

ORDINANCE NUMBER 17-10879

AN ORDINANCE AMENDING ORDINANCE NUMBER 8526, CODIFIED AS CHAPTER 42 OF THE SALINA CODE, AND THE ZONING DISTRICT MAP OF THE CITY OF SALINA, KANSAS BY REZONING AND PRESCRIBING THE PROPER USES OF CERTAIN PROPERTY WITHIN THE CITY.

BE IT ORDAINED by the Governing Body of the City of Salina, Kansas:

Section 1. Findings. In relation to the following described real estate:

A parcel of land located in the Southeast Quarter of Section 29, Township 14 South, Range 2 West of the 6th Principal Meridian in Saline County, Kansas, more particularly described as follows (the "Property"):

Lots One (1) through Four (4), Block One (1), Lots One (1) through Four (4), Block Two (2), Lots One (1) through Fourteen (14), Block Three (3), Lot One (1), Block Four (4), Lots One (1) through Nine (9), Block Five (5), Lots One (1) through Three (3), Block Six (6), Lots One (1) through Nine (9), Block Seven (7), and Lot One (1), Block Eight (8) in Magnolia Hills Estates Addition No. 2 to the City of Salina, Saline County, Kansas.

Said parcel contains 19.38 acres more or less.

the Governing Body makes the following findings:

1. All conditions precedent for the amendment of City's Zoning District Map and the rezoning of the Property have been timely met;
2. The Property is not suitable for development of single-family housing under the existing Agricultural zoning. The location and physical attributes of the Property and the availability of public utilities make it suitable for urban density residential development;
3. The Property is a logical extension of an existing residential subdivision (Magnolia Hills Estates) and the requested R-1 zoning would be compatible with the zoning and land use of nearby properties;
4. Needed public utilities are in place or can be readily extended to serve the entire 19.38 acres; and
5. The requested zoning change from A-1 to R-1 would be consistent with the city's Comprehensive Plan which shows the Property as being located within the city's Urban Service Area and calls for future suburban residential development in this area.

Section 2. AMENDMENT. DISTRICT "R-1", SINGLE FAMILY RESIDENTIAL DISTRICT. The Zoning District Map of the City of Salina, Kansas is amended to rezone the Property as part of **DISTRICT "R-1", SINGLE FAMILY RESIDENTIAL DISTRICT.**

Section 3. Repealer. All prior ordinances relating to the Property are repealed to the extent they are in conflict with this ordinance.

Section 4. Summary of ordinance for publication. This ordinance shall be in full force and effect from and after its adoption and publication once by summary in the official city newspaper.

Ordinance No. 17-10879 Summary

On October 8, 2018, the City of Salina, Kansas, passed Ordinance No. 17-10879. The ordinance changes the zoning district classification of property located on the east side of Markley Road, north of Magnolia Road from A-1 (Agricultural) to R-1 (Single-Family Residential) to allow development of a subdivision for new single-family housing. A complete copy of the ordinance is available at www.salina-ks.gov or in the office of the city clerk, 300 W. Ash Street, free of charge. This summary is certified by the city attorney.

Introduced: March 27, 2017
Passed: October 8, 2018

Karl F. Ryan, Mayor

(SEAL)

ATTEST:

Shandi Wicks, CMC, City Clerk

The publication summary set forth above is certified this ____ October, 2018.

Greg Bengtson, City Attorney