

ORDINANCE NUMBER 18-10934

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF SALINA, KANSAS.

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

Section 1. Findings. In relation to the following described real estate:

The North 168 ft of Lot 1 in Surveyor's Plat No. 12 in the City of Salina, Saline County, Kansas (southwest corner of North Ohio Street and Johnstown Avenue) (the "Property")

the Governing Body makes the following findings:

1. All conditions precedent for the amendment of the City's Comprehensive Plan have been timely met;
2. The northwest corner of Iron and Ohio has remained vacant and undeveloped since the filling station on the property was removed in 2004. The condition of homes facing Ohio Street has continued to deteriorate; and
3. Lot 1 is 319 ft. from north to south and only the South 151 ft. is zoned commercial. This is not enough land area for the commercial redevelopment of this area; and
4. This is a logical expansion of the commercial zoned area at the northwest corner of Iron and Ohio. All of the property included in the request area faces and is accessible from Ohio Street. A buffer will be provided between the proposed commercial development and the residential property to the west; and
5. Approval of the applicant's request would still limit commercial development on Ohio Street to a concentrated node (Iron and Ohio intersection) which is encouraged in the Comprehensive Plan and would not result in strip commercial development along Ohio Street which is discouraged in the Comprehensive Plan; and
6. The commercial development planned for this area would be infill development and reinvestment in an Area of Change which is encouraged in the Comprehensive Plan; and
7. The expansion of commercial services at Iron and Ohio would complement efforts to redevelop the nearby Norton Apartments buildings; and
8. The Urban Residential land use category allows convenience retail / service as a secondary land use but does not list C-5 as a Potential Zoning District in the Urban Residential land use area.

Section 2. Comprehensive Plan Amendment. The Future Land Use Map (Figure 2.1) of the Salina Comprehensive Plan is amended to show the Property as a future Commercial land use area.

Section 3. Repealer. All prior ordinances relating to the Property are repealed to the extent they are in conflict with this ordinance.

Section 4. Summary of ordinance for publication. This ordinance shall be in full force and effect from and after its adoption and publication once by summary in the official city newspaper.

Ordinance No. 18-10934 Summary

On May 14, 2018, the City of Salina, Kansas, passed Ordinance No. 18-10934. The ordinance amends the Future Land Use Map in the Salina Comprehensive Plan to show the future land use designation of the southwest corner of North Ohio Street and Johnstown Avenue as Commercial instead of as Urban Residential in order to support the rezoning of the property from R-1 (Single-Family Residential) to C-5 (Service Commercial). A complete copy of the ordinance is available at www.salina-ks.gov or in the office of the city clerk, 300 W. Ash, free of charge. This summary is certified by the city attorney.

Introduced: May 7, 2018
Passed: May 14, 2018

[SEAL]

ATTEST:

Karl F. Ryan, Mayor

Shandi Wicks, CMC, City Clerk

The publication summary set forth above is certified this ____ day of May, 2018.

Greg A. Bengtson, City Attorney