

(Published in the Topeka Metro Newspaper on October 17, 2022)

ORDINANCE NO. 20378

AN ORDINANCE introduced by City Manager Stephen Wade, establishing the South Topeka Redevelopment District pursuant to K.S.A. 12-1770 *et seq.*

WHEREAS, notice of a public hearing to consider establishment of the redevelopment district was provided as required by K.S.A. 12-1771(a) and K.S.A. 12-1772(c) (Resolution No. 9345); and

WHEREAS, pursuant to K.S.A. 12-1771, the governing body held a public hearing on September 13, 2022 in City Council Chambers, 214 E. 8th, at 6 p.m. to consider the advisability of establishing a redevelopment district within an enterprise zone established on December 30, 1991; and

WHEREAS, the hearing was held and concluded on September 13, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, that:

Section 1. The legal description of the South Topeka Redevelopment District (District) is identified on Exhibit A which is attached herein and incorporated by reference.

Section 2. The District is an “eligible area” as defined at K.S.A. 12-1770a(g) by virtue of the area being included within an enterprise zone.

Section 3. The redevelopment of the area within the District is necessary to promote the general and economic welfare of the City. Accordingly, the District is established and its boundaries identified in Exhibit A.

Section 4. The District Plan, attached herein as Exhibit B and incorporated by reference, is approved.

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28 Section 5. The governing body shall remove properties from the District that have been
29 approved for participation in the neighborhood revitalization program.

30 Section 6. This Ordinance shall take effect and be in force from and after its passage,
31 approval and publication in the official City newspaper.

32 Section 7. The City Clerk is directed to provide a certified copy of the Ordinance to the
33 County Clerk and to the Unified School District 501.

34 PASSED and APPROVED by the Governing Body on October 11, 2022.

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CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

40 ATTEST:

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Brenda Younger, City Clerk

EXHIBIT A

Legal Description

PORTIONS OF THE NORTHWEST QUARTER OF SECTION 19, AND PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 18, IN TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE SIXTH PRINCIPAL MERIDIAN, AND PORTIONS OF THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN SHAWNEE COUNTY, KANSAS, BOUNDED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF SW TOPEKA BOULEVARD WITH THE NORTHWEST CORNER OF KTA COMMERCIAL SUBDIVISION; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF SOUTHWEST TOPEKA BOULEVARD WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 37TH STREET; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 37TH STREET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 11 OF LIKINS-FOSTER ADDITION TO THE CITY OF TOPEKA, KANSAS; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 1 AND 16, BLOCK 11, LIKINS-FOSTER ADDITION, AND THE EAST LINE OF THE SUBDIVISION OF TRACTS E & F, LIKINS-FOSTER ADDITION TO THE CITY OF TOPEKA, KANSAS, TO THE NORTHEAST CORNER OF LOT 11, BLOCK 30, OF THE SUBDIVISION OF TRACTS E & F, LIKINS-FOSTER ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 30 TO THE EAST LINE OF SOUTHWEST BRENDAN AVENUE, ALSO BEING THE SOUTHWEST CORNER OF BELLAIRRE SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE, TO THE NORTH LINE OF SOUTHWEST CROIX STREET; THENCE EASTERLY ALONG SAID NORTH LINE, TO THE SOUTHWEST CORNER OF TRACT 'A' LIKINS-FOSTER ADDITION, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT 'A' TO THE NORTHWEST CORNER OF SAID TRACT 'A', ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2, OF LIKINS-FOSTER ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LIKINS-FOSTER TO THE NORTHWEST CORNER OF LOT 10, BLOCK 2 OF SAID LIKINS-FOSTER ADDITION AND THE EAST LINE OF SOUTHWEST CLARE AVENUE; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST CLARE AVENUE TO THE SOUTH LINE OF SOUTHWEST 32ND TERRACE; THENCE EASTERLY ALONG SAID SOUTH LINE, TO THE WEST LINE OF SOUTHWEST FILLMORE STREET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SOUTHWEST 32ND TERRACE; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SOUTHWEST TOPEKA BOULEVARD; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF TRACT 'A' OF LIKINS-FOSTER ADDITION TO THE CITY OF TOPEKA, KANSAS, AND THE NORTH LINE OF SOUTHWEST CROIX STREET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID NORTH LINE PROLONGED TO THE EAST LINE OF THE BURLINGTON NORTHERN AND SANTEE RAILROAD RIGHT-OF-WAY, ALSO BEING THE WEST LINE OF HANRAHAN SOUTH SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT; THENCE EASTERLY, 325 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID HANRAHAN SOUTH SUBDIVISION TO THE WEST LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD; THENCE SOUTHWESTERLY ALONG SAID WEST LINE, TO THE PROLONGED SOUTH LINE OF SOUTH TOWN INDUSTRIAL PARK SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID BURLINGTON NORTHERN AND SANTEE RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID WEST LINE TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF KTA COMMERCIAL SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXHIBIT B

District Plan

The District will consist of one or more development project areas, which are anticipated to include a mix of hotel, retail, travel stops, restaurants and other commercial uses with associated amenities, along with associated infrastructure.