

Ordinance No. 2553 Summary

On November 17, 2022, the City of De Soto, Kansas, adopted Ordinance No. 2553, providing for the amendment of the official zoning map for the City of De Soto to change the zoning of property (78 acres) at 36520 West 103rd Street, De Soto, Kansas from Johnson County Zoning District “RUR, Rural District” to City of De Soto zoning district “R-3” Multifamily Dwelling 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 84th Street, De Soto, Kansas or under the heading of “Recently Passed Ordinances” by clicking the “Government” link at 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. 2553

AN ORDINANCE REZONING PROPERTY [78 ACRES] LOCATED AT 36520 WEST 103RD STREET IN DE SOTO, KANSAS FROM JOHNSON COUNTY KANSAS ZONING DISTRICT “RUR, RURAL DISTRICT” TO CITY OF DE SOTO “R-3” MULTIFAMILY DWELLING DISTRICT

WHEREAS, the owner [or authorized agent] of property (78 acres), legally described herein below and located at 36520 West 103rd Street, made application to rezone the property from Johnson County Zoning District “RUR, Rural District to City of De Soto Zoning District “R-3” Multifamily Dwelling 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.

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Section 2. That the Governing Body hereby adopts the recommendation by the Planning Commission to approve the rezoning of the following property from Johnson County Zoning District “RUR, Rural District to City of De Soto Zoning District “R-3” Multifamily Dwelling District:

A Tract of land being the West one-half of the Southeast Quarter of Section 6, Township 13 South, Range 22 East of the Sixth Principal Meridian, in Johnson County, Kansas. Beginning at the Southwest corner of the Southeast Quarter of said Section 6, monumented by a reinforcing bar with an Aluminum Cap found 3" below the surface of the road and per Kansas Land Survey Reference Report #216834. Thence North 02° 44' 01" West, 2613.48 feet, along the West line of the West one-half of the Southeast Quarter of said Section 6, to the Northwest corner of said Southeast Quarter, monumented by a found 1/2-inch reinforcing rod and per Kansas Land Survey Reference Report #276833. Thence North 89° 27' 35" East, 1329.01 feet, along the North line of the West one-half of the Southeast Quarter of said Section 6, to the Northeast corner of said West one-half of the Southeast Quarter, monumented by a broken and disturbed concrete monument. Thence South 02° 42' 13" East, 2592.84 along the East line of said West one-half, to the Southeast corner of the West one-half of the Southeast Quarter of said Section 6. Thence South 88° 34' 17" West, 1327.03 feet, along the South line of said West one-half of the Southeast Quarter of said Section 6, to the POINT OF BEGINNING of said tract, containing 3,455,355 square feet, or 79.324 acres. Less that part on the South taken for road right of way.

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 17th day of November 2022.

(Seal)

Rick Walker, Mayor

ATTEST:

Brandon Mills, City Clerk

APPROVED AS TO FORM:

Patrick G. Reavey, City Attorney