

**ORDINANCE NO. 1039**

**AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY OF MAIZE, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY AS ORIGINALLY APPROVED BY ORDINANCE NO. 548.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MAIZE, KANSAS:**

SECTION 1. After proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the Zoning Regulations of the City as originally approved by Ordinance No. 548, the Maize City Planning Commission recommends approval of Case No. Z-03-024, and, that the zoning district classification of the property legally described herein be changed as follows:

Change of zoning district classification from the SF-5 Single-Family Residential District to TF-3 Two-Family Residential and OW Office Warehouse Protective Overlay PO-02-024.

Legal Description for TF-3 Two-Family Residential:

E1/2 N 50A E1/2 NW1/4 EXC BEG NE COR NW1/4 S 375 FT W 401 FT N 375 FT E TO BEG. SEC 19-26-1W

General Location: 11321 W 53<sup>rd</sup> Street North, Maize KS

Legal Description for OW Office Warehouse:

W1/2 OF TR BEG NE COR NW1/4 S 375 FT W 401 FT N 375 FT E TO BEG SEC 19-26-1W

General Location: 11301 W 53<sup>rd</sup> Street North, Maize KS

SECTION 2. Upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the Official Zoning Map(s) as previously adopted by reference and said Map(s) is (are) hereby reincorporated as a part of the Zoning Regulations as amended.

SECTION 3. The above-described Limited Commercial zoned property shall be subject to all provisions of Protective Overlay PO-02-024 as follows:

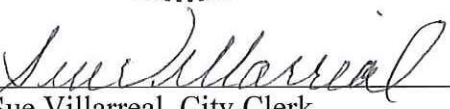
1. A maximum of 120 dwelling units shall be allowed in the area zoned TF-3 Two-Family Residential.
2. The following uses shall be prohibited in the area zoned OW Office Warehouse: Recycling collection station, private; Recycling collection station, public; Recycling processing center; reverse vending machine; safety service; manufacturing, limited; research services; warehousing; wholesale or business services.
3. Development of the OW zoned property shall conform to all screening and setback requirements of the City of Maize Zoning Code and Landscape Ordinance.

SECTION 4. This Ordinance shall take effect and be in force from and after its passage, approval and publication once in the official city newspaper.

PASSED by the City Council and APPROVED by the Mayor on this 15<sup>th</sup> day of April, 2024.



  
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Patrick Stivers, Mayor

  
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Sue Villarreal, City Clerk