

**ORDINANCE NO. 20411**

AN ORDINANCE introduced by City Manager Stephen 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 properties located at 400 and 500 SW Washburn Avenue *from* “R-2” Single Family Dwelling District and “X-1” Mixed Use District, respectively, *to* “PUD” Planned Unit Development with “M-2” Multiple Family Dwelling District and “X-1” Mixed Use District use groups plus accessory surface parking lot use. *(PUD 23/01) (Council District No. 1)*

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

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

Lots 138, 140, 142, and 144 on Washburn Avenue, Horne’s Addition to the City of Topeka, Shawnee County, Kansas.

**AND**

Lots 146, 148, 150, 152, and the North Half of Lot 154, except the East 45 feet thereof, on Washburn Avenue, formerly West Street, in Horne’s Addition to the City of Topeka, Shawnee County, Kansas.

FROM “R-2” Single Family Dwelling District and “X-1” Mixed Use District TO “PUD” Planned Unit Development with “M-2” Multiple Family Dwelling District and “X-1” Mixed Use District use groups, respectively.

Subject to:

1. Development at 400 SW Washburn Avenue shall comply with standards applicable to the “M-2” zoning except as noted by any of the following conditions of the Planned Unit Development.
2. Development at 500 SW Washburn Avenue shall comply with standards applicable to the “X-1” zoning except as noted by any of the following conditions of the Planned Unit Development.
3. The property located at 400 SW Washburn Avenue shall be restricted to one sign that is subject to “M-2” zoning district signage regulations
4. The property located at 500 SW Washburn Avenue shall be subject to “X-1” zoning district signage regulations.

5. In order to accommodate parking requirements, the parking lot at 500 SW Washburn Avenue shall accommodate at least one parking space for every dwelling unit sited at 400 SW Washburn Avenue.

**Section 2.** This Ordinance 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 this Ordinance and prior to building permit and/or land development on the site, site development plans as required by this Ordinance 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, February 14, 2023.

ATTEST:

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Michael A. Padilla, Mayor

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Brenda Younger, City Clerk