

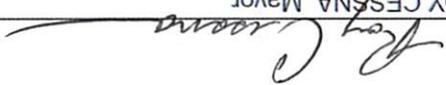
ORDINANCE NO. 3031-2025

ORDINANCE SUMMARY

On November 4, 2025, the Governing Body of the City of Garden City, Kansas adopted Ordinance No. 3031-2025 approving the rezoning of certain real property consisting of multiple tracts in the corporate limits of Garden City, Kansas from "R-1" Single Family Residential District under municipal zoning regulations and from G-C" General Commercial District under county zoning regulations to "C-2" General Commercial District under municipal zoning regulations that is generally located near the northwest corner of the intersection of East Mary Street and North Jennie Barker Road pursuant to the application of SCSF2 LLC, a Kansas limited liability company, and SCO, INC., a Kansas for-profit corporation; 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.

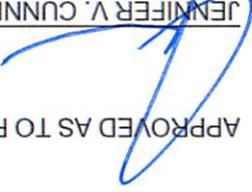
A complete copy of the ordinance may be viewed free of charge at www.garden-city.org or may be obtained from the City Clerk, at the City Administrative Center, 301 North Eighth Street, Garden City, Kansas 67846. This Ordinance Summary is certified that it is legally accurate and sufficient, by Jennifer V. Cunningham, City Attorney.

PASSED AND APPROVED by the Governing Body of the City of Garden City, Kansas, this 4th day of November, 2025.



ROY CESSNA, Mayor

APPROVED AS TO FORM AND CONTENT:



JENNIFER V. CUNNINGHAM, City Attorney



KORI A. LONGORIA, Deputy City Clerk



CELYN N. HURTADO, City Clerk

ATTEST:



Phase 1; thence S00°39'42"W along the west line of Hamptons Phase 1, 192.57'; thence S60°50'18"E along the southerly line of Hamptons Phase 1, 164.22' to the westerly Right of Way line of Jennie Barker Road as recorded in Book 274, Page 10 and to a point on a curve to the right; thence along said Right of Way and along said curve 510.88', said curve having a central angle of 52°16'11", a radius of 560.00', and a long chord of 493.34' bearing S55°17'12"W to a point on a reverse curve; thence along said Right of Way and along said reverse curve 309.64', said curve having a central angle of 27°43'13", a radius of 640.00', and a long chord of 306.63' bearing S67°33'41"W to the eastern most corner of Russell Child Development Center; thence N36°20'19"W along the northeasterly line of said addition, 230.39' to a point on a curve to the right; thence continuing along the Russell Child Development Center boundary and along said curve 503.66', said curve having a central angle of 45°05'23", a radius of 640.00', and a long chord of 490.76' bearing S65°18'56"W to the northwest corner of said addition; thence S01°39'28"W, 180.19' to a point on the north line of O'Brate addition; thence N88°17'19"W, 104.80' along the north line of said addition; thence S01°46'33"W, 65.13' along the west line of said addition; thence S 88°19'12"E, 104.88' along the south line of said addition; thence S01°39'13"W, 314.93' along the west line of said addition to the north 40' Right of Way line of Mary Street; thence N88°20'47"W, 149.76' along said Right of Way line; thence N01°35'17"E, 380.35', thence N 88°23'00"W, 964.29'; thence S01°00'00"E, 310.79', thence S60°07'45"E, 146.46' to the north 40' Right of Way line of Mary Street; thence N88°20'47"W, 146.16' along said Right of Way line; thence N67°11'25"W, 162.19' along the Right of Way line of Mary Street to the Point of Beginning. Containing: 4,585,477 square feet or 105.27 acres of land more or less.

SECTION 5. AMENDMENT TO ZONING MAP. 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 6. REPEAL AND AMENDMENT. 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 7. HEADINGS; SECTION REFERENCES. The headings used in this Ordinance are intended for convenience of reference only and shall not affect the interpretation or construction of this Ordinance or any part hereof.

SECTION 8. EFFECTIVE DATE; SUMMARY PUBLICATION. This Ordinance shall take effect and be in full force and effect from and after the occurrence of all of the following: (a) its passage and signature; (b) publication of a summary of this Ordinance in The Garden City Telegram, the official city newspaper; and (c) publication of the full text of this Ordinance on the City's official website in accordance with subsection (b) of K.S.A. 12-3007.

[ENACTMENT CLAUSE APPEARS ON NEXT PAGE]

ORDINANCE NO. 3531 - 2025

AN ORDINANCE APPROVING THE REZONING OF CERTAIN REAL PROPERTY CONSISTING OF MULTIPLE TRACTS IN THE CORPORATE LIMITS OF GARDEN CITY, KANSAS FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT UNDER MUNICIPAL ZONING REGULATIONS AND FROM G-C" GENERAL COMMERCIAL DISTRICT UNDER COUNTY ZONING REGULATIONS TO "C-2" GENERAL COMMERCIAL DISTRICT UNDER MUNICIPAL ZONING REGULATIONS THAT IS GENERALLY LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF EAST MARY STREET AND NORTH JENNIE BARKER ROAD PURSUANT TO THE APPLICATION OF SCSF2 LLC, A KANSAS LIMITED LIABILITY COMPANY, AND SCO, INC., A KANSAS FOR-PROFIT CORPORATION; 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. PURPOSE. The purpose of this ordinance is to rezone certain real property consisting of multiple tracts pursuant to K.S.A. 12-757 in response to the application of **SCSF2 LLC**, a Kansas limited liability company, and **SCO, INC.**, a Kansas for-profit corporation, seeking to rezone the property to allow for its conversion from a vacant lot to a commercial development and to rezone one of the tracts from a county zoning district classification to a city zoning district classification.

SECTION 2. PLANNING COMMISSION PROCEEDINGS. The Holcomb-Garden City-Finney County Area Planning Commission, having given due and legal notice as required by subsection (b) of K.S.A. 12-757, conducted a public hearing on October 16, 2025 on the proposed rezoning, prepared an accurate written summary of the proceedings, and forwarded its recommendation of approval to the Governing Body in compliance with K.S.A. 12-757.

SECTION 3. NO PROTEST PETITION. No protest petition was filed with the City Clerk within the time and in the manner provided by subsection (f) of K.S.A. 12-757.

SECTION 4. AMENDMENT TO ZONING ORDINANCE. 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 "R-1" Single Family Residential District pursuant to the Zoning Regulations of Garden City, Kansas and from "G-C" General Commercial District pursuant to the Zoning Regulations of Finney County, Kansas to "C-2" General Commercial District pursuant to the Zoning Regulations of Garden City, Kansas:

A tract of land located in the Southeast Quarter of Section 4, Township 24 South, Range 32 West of the 6th P.M., Finney County, Kansas, as described by Allen D. Lowry, Professional Land Surveyor Number 755, on July 30, 2025, said tract of land being more particularly described as follows: Commencing at the Southwest corner of Southeast Quarter of said Section 4, thence north along the west line of said Southeast Quarter on a Kansas Coordinate System 1983 South Zone bearing of N0°49'52"E, 98.57' to the Point of Beginning and the intersection of the Mary Street and US-50/US-83 Highway Right of Ways; thence continuing N0°49'52"E, 2551.25' along said west line to the Northwest corner of said Southeast Quarter; thence S88°08'57"E, 1982.82' along the north line of said Northwest Quarter; thence S00°39'37"W, 1320.16'; thence S88°18'07"E, 409.27' to the Northwest corner of Hamptons

[LEGAL DESCRIPTION CONTINUED ON NEXT PAGE]