

(Published in the Topeka Metro News October 29, 2012)

ORDINANCE NO. 19773

AN ORDINANCE introduced by City Manager Jim Colson 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 the northeast corner of NE Quincy Street and NE Curtis Street from "I-2" Heavy Industrial District TO "PUD" Planned Unit Development District ("X-2" Mixed Use District base zoning use group and also permitting a crisis center type II, churches and places of worship, boarding and lodging houses, group homes, farmers markets, pet shops/small animal clinics, and multi-family dwelling of more than four units per building and/or more than twelve units per acre). **(PUD12/5) (Council District No. 2)**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the "District Map" referred to and made a part of the Zoning Ordinance by Section 18.50.050 of the Topeka Municipal Code (TMC), be and the same is hereby amended, by reclassifying the following described property:

A PART OF LOTS 70 AND 72 ON QUINCY STREET AND A PART OF LOTS 69, 71 AND 73 ON MONROE STREET, AND A PART OF A VACATED ALLEY ADJACENT TO SAID LOTS, ALL IN EUGENE, COMMONLY CALLED NORTH TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 70 ON QUINCY STREET; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOTS 70 AND 72 ON QUINCY STREET ON AN ASSUMED BEARING OF N18°26'02"E, 111.67 FEET, (111.72 FEET DESCRIBED); THENCE S82°12'01"E, 183.20 FEET, (183.23 FEET DESCRIBED) TO A POINT ON THE CENTER LINE OF SAID VACATED ALLEY, WHICH POINT IS DESCRIBED AS 75.0 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILWAY COMPANY; THENCE S18°32'31"W, ALONG THE CENTER LINE OF SAID VACATED ALLEY, 12.0 FEET; THENCE S84°21'59"E, 184.19 FEET TO A POINT ON THE EAST LINE OF SAID LOT 73 ON MONROE; THENCE S18°28'41" W ALONG THE EAST LINE OF SAID LOTS 69, 71 AND 73 A DISTANCE OF 173.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 69 AND MONROE; THENCE N71°38'35" W 359.51 FEET TO THE POINT OF BEGINNING.

Section 2. The development of the site is from "I-2" Heavy Industrial District **TO** "PUD" Planned Unit Development District ("X-2" Mixed Use District base zoning use group and also permitting a crisis center type II, churches and places of worship, boarding and lodging houses,

group homes, farmers markets, pet shops/small animal clinics, and multi-family dwelling of more than four units per building and/or more than twelve units per acre).

Subject to:

1. Use and compliance of the site in accordance with the recorded Master Planned Unit Development Plan for Topeka Rescue Mission.

Section 3. The PUD Master Plan for Topeka Rescue Mission 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 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, October 23, 2012.

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk