

*(Published in the Topeka Metro News August 21, 2023)*

**ORDINANCE NO. 20446**

**ORDINANCE** introduced by Interim City Manager Richard U. Nienstedt 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 east of NW Rochester Road approximately 300 feet south of Walnut Lane from "R-1" Single Family Dwelling District to "PUD" Planned Unit Development with "M-2" Multiple Family Dwelling District uses to allow for multifamily residential duplexes and four-plexes on approximately 7.2 acres. *(PUD 23/02) (Council District No. 2)*

**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 18.50.050 of the Topeka Municipal Code (TMC), be, and the same is hereby amended, by reclassifying the following described property:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M., SHAWNEE COUNTY, KANSAS, 16.22 CHAINS (1070.52 FEET) NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER, 16.125 CHAINS (1064.25 FEET) TO THE CENTER OF THE ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID ROCHESTER ROAD 10.543 CHAINS (695.84 FEET); THENCE EAST PARALLEL TO SAID SOUTH LINE 16.125 CHAINS (1064.25 FEET) TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 10.543 CHAINS (695.84 FEET) TO THE PLACE OF BEGINNING, LESS THE EAST 60 FEET THEREOF. AND LESS THE FOLLOWING DESCRIBED PARCEL: A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M., SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGIN ON THE CENTERLINE OF ROCHESTER ROAD AT THE SOUTHWEST CORNER OF LOGAN SUBDIVISION; ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ON AN ASSUMED BEARING OF NORTH 89° 59' 22" EAST, 320.00 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE PARALLEL WITH THE CENTERLINE OF ROCHESTER ROAD, SOUTH 00° 13' 29" WEST, 110.00 FEET; THENCE SOUTH 89° 59' 22" WEST 320.00 FEET TO THE CENTERLINE OF ROCHESTER ROAD; THENCE NORTH 00° 13' 29" EAST, 110.00 FEET ALONG SAID CENTERLINE 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 Eugene & Paramore PUD.

**Section 2.** The PUD Master Plan for Eugene & Paramore 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, approval and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body, City of Topeka, Kansas, August 15, 2023.

ATTEST:

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Michael A. Padilla, Mayor

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Brenda Younger, City Clerk