

ORDINANCE NO. 2195

AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF EDGERTON PLANNING COMMISSION TO APPROVE APPLICATION RZ2026-0001 FOR THE REZONING OF APPROXIMATELY 20.95± ACRES OF LAND FROM CITY OF EDGERTON I-H (HEAVY INDUSTRY) DISTRICT AND CITY OF EDGERTON L-P (LOGISTICS PARK) DISTRICT TO CITY OF EDGERTON L-P (LOGISTICS PARK) DISTRICT LOCATED AT 32612 W. 191ST STREET, EDGERTON, KANSAS.

WHEREAS, the Planning Commission of the City of Edgerton, Kansas received a request from DeLong Company, Inc., property owner of a parcel of land totaling approximately 20.95± acres, generally located northeast of the intersection of Homestead Lane and W. 191st Street, to rezone that property from City of Edgerton I-H (Heavy Industry) District and City of Edgerton L-P (Logistics Park) to City of Edgerton L-P (Logistics Park) District; and

WHEREAS, following a public hearing in front of the Planning Commission on July 14, 2026, the Planning Commission has recommended that the rezoning request for that property be approved; and

WHEREAS, all required newspaper and mailing notifications were performed.

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

Section 1. That the following legally described property generally located northeast of the intersection of Homestead Lane and W. 191st Street, is hereby rezoned from I-H (Heavy Industry) and L-P (Logistics Park) to L-P (Logistics Park), and that City Staff is hereby directed to reflect said rezoning in the City's Official Zoning map and other City records:

All that part of the Southwest quarter of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J. A. Pearce Tract in the 1892 Re-Survey of said Section Township and Range, City of Edgerton, Johnson County, Kansas, said tract of land being more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter of said Section 34; thence N 88° 10' 27" E along the South line of said quarter section, a distance of 232.30 feet to the Point of Beginning; thence continuing N 88° 10' 27" E along said South line and also along the South line of said J.A Pearce Tract, a distance of 1095.14 feet to the Southwest corner of the Final Plat of MIDWEST GATEWAY, a subdivision of land in the City of Edgerton, Johnson County, Kansas; thence N 2° 16' 29" W along the West line of said MIDWEST GATEWAY, a distance of 1170.30 feet to the Northwest corner of said MIDWEST GATEWAY; thence S 53° 52' 24" W, a distance of 683.46 feet to a point on the West line of said J. A. Pearce Tract; thence N 1° 52' 40" W along said West line, a distance of 85.90 feet; thence S 53° 52' 24" W, a distance of 407.79 feet to a point of curvature; thence Southwesterly along a curve to the left, having a radius of 461.00 feet, a central angle of 40° 11' 07" and an arc distance of 323.33 feet to a point of non-tangency; thence S 1° 49' 33" E, a distance of 383.68

feet to the Point of Beginning. containing 912,609± Sq. Ft. or 20.951± Acres.

Section 2. The above rezoning is approved with no stipulations.

Section 3. That the Governing Body, in making its decision on the rezoning, based its decision on City Staff's comments and recommendations as they relate to the Golden criteria and otherwise, which are attached hereto. The Governing Body also based its decision on the following criteria:

- a) The extent to which there is a need in the community for the uses allowed in the proposed zoning.
- b) The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space.
- c) Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties.
- d) The extent to which the zoning amendment may detrimentally affect nearby property has been addressed.
- e) Consistency with the Comprehensive Plan, Utilities and Facilities Plans, Capital Improvement Plan, Area Plans, ordinances, policies, and applicable City Code of the City of Edgerton.

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 13th DAY OF AUGUST, 2026.

CITY OF EDGERTON, KANSAS

By: 
Donald Roberts, Mayor

ATTEST:


Dusti Callahan, City Clerk

APPROVED AS TO FORM:


Todd Luckman for
Stumbo Hanson, LLP, City Attorneys