ORDINANCE NO. S-16-06

AN ORDINANCE REZONING THE TRACT OF LAND IN A PORTION OF LOT NO. 7, SECTION 7, TOWNSHIP 34 SOUTH, RANGE 17 EAST OF THE 6TH PRIME MERIDIAN; MONTGOMERY, COUNTY, KANSAS; BEING MORE PARTICULARLY DESCRIBED AS FLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 7; THENCE NORTH 88*28'02" WEST, ALONG THE SOUTH LINE OF LOT NO. 7, A DISTANCE OF 866.86 FEET TO THE EAST ROW LINE OF HIGHWAY 169; THENCE NORTH 01*18'52" WEST ALONG SAID EAST ROW LINE A DISTANCE OF 225.18 FEET TO THE POB; THENCE CONTINUING NORTH 01*18'52" WEST ALONG THE EAST ROW LINE A DISTANCE OF 348.72 FEET; THENCE NORTH 01*54'08" EAST ALONG THE EAST ROW LINE A DISTANCE OF 585.24 FEET; THENCE NORTH 07*39'41" EAST ALONG SAID EAST ROW LINE A DISTANCE OF 168.72 FEET TO THE NORTH LINE OF LOT NO. 7; THENCE SOUTH 88*33'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 68.26 FEET; THENCE SOUTH 01*36'47" EAST A DISTANCE OF 1105 66 FEET; THENCE NORTH 87*20'44" WEST A DISTAANCE OF 133.43 FEET TO THE POB, CONTAINING 2.902 ACRES; IN THE CITY OF COFFEYVILLE, MONTGOMERY COUNTY, KANSAS; (*A/K/A 2649 North Highway 169*).

WHEREAS, the Coffeyville Planning Commission received an application from Mr. Fred Wigley, 3150 W. North Avenue, Ponca City, Oklahoma 74601, that the following property, as more particularly described below, be rezoned from M (Mobile Home Court District) to C-4, (Service Commercial District), for the purpose of construction and operation of a Mobile Home and Compact Home sales facility; and

WHEREAS, pursuant to K.S.A. 12-757(b), at least twenty days prior to the hearing, a notice of hearing was published in the official city newspaper and written notice was mailed to all owners of record of real property located within at least 200 feet of the tract of land being considered for rezoning inside the City Limits and located within at least 1000 feet of the tract of land being considered for rezoning outside the City Limits; and

WHEREAS, pursuant to K.S.A. 12-757(b), the Coffeyville Planning Commission held a public hearing on April 5, 2016, regarding said rezoning request; and

WHEREAS, in regular session on April 5, 2016, the Coffeyville Planning Commission after considering the matters set forth in the City's zoning regulations determined by a majority vote, to submit to the governing body a recommendation of approval of the rezoning said property to C-4 (Service Commercial District) and that the Official Zoning District Map of Coffeyville, Kansas be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COFFEYVILLE, KANSAS:

SECTION 1. That the specific real property as more particularly described below be and is hereby rezoned from M (Mobile Home Court District) to C-4 (Service Commercial District).

Coffeyville Planning Commission Rezoning Case Number **ZC 2016-02**.

A tract of land located in a portion of Lot No. 7; Section 7; Township 34 South; Range 17 East of the 6th Prime Meridian; Montgomery County, Kansas; being more particularly described as follows: Beginning at the Southeast corner of Lot 7, thence North 88*28'02" West, along the South line of Lot 7 a distance of 866.86 feet to the East ROW line of Highway 169; thence North 01*18"52" West along said East ROW line a distance of 225.18 feet to the POB; thence continuing North 01*18'52" West along the East ROW

line a distance of 348.72 feet; thence North 01*54’08” East along the East ROW line a distance of 585.24 feet; thence North 07*39’41” East along said East ROW line a distance of 168.72 feet to the North line of Lot 7; thence South 88*33’37” East along said North line a distance of 68.26 feet; thence South 01*36’47” East a distance of 1105.66 feet; thence North 87*20’44” West a distance of 133.43 feet to the POB, containing 2.902 acres; in the City of Coffeyville, Montgomery County, Kansas; a/k/a 2649 North Highway 169

SECTION 2. That the Official Zoning District Map of Coffeyville, Kansas be amended to reflect the approved rezoning of said property.

SECTION 3. That all former ordinances and any parts thereof concerned with the rezoning of this particular property in conflict herewith be and are hereby repealed.

Passed and approved this 10th day of May, 2016.

_____
Craig C. Powell, Mayor

ATTEST:

_____
Cindy Price, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
Paul Kritz, City Attorney