

**ORDINANCE NO. 8918**

**AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 2.119 ACRES FROM RS7 (SINGLE-DWELLING RESIDENTIAL) DISTRICT TO RM12 (MULTI-DWELLING RESIDENTIAL) DISTRICT AND AMENDING THE CITY'S "OFFICIAL ZONING DISTRICT MAP," INCORPORATED BY REFERENCE INTO THE CITY CODE AT CHAPTER 20, ARTICLE 1, SECTION 20-108 OF THE "CODE OF THE CITY OF LAWRENCE, KANSAS, 2013 EDITION," AND AMENDMENTS THERETO.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAWRENCE, KANSAS:**

**SECTION 1.** The base zoning district classification for the following legally described real property, situated in the City of Lawrence, Douglas County, Kansas, to-wit:

A PART OF LOT A, BLOCK 7, SOUTHRIDGE ADDITION NUMBER THREE, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND NOW DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF LOT A,; THENCE ON AN ASSUMED BEARING OF SOUTH 89°17'00" WEST, ALONG THE SOUTH LINE OF SAID LOT A, 292.21 FEET; THENCE NORTH 00°00'00" WEST, 203.49 FEET; THENCE NORTH 25°42'02" EAST, 79.35 FEET; THENCE NORTH 00°00'00" WEST, 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT A; THENCE ON AN ASSUMED BEARING OF NORTH 89°17'00" EAST, ALONG THE NORTH LINE OF SAID LOT A, 283.45 FEET, TO THE NORTHEAST CORNER OF SAID LOT A; THENCE ON AN ASSUMED BEARING OF SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF SAID LOT A, 185.37 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT A, ON A 270.00 RADIUS CURVE TO THE RIGHT WITH AN ANGLE OF 25°12', A 117.80 FOOT CHORD, AND ARC DISTANCE OF 118.75 FEET, TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 2.119 ACRES, MORE OR LESS, ALL IN DOUGLAS COUNTY, KANSAS.

is hereby changed from RS7 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District, as such district is defined and prescribed in Chapter 20 of the "Code of the City of Lawrence, Kansas, 2013 Edition," and amendments thereto.

**SECTION 2.** The rezoning granted in Section 1, *supra*, in addition to being subject to the general conditions established in Chapter 20 of the Code of the City of Lawrence, Kansas, 2013 Edition, as amended, is also subject to the following special conditions:

- (a) Uses permitted within this District shall be limited to single-story Duplex residences, accessory uses thereto, and one single-story community building; and

- (b) The property must be replatted to create a separate lot for the RM12-zoned property prior to the publication of the rezoning ordinance.
- (c) Any site plan for a Major Development Project on this property shall require City Commission review and approval.

**SECTION 3.** The "Official Zoning District Map," which is adopted and incorporated into the City Code by reference at City of Lawrence, Kan., Code § 20-108 (July 1, 2013), is hereby amended by showing and reflecting thereon the new zoning district classification for the subject property as described in more detail in Section 1, *supra*.

**SECTION 4.** If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

**SECTION 5.** This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

**PASSED** by the Governing Body of the City of Lawrence, Kansas, this \_\_\_\_ day of October, 2013.

**APPROVED:**

\_\_\_\_\_  
Michael Dever  
Mayor

**ATTEST:**

\_\_\_\_\_  
Jonathan M. Douglass  
City Clerk

**APPROVED AS TO FORM AND LEGALITY:**

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Toni R. Wheeler  
City Attorney

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**NOTICE TO PUBLISHER**

Publish one time and return one Proof of Publication to the City Clerk and one to the City Attorney.