

(Published in the Topeka Metro News October 25, 2010)

ORDINANCE NO. 19481

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 2056 SW Central Park Avenue from "O&I-1" Office and Institutional District **TO** "PUD" Planned Unit Development District ("O&I-1" use group, plus a contractor's office and home improvement/building supply store with only interior display, inventory, processing and servicing for non-O&I-1 uses). **(PUD10/9) (Council District No. 3)**

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 follow described property:

Part of the SE ¼ of Section 1, Township 12 south, Range 15 east of the 6th P.M., corresponding to all of Lots 796, 798 and 800, and Lots 802 except the south 11 feet thereof, Central Park Avenue, formerly Clay Street, Block 13, Steele's Addition (now vacated) to the City of Topeka, Shawnee County, Kansas.

Section 2. The development of the site is from "O&I-1" Office and Institutional District **TO** "PUD" Planned Unit Development District ("O&I-1" use group, plus a contractor's office and home improvement/building supply store with only interior display, inventory, processing and servicing for non-O&I-1 uses). **Subject to:**

- 1. Use and compliance of the site in accordance with the recorded Master Planned Unit Development Plan for Kansas Rebuilders, L.L.C.**

Section 3. The Master PUD Plan for Kansas Rebuilders, L.L.C. 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 Master PUD Plan and 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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, October 19, 2010.

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk

To Be Codified _____

Not To Be Codified **X**