

(First Published in the *Cowley CourierTraveler*, \_\_\_\_\_, 2026)

**ORDINANCE NO. 2026-01—**

**AN ORDINANCE AUTHORIZING THE RE-ZONING OF 706 E MADISON AVE FROM “R-2” (MEDIUM DENSITY RESIDENTIAL DISTRICT) TO “C-3” (GENERAL COMMERCIAL DISTRICT).**

**WHEREAS**, the City of Arkansas City Planning Commission, after providing notice and holding a hearing pursuant to K.S.A. § 12-756 and K.S.A. § 12-757, has considered the proposed request to re-zone property, and recommended the City grant the Petition to re-zone; and

**WHEREAS**, the Governing Body of the City of Arkansas City, Kansas, after due investigation and consideration has determined that the nature and extent of the public use and interest to be subserved is such as to warrant the re-zoning of the property at issue; and

**NOW THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:**

**SECTION ONE:** The property legally described as

Lots 1-2 of Block 1 Madison Avenue Addition to Arkansas City, Cowley County, Kansas

AND

That portion of Tract Seven (7) of Lewis Sub- division of the South 55 acres of the Southeast Quarter of Section 30, Township 34 South, Range 4 East, Cowley County, Kansas, described as follows:

Beginning at a point 50 feet East of said Southwest corner on the South section line of Section 30; thence North 258.8 feet parallel to the West line of said Tract 7; thence East 102 feet parallel with the South line of said Section 30; thence South 258.8 feet parallel to the West line of said Tract 7; thence West 102 feet along the South line of said Section 30 to point of beginning, except highway right of way;

AND

A portion of Tract 7, of Lewis Sub- division of South 55 acres of Section 30, Township 34 South, Range 4 East, described as follows:

From the Southwest Corner of the Southeast Quarter, Section 30, Township 34 South, Range 4 East, 50 feet East along the South Section Line of Section 30, thence North 258.8 feet parallel to the West line of Tract 7, to the point of beginning; thence North 20.0 feet parallel to the West line of Tract 7, thence East 102.0 feet parallel to the South Section Line of Section 30, thence South 20.0 feet parallel to the West Line of Tract 7, thence West 102.0 feet parallel to the South Section Line of Section 30 to the point of beginning.

Commonly known as 706 E Madison Avenue, Arkansas City, Cowley County, Kansas.

**IS HEREBY RE-ZONED** from an R-2 (Medium Density Residential District) to a C-3 (General Commercial District).

**SECTION TWO:** This ordinance shall take effect and be in full force from and after its adoption by the governing body of the City of Arkansas City and either (a) publication once in the official newspaper of the City, or (b) publication of a summary of this Ordinance certified as legally accurate and sufficient by the City Attorney.

**SECTION THREE:** A certified copy of this ordinance signed by the City Clerk for the City of Arkansas City, Kansas, shall be recorded in the Office of the Register of Deeds, Cowley County, Kansas.

**PASSED AND ORDAINED** by the Governing Body of the City of Arkansas City, Kansas this 6th day of January 2026.

(Seal)

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Tad Stover, Mayor

ATTEST:

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Tiffany Parsons, City Clerk

APPROVED AS TO FORM

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Larry R. Schwartz, City Attorney

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 2026-01-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the governing body on January 6, 2026 as the same appears of record in my office.

DATED: \_\_\_\_\_.

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Tiffany Parsons, City Clerk