

ORDINANCE NO. 2179

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE THE PLANNED UNIT DEVELOPMENT (PUD) CONCEPTUAL PLAN FOR 80.4 ACRES LOCATED AT THE SOUTHWEST CORNER OF 207TH STREET/BRAUN STREET AND 8TH STREET/EDGERTON ROAD.

WHEREAS, the purpose of the Planned Unit Development regulations of the Edgerton Unified Development Code is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations; and

WHEREAS, pursuant to those regulations, an applicant is required to submit a request for approval of a Conceptual Plan to the Zoning Administrator, which is in turn submitted to the Planning Commissioner for public hearing, review and recommendation; and

WHEREAS, the Zoning Administrator and the Planning Commission of the City of Edgerton, Kansas received a request for approval of a Revised Conceptual PUD Plan/Plat from Lee Ryherd, applicant representative for the owners, Kansas LD, LLC, for a parcel of land totaling approximately 80.4 acres, generally located at the southwest corner of 207th Street/Braun Street and 8th Street/Edgerton Road in Edgerton, Kansas along with the required Planned Unit Development fees; and

WHEREAS, a public hearing was noticed and held in front of the Planning Commission on April 8, 2025, as required by the Unified Development Code; and

WHEREAS, following such hearing the Planning Commission recommended that the Conceptual Plan be approved subject to certain conditions; and

WHEREAS, the Edgerton City Council wishes to take action on that recommendation.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

Section 1. That the Revised Conceptual Plan for Planned Unit Development for the following legally described property generally located at the southwest corner of 207th Street/Braun Street and 8th Street/Edgerton Road, in Edgerton, Kansas is hereby approved, subject to the conditions below:

The North Half of the Northeast Quarter of Section 13, Township 15 South, Range 21 East of the 6th PM, Johnson County, Kansas.

Section 2. The above approval for the Revised Conceptual Plan/Plat for Planned Unit Development is expressly conditioned on the following:

- 1) The approval requirements of Ordinance 2114, including but not limited to the building design standards, landscaping, CCRs, etc. are still applicable under this proposal and ordinance.
- 2) Prior to issuance of a building permit for Phase III of the Conceptual PUD

Plan/Plat, a Final Plan/Plat must be approved by the Governing Body following review by the Planning Commission, and the plat must be recorded with Johnson County.

Section 3. That City Staff is hereby directed to reflect said approval on the City's Official Zoning map and other City records.

Section 4. This ordinance shall take effect from and after its publication once in the official City newspaper.

ADOPTED BY THE GOVERNING BODY AND APPROVED BY THE MAYOR OF THE CITY OF EDGERTON, KANSAS ON THE 8th DAY OF MAY, 2025.


CITY OF EDGERTON, KANSAS

By: 
DONALD ROBERTS, Mayor

ATTEST:


ALEX FIRTH, Interim City Clerk

APPROVED AS TO FORM:


TODD A. LUCKMAN, for
Stumbo Hanson, LLP-City Attorneys