

**CITY OF FAIRWAY, KANSAS
ORDINANCE NO. 1743**

AN ORDINANCE AMENDING THE FAIRWAY DEVELOPMENT ORDINANCES PERTAINING TO DIMENSION STANDARDS FOR THE B-3P PLANNED BUSINESS/MIXED-USE DISTRICT; AMENDING AND REPEALING EXISTING SECTION 15-410 OF THE FAIRWAY DEVELOPMENT ORDINANCES.

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

SECTION 1. Existing Section 15-410 of the Fairway Development Ordinances is hereby amended to read as follows:

Sec. 15-410. – Dimension standards.

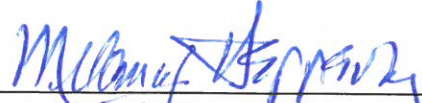
Dimension standards for the B-3P district are as follows:

District	
Minimum project size	15 acres for initiation of a B-3P plan unless adding to or amending an approved B-3P district. Upon the recommendation of the Planning Commission, the Governing Body may grant a waiver for projects as small as 5 acres in size provided it finds that a larger project is impractical due to site conditions and existing adjacent land uses; the smaller project has no negative impact on adjacent uses; and the proposed development plan creates appropriate transitions between existing adjacent land uses and the site.
Lot	
	Lot standards and setbacks shall be established based on the context of an overall development plan. Development plans should use similar lot dimension standards of other districts for each particular use in the development plan, however these standards may be deviated from if the overall development plan demonstrates that the intent of the B-3P zoning district (Section 15-407) is better served by the alternative lot standard; the planning criteria (Section 15-409(b)) are better met with the alternative standards; and there is no advance impact on adjacent property.
Structures	
Maximum height	5 stories and a maximum of 60 feet.

SECTION 2. Existing Section 15-410 of the Fairway Development Ordinances is hereby repealed.

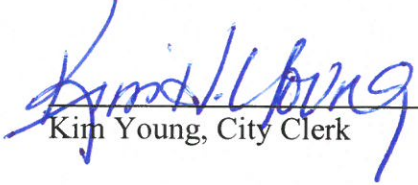
SECTION 3. This Ordinance No. 1743 shall become effective upon adoption and publication in the official City newspaper.

PASSED by the City Council the 9th day of August, 2021. **APPROVED** by the Mayor.




Melanie Hepperly, Mayor

ATTEST:



Kim Young, City Clerk

APPROVED AS TO FORM:



Anna M. Krstulic, City Attorney