

Ordinance No. 2571 Summary

On March 16, 2023, the City of De Soto, Kansas, adopted Ordinance No. 2571, providing for the amendment of the official zoning map for the City of De Soto to change the zoning of property (1.72 acres) located at the northeast corner of Ottawa Street and Lexington Avenue (the tract just to the south of Possum Creek development) from “C-2” Business – General District to “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 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. 2571

AN ORDINANCE REZONING PROPERTY [1.72 ACRES] LOCATED AT THE NORTHEAST CORNER OF OTTAWA STREET AND LEXINGTON AVENUE IN DE SOTO, KANSAS FROM “C-2” BUSINESS – GENERAL DISTRICT TO “R-3” MULTIFAMILY DWELLING DISTRICT

WHEREAS, the owner [or authorized agent] of property (1.72 acres), legally described in the attached **Exhibit A** and located at the northeast corner of Ottawa Street and Lexington Avenue in De Soto, Kansas, made application to rezone the property from “C-2” Business – General District to “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.

Section 2. That the Governing Body hereby adopts the recommendation by the Planning Commission to approve rezoning the property depicted and described in the attached **Exhibit A** from “C-2” Business – General District to “R-3” Multifamily Dwelling 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 16th day of March 2023.

(Seal)

Rick Walker, Mayor

ATTEST:

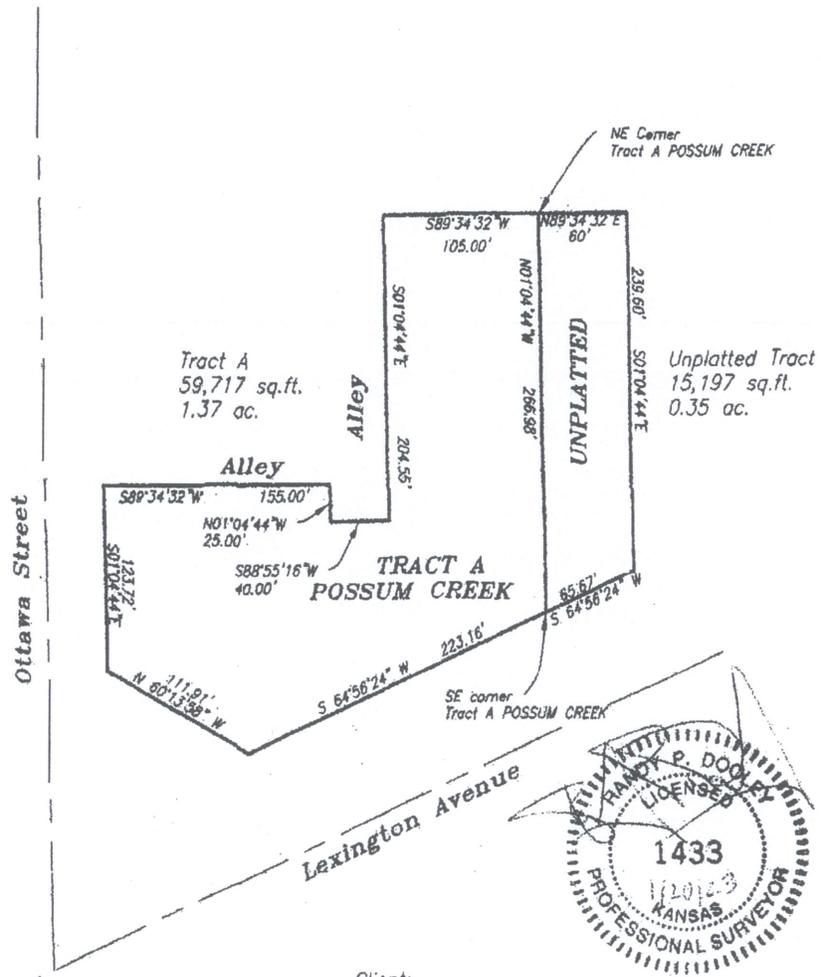
Brandon Mills, City Clerk

APPROVED AS TO FORM:

Patrick G. Reavey, City Attorney

EXHIBIT 'A'

All of Tract A of POSSUM CREEK, a subdivision of land in the City of Desoto, Johnson County, Kansas along with that part of Section 28, Township 12 South, Range 22 East, described as follows; BEGINNING at the Northeast corner of Tract A of POSSUM CREEK; thence North 89 Degrees 34 minutes 32 Seconds East, a distance of 60.00 feet; thence South 01 Degrees 04' 44 Seconds E, parallel with the east line of said Tract A, a distance of 239.60 feet to a point on the Right of Way of Lexington Avenue; thence south 64 Degrees 56 Minutes 24 Seconds West along said Right of Way, a distance of 65.67 feet to the Southeast corner of said Tract A; thence North 01 degrees 04 Minutes 44 Seconds West, along the east line of said Tract A, a distance of 266.98 feet to the POINT OF BEGINNING, containing 74,194 sq. ft. or 1.72 ac., more or less.



Client:
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 10777 Barkley, Suite 220-1, Overland Park, KS 66211
 Tele.-913-652-9002

1 inch = 100 ft.

Tract A and Unplatted Tract Rezone Exhibit.dwg