

ORDINANCE NO. 674

AN ORDINANCE REZONING PROPERTY LOCATED AT 3036 NORTH 156TH STREET, BASEHOR, LEAVENWORTH COUNTY, KANSAS FROM R-0 SUBURBAN RESIDENTIAL ZONING DISTRICT TO R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT

WHEREAS, a request to rezone property located at 3036 North 156th Street from the existing R-0 Suburban Residential zoning district to the R-2 Two-Family Residential zoning district was submitted to the City; and

WHEREAS, a public hearing was held by the Basehor Planning Commission on July 12th, 2016, and notice of such public hearing was provided in accordance with Kansas state law and the Basehor Zoning Code; and

WHEREAS, on July 12th, 2016 the Basehor Planning Commission considered the request and recommended approval of the zoning request to rezone property from the existing R-0 Suburban Residential zoning district to the R-2 Two-Family Residential zoning district with the following stipulations:

1. The applicant shall be responsible for:
 - a) Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all individual dwelling units at time of building permit issuance. This fee shall be \$200.00 per individual dwelling unit.
 - b) Transportation Improvements Impact Fee- a total of \$10,074.33 in excise tax shall be paid in full or \$839.53 per dwelling unit shall be paid at the time of building permit issuance.
2. Any and all sidewalks that may be required shall be installed as per street construction standards.
3. A Subdivision Improvement Agreement shall be prepared and approved by City Council coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
4. A preliminary plat and final plat shall be submitted by the developer/owner and approved by the City prior to a building permit being issued. The final plat shall be recorded with the Leavenworth County Register of Deeds.
5. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body at its regularly scheduled meeting on July 20th, 2016, for consideration.

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

Section 1: That the property hereinafter described, now zoned R-0 Suburban Residential zoning district, is hereby rezoned to R-2 Two-Family Residential zoning district, to wit:

3036 North 156th Street

Section 2. That the following stipulations shall apply:

The applicant shall be responsible for:

- a) Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all individual dwelling units at time of building permit issuance. This fee shall be \$200.00 per individual dwelling unit.
 - b) Transportation Improvements Impact Fee- a total of \$10,074.33 in excise tax shall be paid in full or \$839.53 per dwelling unit shall be paid at the time of building permit issuance.
2. Any and all sidewalks that may be required shall be installed as per City of Basehor street construction standards.
 3. A Subdivision Improvement Agreement shall be prepared and approved by City Council coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
 4. A preliminary plat and final plat shall be submitted by the developer/owner and approved by the City prior to a building permit being issued. The final plat shall be recorded with the Leavenworth County Register of Deeds.
 5. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.

Section 3: That the Official Zoning Map of the City of Basehor, Kansas is hereby amended in accordance with Section 1 of this ordinance.

Section 4: That this ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Basehor, Kansas as provided by law.

PASSED by the City Council this 20th day of July, 2016.

APPROVED by the Mayor this 20th day of July, 2016.

SEAL





David K. Breuer, Mayor

ATTEST:



Katherine M. Renn, City Clerk

APPROVED AS TO FORM:



Shannon M. Marciano, City Attorney