

STATE OF KANSAS
RENO COUNTY
CITY OF THE HIGHLANDS

ORDINANCE NUMBER 2018-01

An ordinance of the city of The Highlands, Kansas, providing for the organization of a zoning advisory committee to review the use of, or modifications to, undeveloped lots and developed properties as well as proposed new construction or modification of improvements on any lot.

Whereas residents of the city have the right to expect a stability of their home environment including a harmonious blend of community and nature, sustainable community growth and prosperity, appreciation of property values, and in general, an improving quality of life.

Whereas certain activities or conditions or modifications of undeveloped lots or developed lots, or new construction or additions to existing structures may detract from a harmonious and consistent appearance of a neighborhood and result in a loss of value of surrounding properties and the overall community.

Whereas certain modifications and conditions may cause undue hardship on surrounding property owners and the community by creating an undesirable environment that negatively impacts the public health, safety, well-being, and quality of daily living for residents of the city.

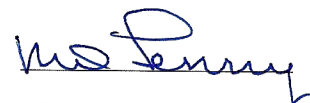
Therefore, the City Council of City of The Highlands, Kansas, herein called the Council, shall establish, by Council vote, a voluntary and uncompensated, advisory, architectural and zoning review committee, herein call the AZRC, consisting of three regular members and two alternate members, all being residents of the city, and with the purpose of reviewing use of, or conditions created on, both undeveloped and developed properties as well as proposals for the use of, or property modifications and/or construction.

- 1) Responsibilities and authority of the AZRC shall be limited to:
 - a) the review of proposals for all material changes to any lot or property, such as is regulated by city ordinance. The AZRC shall present a written recommendation(s) to the Council to authorize and grant permit to proceed with, or to deny such proposal(s).
 - b) the review of use of all lots and properties, for compliance to provisions of city ordinances or codes regarding the use of, appearance of, activities or conditions carried on or created on such lots or properties. Such reviews and written recommendations, if any, shall be presented to the Council for determination of corrective action and/or penalties
- 2) The AZRC may also recommend to the Council any reasonable variance to a condition or proposal which offends any provision of the ordinance.

3) The term for any member shall be for one year but upon Council appointment and vote of affirmation, a member may hold consecutive terms.

Therefore, be it ordained by the governing body of the city of The Highlands that the provisions of this ordinance shall be carried out and a committee be appointed for the purpose and responsibilities listed herein.

THIS ORDINANCE IS PASSED AND APPROVED this 2 day of March, 2018.


Mayor Mo Penny

Attest:



City Clerk

Approved as to form by:

City Attorney

