

ORDINANCE NO. S-3278

**AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.**

**WHEREAS**, application has been made by Americo Real Estate Company as agent for Scott T. Johnson (Trust) and Candice B. Johnson (Trust) owner, to rezone the property "CCS" Central Commercial Service District to "IL" Light Industrial District in area on Ash Street between Washington Street and the Roundabout at Ash Street, Chestnut Street, and East Street; and,

**WHEREAS**, the Metropolitan Planning Commission of Junction City/Geary County conducted a public hearing on this case, following published notification in accordance with K.S.A. 12-741, et. seq., as amended, on Tuesday, January 11, 2024; and

**WHEREAS**, THE Metropolitan Planning Commission has recommended the City Commission of the City of Junction City, Kansas, approve the rezoning of the property located in area on Ash Street between Washington Street and the Roundabout at Ash Street, Chestnut Street, and East Street from CCS" Central Commercial Service District to "IL" Light Industrial District.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF JUNCTION CITY, KANSAS, that:**

**Section 1.** The following described property located area on Ash Street between Washington Street and the Roundabout at Ash Street, Chestnut Street, and East Street is hereby rezoned from "CCS" Central Commercial Service District to "IL" Light Industrial District:

**A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 1, SHERWOOD VILLAGE ADDITION, ALL OF BLOCK 3. JOHNSON'S 2ND ADDITION AND UNPLATTED LAND LOCATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, JUNCTION CITY. GEARY COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE ON AN ASSUMED BEARING OF S 89°22'15" W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 618.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SHERWOOD VILLAGE; THENCE N 47°07'16" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 149.67 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING N 47°07'16" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 44.53 FEET; THENCE N 65°37'16" E CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 292.19 FEET TO A POINT ON THE WEST LINE OF A 100 FOOT WIDE KANSAS POWER AND LIGHT EASEMENT AS SHOWN ON SAID SHERWOOD VILLAGE ADDITION AND RECORDED IN MISCELLANEOUS BOOK 65, PAGE 963-965; THENCE N 23°49 '29" E ALONG SAID WEST LINE A DISTANCE OF 13.58 FEET; THENCE N 23°46'13" E CONTINUING ALONG SAID WEST LINE A DISTANCE OF 744.39 FEET; THENCE N 08°08'44" E CONTINUING ALONG SAID WEST LINE A DISTANCE OF 199.23 FEET TO A PONT ON THE HIGH BANK OF THE ABANDONED SMOKY HILL RIVER; THENCE N 54°29'28" A DISTANCE OF 133.00 FEET TO THE CENTERLINE OF SAID ABANDONED SMOKY HILL RIVER; THENCE S 35°30'32" E ALONG SAID CENTERLINE A DISTANCE OF 261.88 FEET; THENCE S 41°05'19" E**

CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 306.03 FEET; THENCE S 50°16'46" CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 305.65 FEET; THENCE S 58°00'05" E CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 159.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70; THENCE S 42°06'54" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 81.34 FEET; THENCE S 26°17'37" W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 288.61 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ASH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 810.00 FEET, A CHORD BEARING OF S 74°48'07" W AND A CHORD DISTANCE 266.28 FEET, AN ARC DISTANCE OF 267.49 FEET; THENCE S 84°15'45" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 759.57 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00, A CHORD BEARING OF N 83°45'46" W AND A CHORD DISTANCE OF 87.14 FEET, AN ARC DISTANCE OF 87.78 FEET; THENCE N 71°47'17" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 192.72 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT, THE FOLLOWING TWO TRACTS OF LAND, TO-WIT:

A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 1, SHERWOOD VILLAGE, AN ADDITION TO JUNCTION CITY, KANSAS AND A PORTION OF LOT 1, BLOCK 1, JOHNSON'S 2ND ADDITION, TO JUNCTION CITY, KANSAS LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, GEARY COUNTY, KANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ON AN ASSUMED BEARING OF N 00°36'30" W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 9.20 FEET TO A POINT ON THE CENTERLINE OF ASH STREET RIGHT-OF-WAY; THENCE N 84°15'45" E ALONG SAID CENTERLINE A DISTANCE OF 310.86 FEET; THENCE N 05°44'15" W A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID ASH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING N 05°44'15" W A DISTANCE OF 283.46 FEET; THENCE N 39°43'14" A DISTANCE OF 377.75 FEET TO A POINT ON THE HIGH BANK OF THE ABANDONED SMOKY HILL RIVER; THENCE S 50°16'46" E ALONG SAID HIGH BANK A DISTANCE OF 280.68 FEET; THENCE S 58°00'05" E A DISTANCE OF 159.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70; THENCE S 26°17'37" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ASH STREET; THENCE ALONG SAID NORTH RIGHT OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 810.00 FEET, A CHORD BEARING OF S 74°48'07" W, A CHORD DISTANCE OF 266.28 FEET, AN ARC DISTANCE OF 267.49 FEET; THENCE S 84°15'45" W CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 212.12 FEET TO THE POINT OF BEGINNING,

AND

A TRACT OF LAND BEING A PORTION OF LOT ONE (1), BLOCK THREE (3), JOHNSON'S 2ND ADDITION TO JUNCTION CITY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1), SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ASH STREET; THENCE ON AN ASSUMED BEARING OF N 46°51'16"

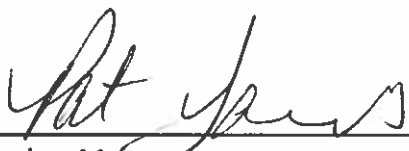
E ALONG THE NORTHERLY LINE OF SAID LOT ONE (1), A DISTANCE OF 44.68 FEET; THENCE N 65°39'14" E CONTINUING ALONG SAID NORTHERLY LINE A DISTANCE OF 292.16 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH THE WESTERLY LINE OF A PLATTED 15 FOOT WIDE STORM SEWER EASEMENT; THENCE S 23°50'03" W ALONG SAID WESTERLY LINE OF SAID PLATTED 15 FOOT WIDE STORM SEWER EASEMENT A DISTANCE OF 236.86 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF N 74°32'21" W AND A CHORD DISTANCE OF 20.85 FEET, AN ARC DISTANCE OF 20.85 FEET, THENCE N 71°48'50" W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 192.59 FEET TO THE POINT OF BEGINNING.

**Section 2.** The Zoning Administrator of the City of Junction City, Kansas, is hereby ordered and directed to cause said designation to be made on the Official Zoning Map of said City and to show the property herein described to be zoned as "IL" Light Industrial.


**Section 3.** This Ordinance shall be in full force and effect upon its publication as required by law.

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF February 2024.**



  
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Pat Landes, Mayor

**ATTEST:**

  
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Tammy Melton, City Clerk