with the McPherson County Register of Deeds within 12 months of the date this ordinance is approved by the City Commission or this zoning change shall become null and voided.

SECTION 4. No building permit shall be issued for any improvements to be constructed on the property hereby rezoned until a completed site plan is filed with the Zoning Administrator.

SECTION 5. This Ordinance shall take effect and be in force from and after its passage by the governing body, signature by the Mayor and publication once in the official city newspaper.

PASSED BY THE GOVERNING BODY and SIGNED BY THE MAYOR this 2nd day of May, 2016

ATTEST:

Thomas A. Brown, Mayor

[SEAL]

Tamra Seely, City Clerk