

(Published in the Topeka Metro News June 14, 2010)

**ORDINANCE NO. 19428**

**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 18.50.050 of the Topeka Municipal Code (TMC), by providing for certain changes in zoning on property located at 5999 SW 22<sup>nd</sup> Park from "O&I-2" Office and Institutional District **TO** "PUD" Planned Unit Development District ("O&I-3" Office and Institutional District use group only, with retail sales associated with the "O&I-3" use group only and "C-1" Commercial District limited to a restaurant, subject to restrictions). **(PUD10/4) (Council District No. 8)**

**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 TMC 18.50.050, be and the same is hereby amended, by reclassifying the follow described property:

**Part of Lot 4, Block "B" West port Subdivision "F" in the City of Topeka, Shawnee County, Kansas., described as follows: Beginning at the NW corner of said Lot 4; thence north 89 degrees 03 minutes 58 seconds east, 140.00 feet along the north line of said Lot; thence south 00 degrees 56 minutes 02 seconds east, 166.56 feet; thence on a 51.00 foot radius curve left, an arc distance of 51.21 feet, said curve having a long chord bearing south 46 degrees 06 minutes 52 seconds west, 49.08 feet; thence south 89 degrees 03 minutes 58 seconds west, 104.08 feet to a point on the west line of said Lot 4; thence north 00 degrees 56 minutes 02 seconds west, 200.00 feet along the west line of Lot 4 to the point of beginning.**

**Section 2.** The development of the site is from "O&I-2" Office and Institutional District **TO** PUD Planned Unit Development District ("O&I-3" Office and Institutional District use group, with retail sales associated with the "O&I-3" use group only and "C-1" Commercial District limited to a restaurant). **Subject to:**

- 1. Use and compliance of the site in accordance with the recorded Master Planned Unit Development Plan for Fastsigns.**

**Section 3.** The Master PUD Plan of for Fastsigns shall be recorded with the Shawnee County Register of Deeds in accordance with TMC 18.190.060(b). Following the recording of the

Master PUD Plan 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.

**PASSED AND APPROVED** by the Governing Body of the City of Topeka, June 8, 2010.

\_\_\_\_\_  
William W. Bunten, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Younger, City Clerk

To Be Codified \_\_\_\_\_

Not To Be Codified **X**