

AGENDA ITEM 4i

Ordinance No. 2580 Summary

On May 18, 2023, the City of De Soto, Kansas, adopted Ordinance No. 2580, providing for the amendment of the official zoning map for the City of De Soto to change the zoning of a 20-acre tract at 35000 W 95th Street 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. 2580

AN ORDINANCE REZONING A 20-ACRE TRACT OF LAND AT 35000 WEST 95TH STREET FROM “C-2” BUSINESS GENERAL DISTRICT TO “R-3” MULTIFAMILY DWELLING DISTRICT

WHEREAS, the owner [or authorized agent] of a 20-acre tract at 35000 W 95th Street made application to change the zoning of said land 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.

AGENDA ITEM 4i

- 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 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.

AGENDA ITEM 4i

PASSED by the Governing Body of the City of De Soto and approved by the Mayor on the 18th day of May 2023.

(Seal)

Rick Walker, Mayor

ATTEST:

Brandon Mills, City Clerk

APPROVED AS TO FORM:

Patrick G. Reavey, City Attorney

AGENDA ITEM 4i

EXHIBIT A

DESCRIPTION:

North Tract= A tract of land in the North half of the Southeast Quarter of Section 32, Township 12 South, Range 22 East of the 6th P.M., described as follows: Beginning at the Southwest corner of said North half of the Southeast Quarter Section, the South line of said North half of the Southeast Quarter Section having an assumed bearing of South 89 Degrees 50 Minutes East; thence South 89 Degrees 50 Minutes East, 760.4 feet along South line; thence North 00 Degrees 06 Minutes West, 14.0 feet; thence Northwesterly to a point on the West line of said North half of the Southeast Quarter Section, 118.0 feet North of the place of beginning; thence South 00 Degrees 03 Minutes East along said West line to the place of beginning, exclusive of the existing highway.

AND

South Tract= The West 23 acres of the Southwest Quarter of the Southeast Quarter of Section 32, Township 12, Range 22 East, Johnson County, Kansas, except any part thereof in any Public Road minus the southern most 214', approximately 3.737 acres which is to remain zoned C-2.