

(Published in the Topeka Metro News July 15, 2009)

ORDINANCE NO. 19278

AN ORDINANCE introduced by City Manager Norton N. Bonaparte, Jr. amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 48-1.04 of the Code of the City of Topeka, by providing for certain changes in zoning by amending the Master PUD Plan of Villa West Shopping Center to include the "I-1" Light Industrial District use group specifically for development of a mini-storage facility on property located at 6020 SW 29th Street in the City of Topeka, Kansas. **(Z79/10E) (Council District No. 8)**

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

Section 1. That the Master PUD Plan of Villa West Shopping Center, is hereby amended in accordance with Section 48-24.06(b) of the Comprehensive Zoning Regulations to include the "I-1" Light Industrial District use group specifically for development of a mini-storage facility and is described as follows:

A part of Lot 1, Block A, Villa West Subdivision, Topeka, Shawnee County, Kansas, described as follows: Commencing at the SE corner of Section 8, Township 12 South, Range 15 East of the 6th P.M.; thence south 89 degrees 19 minutes 43 seconds west, 742.46 feet along the south line of said ¼ Section; thence north 00 degrees 00 minutes 00 seconds east, 45.00 feet to the Point of Beginning; thence north 00 degrees 00 minutes 00 seconds east, 624.44 feet; thence south 89 degrees 19 minutes 43 seconds west, 40.81 feet; thence north 00 degrees 16 minutes 46 seconds east, 389.61 feet; thence south 90 degrees 00 minutes 00 seconds east, 479.14 feet; thence south 00 degrees 16 minutes 46 seconds west, 120.66 feet; thence north 89 degrees 19 minutes 43 seconds east, 257.33 feet to the west right of way line of SW Wanamaker Road; thence south 00 degrees 16 minutes 46 seconds west, 30.00 feet; thence south 89 degrees 19 minutes 43 seconds west, 185.03 feet; thence south 00 degrees 16 minutes 46 seconds west, 329.01 feet; thence south 89 degrees 43 minutes 14 seconds east, 185.00 feet; thence south 00 degrees 16 minutes 46 seconds west, 9.90 feet; thence south 14 degrees 18 minutes 56 seconds west, 61.85 feet; thence south 00 degrees 16 minutes 46 seconds west, 100.00 feet; thence south 00 degrees 51 minutes 59 seconds east, 250.05 feet; thence south 00 degrees 16 minutes 46 seconds west, 60.00 feet; thence south 44 degrees 48 minutes 14 seconds west, 44.19 feet to the north right of way line of SW 29th Street; thence south 89 degrees 19 minutes 43 seconds west, 61.81 feet; thence south 74 degrees 23 minutes 49 seconds west, 58.21 feet; thence south 89 degrees 19 minutes 43 seconds west, 533.86 feet to the Point of Beginning. Containing 616,953 square feet (14.16 acres) of land, more or less.

Section 2. That the development of the site is to include the "I-1" Light Industrial District use group specifically for development of a mini-storage facility **subject to:**

- 1. Use and compliance of the site in accordance with the recorded Master Planned Unit Development Plan of Villa West Shopping Center.**

Section 3. That the amended Master PUD Plan of Villa West Shopping Center shall be filed of

record with the Shawnee County Register of Deeds. Following the recording of the Master PUD Plan and in accordance with Topeka Code Section 48-24.04, prior to any building and/or land development on the site, a site development plan shall be submitted for review and administrative approval by the Planning Director.

Section 4. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

Section 5. This Ordinance Number shall be fixed upon the "District Map".

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. 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 of the City of Topeka, July 7, 2009.

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk

To Be Codified _____

Not To Be Codified X