ORDINANCE NO. S-3165

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO AUTHORIZE THE
ESTABLISHMENT OF A CHURCH ON CERTAIN PROPERTY WITHIN THE
CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, application has been made by Junction City Baptist Church, agent, for
Bruce Johnson, owner, requesting a Special Use Permit to allow the establishment of a church
on property zoned "RS" Suburban Residential and a small portion zoned "RD" Duplex
Residential District on Ecord Drive, Junction City, Kansas; and,

WHEREAS, the Metropolitan Planning Commission of Junction City/Milford and Geary
County conducted public hearings on Case No. SUP-08-03-15, following published notification
in accordance with K.S.A. 12-741, et. seq., as amended, on August 13, 2015, and September 10,
2015; and,

WHEREAS, the Metropolitan Planning Commission has recommended the City
Commission of the City of Junction City, Kansas, approve the Special Use Permit to permit the
establishment of a church on property zoned "RS" Suburban Residential and a small portion
zoned "RD" Duplex Residential District on Ecord Drive, Junction City, Kansas, subject to certain
conditions;

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

Section 1. The following described property is hereby granted a Special Use Permit to
allow the establishment of a church, subject to the conditions and restrictions listed herein:

METES AND BOUNDS DESCRIPTION:
THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 12 SOUTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, AND ALL LOT
55 IN BLOCK 3 OF DEER CREEK ADDITION UNIT NO. 2, CITY OF JUNCTION CITY, COUNTY
OF GEARY, STATE OF KANSAS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE
SOUTHWEST QUARTER; THENCE ALONG AN ASSUMED BEARING ON THE SOUTH LINE
OF SAID NORTH HALF, N 89°55'27" E 853.60 FEET TO THE SOUTHEAST CORNER OF A
TRACT OF LAND DESCRIBED IN DEED BOOK 84 AT PAGE 204 AND THE POINT OF
BEGINNING; THENCE ON THE EAST LINE OF SAID TRACT, N 13°48'51" E 422.28 FEET TO
THE NORTHEAST CORNER OF SAID TRACT AND THE SOUTH LINE OF SAID DEER CREEK
ADDITION UNIT NO. 2; THENCE ON SAID SOUTH LINE, N 89°25'46" E, 582.43 FEET TO THE
NORTHWEST CORNER OF SAID LOT 55; THENCE ON THE NORTH LINE OF SAID LOT 55,
N 89°55'27" E 121.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 55; THENCE ON THE
EAST LINE OF SAID LOT 55, S 00°04'33" E 63.58 FEET TO THE BEGINNING OF A CURVE;
THENCE CONTINUING ON SAID EAST LINE, SOUTHERLY ON A CURVE TO THE LEFT
HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 14.81 FEET AND WHOSE CHORD
BEARS S 01°56'06" E 14.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 55; THENCE
ON THE SOUTH LINE OF SAID LOT 55, S 86°14'08" W 120.92 FEET TO THE SOUTHWEST
CORNER OF SAID LOT 55; THENCE ON THE WEST LINE OF SAID BLOCK 3, S 00°48'38" E
328.83 FEET TO SAID SOUTH LINE OF THE NORTH HALF; THENCE ON SAID SOUTH LINE,
S 89°55'27" W 689.10 FEET TO THE POINT OF BEGINNING. CONTAINS 6.25 ACRES, MORE
OR LESS.

Section 2. The Special Use Permit herein granted shall be subject to the following
conditions and restrictions:
A. The request to waive the paving requirement for the access drive and parking areas required is denied and the paving of said areas shall comply with the requirements of the City of Junction City, Kansas.

B. The final Site Plan shall be binding on the development of the property for church uses.

C. Any future modifications different than shown on the approved Site Plan requires compliance with the then applicable Zoning Regulations of Junction City, Kansas, including the potential of formal approval of a revised Site Plan through the Metropolitan Planning Commission and/or the City Commission of Junction City, Kansas.

Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

PASSED AND ADOPTED THIS 6th DAY OF OCTOBER, 2015.

MICK McCALLISTER, MAYOR

ATTEST:

TYLER FICKEN, CITY CLERK