

ORDINANCE NO. 2581

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF GARDNER, KANSAS, UNDER THE AUTHORITY GRANTED BY TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF GARDNER, KANSAS;

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

SECTION ONE: That having received a recommendation from the Planning Commission on May 22, 2018, and proper notice having been given and hearing held as provided by law and under the authority of and subject to the provisions of the Gardner, Kansas Land Development Code, the zoning classification or districts of the lands legally described hereby are changed as follows:

The following described properties shall hereafter have a zoning classification of CP-3 (Planned Heavy Commercial District) for Gardner Business Center:

CASE NO. Z-18-04 (PDP-18-04)

Rezoning from C-3 (Heavy Commercial District), R-2 (Two-Family Residential District) and R-M (Residential Manufactured and Mobile Home Planned District) to CP-3 (Planned Heavy Commercial District):

Legal Description:

Part of the NW $\frac{1}{4}$ of Section 30, T14S, R23E of the Sixth Principal Meridian, City of Gardner, Johnson County, Kansas, more particularly described as follows:

Beginning the Northwest corner of the NW $\frac{1}{4}$ of Section 30, T14S, R23E of the Sixth Principal Meridian, City of Gardner, Johnson County, Kansas; thence N 90°00'00" E, along the North line of said NW $\frac{1}{4}$, a distance of 240.00 feet to the TRUE POINT OF BEGINNING; thence continuing N 90°00'00" E, along said North line, a distance of 252.00 feet; thence S 00°01'00" E, parallel with the West line of said NW $\frac{1}{4}$ and along the West line of Lot 1, SANTA FE COURT, a subdivision in the City of Gardner, Johnson County, Kansas, and its extension thereof, a distance of 500.00 feet; thence N 90°00'00" E, parallel with the North line of said NW $\frac{1}{4}$, a distance of 174.24 feet; thence N 00°01'00" W, parallel with the West line of said NW $\frac{1}{4}$ and along the East line of said Lot 1, SANTA FE COURT, and its extensions thereof a distance of 500.00 feet to a point on the North line of said NW $\frac{1}{4}$; thence N 90°00'00" E, along said North line, a distance of 531.91 feet; thence S 00°00'00" W, along the West right-of-way line of Conestoga Street, as now established, a distance of 501.41 feet to a point on the Northerly right-of-way line of E. Warren Street, as now established; thence N 90°00'00" W, parallel with the North line of said NW $\frac{1}{4}$ and along said Northerly right-of-way line, a distance of 50.02 feet (50.00 feet Deed); thence Southwesterly, continuing along said Northerly right-of-way line, on a curve to the left having a radius of 330 feet, for a distance of 167.44 feet; thence S 60°55'41" W, continuing along said Northerly right-of-way line, a distance of 51.54 feet; thence Southwesterly, continuing along said Northerly right-of-way line, on a curve to the right having a radius of 270 feet, for a distance of 136.72 feet to a point on the North right-of-way line of said E. Warren Street; thence S 89°56'30" W, along said North right-of-way line, a distance of 715.76 feet; thence N 45°15'19" W, along the Northeasterly right-of-way line of said E. Warren Street, a distance of 46.30 feet to a point on the East right-of-way line of Moonlight Road, as now established; thence N 00°01'00" W, along said East

