

(Published in the Topeka Metro News May 23, 2022)

ORDINANCE NO. 20354

ORDINANCE introduced by Interim City Manager William E. Cochran amending the “District Map” referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code on property located approximately at 117 NE US HWY 24 *from* “C-4” Commercial District *to* “PUD/M-2” Multi-family Residential uses on approximately 1.78 acres. (PUD 22/02) (Council District No. 2)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the “District Map” referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), be, and the same is hereby amended, by reclassifying the following described property:

TRACT 1

A TRACT OF LAND IN LOT 4 OF THE SOUTH EAST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M., SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF U.S. HIGHWAY NO. 24, WHICH IS 208.7 FEET EAST OF THE WEST LINE OF SAID LOT 4; THENCE EAST ON THE SOUTH LINE OF SAID HIGHWAY, 276.39 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 4, 208.7 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID HIGHWAY, 276.39 FEET; THENCE NORTH 208 7 FEET TO THE PLACE OF BEGINNING.

TRACT 2

A TRACT OF LAND IN LOT 4 OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M., SHAWNEE COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4, WHICH IS 208.7 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 24, SAID POINT BEING 892.80 FEET NORTH OF THE SOUTHWEST CORNER (SW/CR) OF SAID LOT 4; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID HIGHWAY 485.09 FEET, THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 4, 90 FEET; THENCE WEST 485.09 FEET TO THE WEST LINE OF LOT 4; THENCE NORTH ON THE WEST LINE OF SAID LOT 4, 90 FEET TO THE PLACE OF BEGINNING. EXCEPT THE WEST 250 FEET OF SAID TRACT OF LAND. TOGETHER WITH AN EASEMENT OVER THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND FOR INGRESS AND EGRESS; A TRACT OF LAND IN LOT 4 OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M., SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4, WHICH IS 208.7 FEET SOUTH OF THE SOUTH RIGHT-OF-

WAY LINE OF U.S. HIGHWAY 24, SAID POINT BEING 892.80 FEET NORTH OF THE
SOUTHWEST CORNER (SW/CR) OF SAID LOT 4; THENCE EAST PARALLEL TO THE
SOUTH LINE OF SAID HIGHWAY 250.00 FEET; THENCE SOUTH PARALLEL TO THE
WEST LINE OF SAID LOT 4, 90 FEET; THENCE WEST 250.00 FEET TO THE WEST LINE
OF SAID LOT 4; THENCE NORTH 90 FEET TO THE PLACE OF BEGINNING.

subject to:

1. Use and development of the site in accordance with the Planned Unit Development (PUD)
Master Plan for North Vista Apartments.

Section 2. The PUD Master Plan for North Vista Apartments shall be recorded with the
Shawnee County Register of Deeds in accordance with Section 18.190.060(b) of the Topeka
Municipal Code (TMC). Following the recording of the PUD Master Plan and prior to building
permit and/or land development on the site, site development plans as required by the PUD Master
Plan shall be submitted for review and administrative approval by the Planning Director.

Section 3. This Ordinance Number shall be fixed upon the “District Map”.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall take effect and be in force from and after its passage,
approval and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body, City of Topeka, Kansas, May 17,
2022..

ATTEST:

Michael A. Padilla, Mayor

Brenda Younger, City Clerk