

Ordinance Summary published in the Legal Record on \_\_\_\_\_ and the full text of the Ordinance made available at [www.desotoks.us](http://www.desotoks.us) for a minimum of 1 week from the date of publication

**Ordinance No. 2506 Summary**

On February 18, 2021, the City of De Soto, Kansas, adopted Ordinance No. 2506, providing for the amendment of the official zoning map for the City of De Soto to change the zoning of property located at 8145 Cedar Creek Road, De Soto, Kansas from City of De Soto zoning district "R-A" Rural Agriculture District to City of De Soto "R-1" Residential – Low Density District. A complete copy of this ordinance may be obtained or viewed free of charge at the Office of the City Clerk at City Hall, 32905 West 84<sup>th</sup> Street, De Soto, Kansas or at [www.desotoks.us](http://www.desotoks.us). This summary is certified by Patrick G. Reavey, De Soto City Attorney pursuant to K.S.A. 12-3001, et seq.

**ORDINANCE NO. 2506**

**AN ORDINANCE REZONING PROPERTY AT 8145 CEDAR CREEK ROAD, DE SOTO, KANSAS FROM CITY OF DE SOTO ZONING DISTRICT "R-A" RURAL AGRICULTURE DISTRICT TO CITY OF DE SOTO "R-1" RESIDENTIAL – LOW DENSITY DISTRICT.**

WHEREAS, the owner [or authorized agent] of the property, legally described in the attached **Exhibit A** and located at 8145 Cedar Creek Road made application to rezone the property from City of De Soto zoning district "R-A" Rural Agriculture District to City of De Soto "R-1" Residential – Low Density District.; and

WHEREAS, all newspaper and mailed notifications were performed and a public hearing was properly held before the City Planning Commission; and

WHEREAS, the Planning Commission recommended that the City Council grant the requested rezoning.

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

**Section 1.** That the Governing Body, in making its decision on the rezoning request, considered the evidence and recommendation forwarded to it by the City Planning Commission, as well as the following criteria (if applicable) contained in the City's Zoning Regulations and as required by Kansas law:

- A. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
- B. Consideration of rezoning applications requesting Planned Development Districts for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage.
- C. Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties.

- D. Suitability of the uses to which the property has been restricted under its existing zoning.
- E. Length of time property has remained vacant as zoned.
- F. The extent to which there is a need in the community for the uses allowed in the proposed zoning.
- G. The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services.
- H. The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property.
- I. The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm.
- J. The economic impact on the community from the uses allowed in the proposed zoning.
- K. The extent to which the zoning amendment may detrimentally affect nearby property.
- L. The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial.
- M. Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City of De Soto.
- N. The recommendation of professional staff.

**Section 2.** That the Governing Body hereby adopts the recommendation by the Planning Commission to approve the rezoning of the property described in **Exhibit A** attached hereto, with an address of 8145 Cedar Creek Road, De Soto, Kansas, from City of De Soto zoning district "R-A" Rural Agriculture District to City of De Soto "R-1" Residential – Low Density District.

**Section 3.** City Staff is directed to make all necessary changes to the City's maps and other records to reflect such change in zoning.

**Section 4.** This ordinance shall take effect and be enforced from and after its

publication once in the official city newspaper.

PASSED by the Governing Body of the City of De Soto, and approved by the Mayor on  
the 18<sup>th</sup> day of February 2021

(Seal)

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Rick Walker, Mayor

ATTEST:

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Lana R. McPherson, MMC, City Clerk

APPROVED AS TO FORM:

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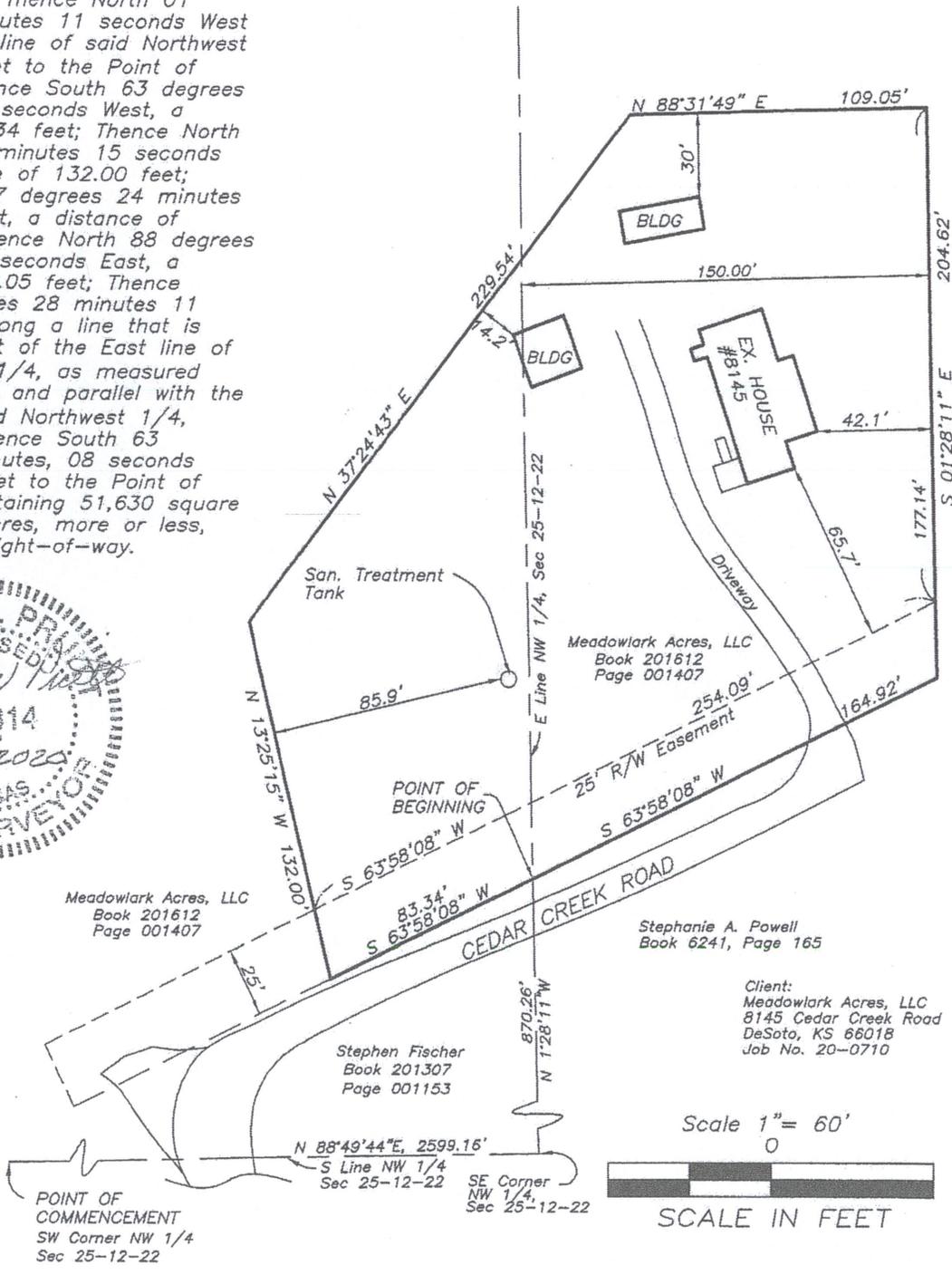
Patrick G. Reavey, City Attorney

# EXHIBIT 'A'

**DESCRIPTION:**

That part of the Northwest 1/4 and the Northeast 1/4 of Section 25, Township 12 South, Range 22 East of the 6th Principal Meridian, in the City of DeSoto, Johnson County, Kansas, described as follows:

Commencing at the Southwest corner of said Northwest 1/4; Thence North 88 degrees 49 minutes 44 seconds East along the South line of said Northwest 1/4, 2,599.16 feet to the Southeast corner of said Northwest 1/4; Thence North 01 degrees 28 minutes 11 seconds West along the East line of said Northwest 1/4, 870.26 feet to the Point of Beginning; Thence South 63 degrees 58 minutes 08 seconds West, a distance of 83.34 feet; Thence North 13 degrees 25 minutes 15 seconds West, a distance of 132.00 feet; Thence North 37 degrees 24 minutes 43 seconds East, a distance of 229.54 feet; Thence North 88 degrees 31 minutes 49 seconds East, a distance of 109.05 feet; Thence South 01 degrees 28 minutes 11 seconds East along a line that is 150.00 feet East of the East line of said Northwest 1/4, as measured perpendicular to and parallel with the East line of said Northwest 1/4, 204.62 feet; Thence South 63 degrees, 58 minutes, 08 seconds West, 164.92 feet to the Point of Beginning. Containing 51,630 square feet, or 1.19 acres, more or less, including road right-of-way.



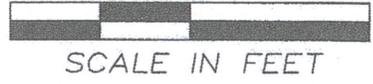
Ederer, Renate E. Trustee  
Book 6809, Page 739

Stephanie A. Powell  
Book 6241, Page 165

Client:  
Meadowlark Acres, LLC  
8145 Cedar Creek Road  
DeSoto, KS 66018  
Job No. 20-0710

Stephen Fischer  
Book 201307  
Page 001153

Scale 1" = 60'



SCALE IN FEET

POINT OF COMMENCEMENT  
SW Corner NW 1/4  
Sec 25-12-22

SE Corner NW 1/4,  
Sec 25-12-22

**PRUITT AND DOOLEY SURVEYING, LLC**  
10777 Barkley, Suite 220-I, Overland Park, KS 66211  
Tele.-913-652-9002  
25-12-22 Rezoning Exhibit 'A' Rev-1.dwg

