

(Published in the Topeka Metro News January 16, 2023)

ORDINANCE NO. 20401

ORDINANCE introduced by City Manager Stephen M. Wade 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 west of SE Adams Street and 200 feet south of SE 37th Street from “PUD/C-4” Commercial District to “PUD/M-1” Two-family Residential uses on approximately 6.05 acres. *(PUD 87/06A) (Council District No. 5)*

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:

PART OF THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH, OWNER'S CERTIFICATE: RANGE 16, EAST OF THE 6TH P.M., IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE S 0° 00' 20" W ALONG THE EAST SECTION LINE 700.00 FEET; THENCE S 90° 00' 00"W 406.57 FEET; THENCE SOUTHWESTERLY AROUND A CURVE OF RADIUS 420.00 FEET AND CENTRAL ANGLE OF 28°11'32", 206.66 FEET; THENCE S 61° 48' 28"W, 30.00 FEET; THENCE N 28°11'32"W, 30.00 FEET; THENCE NORTHWESTERLY AROUND A CURVE OF RADIUS 458.0 FEET AND CENTRAL ANGLE OF 28°11'32", 225.36 FEET; THENCE N 0°00'00"E, 521.18 FEET TO THE NORTH SECTION LINE; THENCE N 90°00'00"E, 700.00 FEET TO THE POINT OF BEGINNING.

subject to:

1. Use and development of the site in accordance with the Planned Unit Development (PUD)

Master Plan for Southern Hills PUD.

Section 2. The PUD Master Plan for Southern Hills PUD 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 and approval and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body, City of Topeka, Kansas, January 10, 2023.

Michael A. Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk