

ORDINANCE NO. 8835

AN ORDINANCE OF THE CITY OF LAWRENCE, KANSAS, REZONING APPROXIMATELY 10.56 ACRES FROM RS7 (SINGLE-DWELLING RESIDENTIAL) DISTRICT TO RS5 (SINGLE-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:

Lots 3 through 11 in Block 2, Lots 1 through 4 in Block 3, Lots 1 through 12 in Block 4 and Lots 3 through 10 in block 5, along with public street rights-of-way adjacent to said lots, all in Fairfield Farms East Addition No. 3, A Replat of a Portion of Fairfield Farms East Addition No. 1 in the City of Lawrence, Douglas County, Kansas, containing 460,169 Square feet or 10.56 Acres, more or less.

is hereby changed from RS7 (Single-Dwelling Residential) District to RS5 (Single-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 2, *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 condition:

(a) Density shall be limited to six (6) dwelling units per acre.

SECTION 3. Failure of the applicant, owner, or any successor or assign to abide by the requirements of Chapter 20 of the Code of the City of Lawrence, Kansas, 2013 Edition, as amended, or the special condition established in Section 2, *supra*, shall be cause for the City to revoke the rezoning granted by this Ordinance.

SECTION 4. 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 2, *supra*.

SECTION 5. If any section, sentence, clause, 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 6. 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 _____, 2013.

APPROVED:

Michael Dever
Mayor

ATTEST:

Jonathan M. Douglass
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Toni R. Wheeler
City Attorney

NOTICE TO PUBLISHER

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