

ORDINANCE NO. G- 1433

AN ORDINANCE AMENDING THE CITY OF EL DORADO, KANSAS ZONING REGULATIONS

WHEREAS the El Dorado Planning Commission reviewed the existing Zoning Regulations of the City of El Dorado, Kansas, and determined a need to make amendments hereto; and

WHEREAS the El Dorado Planning Commission did conduct a public hearing, following due and proper notice thereof, on October 24, 2024, concerning said proposed amendments and

WHEREAS the El Dorado Planning Commission, following the conclusion of said public hearing, recommended to the City Commission of the City of El Dorado, Kansas, that certain amendments to the Zoning Regulations of the City of El Dorado, Kansas should be made.

NOW, THEREFORE, BE ORDERED BY THE CITY COMMISSION OF THE CITY OF EL DORADO, KANSAS:

Section 1: Article 5 – District Regulations of the El Dorado Zoning Regulations, is hereby amended to read as follows:

C. The Final Development Plan shall substantially conform to the approved Preliminary Plan, shall be in final form for the issuance of a building permit, shall have been previously reviewed by the appropriate City staff, and shall include a Construction Schedule. A final approval by the Governing Body shall authorize construction to begin according to the Construction Schedule providing all appropriate permits have been received. Construction of at least the first stage of development shall begin within three years from the date the ordinance of the zoning change was published in the official city newspaper. If construction does not begin within this permit and no effort is made for an extension of time by the owner, the Final Development Plan shall be voided.

Section 2: Article 10 – Special Use Permit of the El Dorado Zoning Regulations is hereby amended to read as follows:

D. Hearing: Upon receipt of the formal application and all accompanying material, the Zoning Administrator shall call a public hearing for the next scheduled meeting of the Planning Commission; provided, however, that notice must be published in the official city newspaper at least 20 days prior to the date set for hearing. In addition to such publication notice, written notice of such proposal shall be mailed to all the owners of lands located within 200 ft. of subject property. Failure to receive such notice shall not invalidate any subsequent action taken. The Planning Commission shall submit a recommendation to their Governing Body within 30 days after the close of the public hearing.

Section 3: Article 12 – Board of Zoning Appeals of the El Dorado Zoning Regulations is hereby amended to read as follows:

3.A.(3) The Board shall fix a reasonable time for the hearing of an application, and notice of the time, place and subject of each hearing shall be published in the official city newspaper at least 20 days prior to the date fixed for the public hearing. A copy of the notice of public hearing shall be sent to each

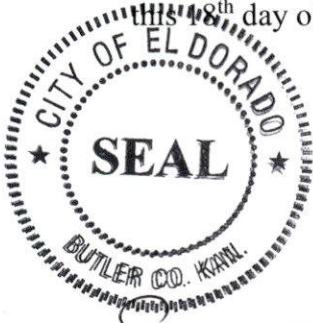
party of interest, each person on the ownership list, and each Planning Commissioner.


Section 4: All ordinances in conflict herewith are hereby repealed.

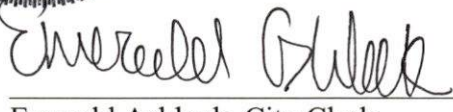
Section 5: In all other respects, the Zoning Regulations of the City of El Dorado, Kansas, shall be and remain unchanged.

Section 6: This Ordinance shall take effect and be in full force from and after its publication once in the official city newspaper.

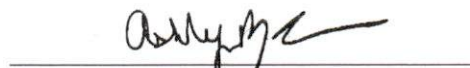
PASSED and approved by the Governing Body of the City of El Dorado, Kansas, this 18th day of November 2024.




Bill Young, Mayor


Emerald Ashlock, City Clerk

APPROVED AS TO FORM:


Ashlyn Lindsko, City Attorney