

CORRECTED ORDINANCE NO. 2613

AN ORDINANCE REZONING REAL PROPERTY LOCATED WITHIN THE CITY OF DERBY, KANSAS, FROM R-1 "SINGLE-FAMILY RESIDENTIAL DISTRICT" TO M-1 "INDUSTRIAL DISTRICT" AND AMENDING THE OFFICIAL ZONING MAP OR MAPS OF THE CITY TO REFLECT SUCH AMENDMENT, ALL PURSUANT TO THE ZONING REGULATIONS OF THE CITY.

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

SECTION 1. Having received the recommendation of the City Planning Commission following notice and hearing thereon as provided by law and pursuant to Zoning Regulations of the City of Derby, Kansas, the zoning of the following described real property is hereby amended from R-1 "Single-Family Residential District" to M-1 "Industrial District":

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 01 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS:

TRACT 1
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF; THENCE S01°14'43"E (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE WEST LINE OF SAID NORTH HALF A DISTANCE OF 312.00 FEET; THENCE N89°01'50"E A DISTANCE OF 407.00 FEET; THENCE N01°14'43"W A DISTANCE OF 312.00 FEET TO THE NORTH LINE OF SAID NORTH HALF; THENCE S89°01'50"W ALONG SAID NORTH LINE A DISTANCE OF 407.00 FEET TO THE POINT OF BEGINNING; ENCOMPASSING 126,985 SQFT OR 2.92 ACRES MORE OR LESS; THE WEST 25 FEET THEREOF SUBJECT TO ROAD RIGHT OF WAY PER ROAD RECORD BOOK C, PAGE 432.

TRACT 2
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF; THENCE S01°14'43"E (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE WEST LINE OF SAID NORTH HALF A DISTANCE OF 781.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°14'43"E ALONG SAID WEST LINE A DISTANCE OF 550.00 FEET; THENCE N89°10'18"E ALONG THE SOUTH LINE OF SAID NORTH HALF A DISTANCE OF 939.00 FEET; THENCE

N01°14'43"W A DISTANCE OF 314.00 FEET; THENCE S89°10'18"W A DISTANCE OF 364.00 FEET; THENCE N01°14'43"W A DISTANCE OF 236.00 FEET; THENCE S89°10'18"W A DISTANCE OF 575.00 FEET TO THE POINT OF BEGINNING; ENCOMPASSING 430,535 SQFT OR 9.88 ACRES MORE OR LESS; THE WEST 25 FEET THEREOF SUBJECT TO ROAD RIGHT OF WAY PER ROAD RECORD BOOK C, PAGE 432.

SECTION 2. The Zoning Regulations of the City of Derby, Kansas, first adopted by City of Derby Ordinance Number 940 and subsequently amended, and the official zoning map of the City of Derby, Kansas are hereby amended in accordance with Section 1 of this Ordinance.

SECTION 3. Should any section, clause, sentence, or phrase of this ordinance be found to be unconstitutional or is otherwise held invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any remaining provisions herein.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication once in the City's official newspaper as provided by State law. Publication of the ordinance shall be withheld until the plat of the subject property is recorded, which shall occur no later than one year from the passage of the ordinance.

PASSED by the City Council this 14th day of October, 2025, and **SIGNED** by the Mayor.

/s/Mark A. Staats
Mayor

ATTEST:

/s/Lynn Ciarleglio
City Clerk

Approved as to form:

/s/Jacqueline R. Butler
City Attorney