

ORDINANCE NO. 3012 - 2025

AN ORDINANCE APPROVING THE REZONING OF CERTAIN LAND IN THE CORPORATE LIMITS OF GARDEN CITY, KANSAS FROM "C-2 (PCD)" PLANNED COMMERCIAL DEVELOPMENT OVERLAY DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT THAT IS COMMONLY KNOWN AND NUMBERED AS 1801 PALACE DRIVE, GARDEN CITY, KANSAS, PURSUANT TO A REQUEST SUBMITTED BY HAWKEYE DEVELOPMENT LLC, A KANSAS LIMITED LIABILITY COMPANY, WHICH WILL RESULT IN THE TERMINATION OF THE PLANNED COMMERCIAL DEVELOPMENT PLAN THAT WAS PASSED APPROVED BY THE GOVERNING BODY OF THE CITY ON JULY 16, 2024 PURSUANT TO ARTICLE 20-A OF THE ZONING REGULATIONS; AMENDING THE ZONING ORDINANCE, ZONING REGULATIONS, AND DISTRICT ZONING MAP OF THE CITY OF GARDEN CITY, KANSAS; AND REPEALING THE CURRENT ZONING ORDINANCE, ZONING REGULATIONS, AND DISTRICT ZONING MAP OF THE SAME; ALL TO THE CODE OF ORDINANCES OF THE CITY OF GARDEN CITY, KANSAS.

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

**SECTION 1.** The purpose of this Ordinance is to rezone certain real property pursuant to K.S.A. 12-757 and pursuant to a request submitted by the **HAWKEYE DEVELOPMENT LLC**, a Kansas limited liability company, for the purposes of converting the property from a vacant lot to a multi-family residential development and terminating the existing Planned Commercial Development Plan that was passed and approved by the Governing Body of the City of Garden City, Kansas ("Governing Body") on July 16, 2024 and titled as *Planned Commercial Development Plan – Sligo Station* ("PCD Plan").

**SECTION 2.** The Zoning Ordinance of the City of Garden City, Kansas, adopted by Ordinance No. 2813-2018, with all amendments thereto, is hereby amended to rezone the below described real property situated in Garden City, FINNEY County, KANSAS, from "C-2 (PCD)" Planned Commercial Development Overlay District to "R-3" Multiple Family Residential District, to wit:

**All of Miriah Heights Two, Garden City, Finney County, Kansas, recorded on December 5, 1990 at the Finney County Register of Deeds Office, except that part dedicated for Palace Drive Roadway and Utility Easement, being more particularly described as follows: Beginning at the southeast corner of lot 17, block 1 of Miriah Heights Two, Garden City, Finney County, Kansas; thence on along the east line of said Miriah Heights Two, N 00°20'00" E, a distance of 376.15 feet to the northeast corner of said Miriah Heights Two; thence N 89°41'32" W along the north line of said Miriah Heights Two, a distance of 696.18 feet; thence N 00°16'01" E, a distance of 9.90 feet; thence N 89°43'59" W, a distance of 43.01 feet to the northwest corner of said Miriah Heights Two; thence S 00°24'49" E, a distance of 339.24 feet to the southwest corner of said Miriah Heights Two; thence S 89°41'28" E, a distance of 556.22 feet; thence S 62°01'41" E, a distance of 99.97 feet; thence S 89°27'14" E, a distance of 90.00 feet to the point of beginning. Said tract contains 5.73 acres, more or less.**

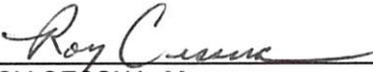
**SECTION 3.** The District Zoning Map of the City of Garden City, Kansas, referred to in Article 3, Section 3.020 of the Zoning Regulations of the City of Garden City, Kansas, adopted by Ordinance No. 2813-2018, as previously existing and amended, be and the same is hereby amended, to be consistent with the amendments set forth herein.

**SECTION 4.** The PUD Plan is hereby terminated.

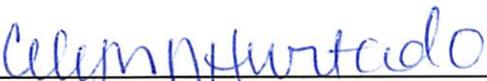
**SECTION 5.** The current Zoning Ordinance, Zoning Regulations, and District Zoning Map of the City of Garden City, Kansas, as previously existing and amended, be and the same are hereby repealed, to be replaced as specified in this Ordinance. All sections of said Zoning Ordinance, Zoning Regulations, District Zoning Map not specifically amended herein, shall remain in full force and effect.

**SECTION 6.** This Ordinance shall take effect and be in full force and effect from and after: (a) the passage and signature hereof; (b) the publication of a summary hereof in The Garden City Telegram, the official city newspaper; and (c) the publication of the full text hereof on the City's website in compliance with subsection (b) of K.S.A. 12-3007.

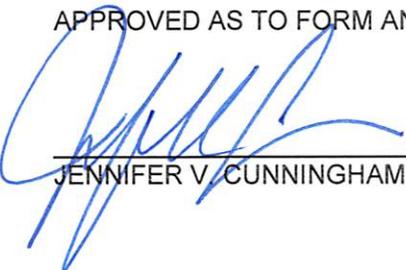
APPROVED AND PASSED by the Governing Body of the City of Garden City, Kansas, this 18<sup>th</sup> day of March, 2025.

  
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ROY CESSNA, Mayor

ATTEST:

  
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CELYN N. HURTADO, City Clerk  
KORI A. LONGORIA, Deputy City Clerk

APPROVED AS TO FORM AND CONTENT:

  
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JENNIFER V. CUNNINGHAM, City Attorney

