

(Published in the Topeka Metro News December 23, 2013)

ORDINANCE NO. 19872

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 in the southwest quadrant of SW 21st Street and SW Topeka Boulevard from “C-4” Commercial District and “M-1” Two-Family Dwelling District **ALL TO** “PUD” Planned Unit Development District (“C-4” Commercial and “C-3” Commercial use groups). **(PUD13/3) (Council District No. 3)**

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 TRACT OF LAND BEING ALL OF All of lots 0 through 25 on SW 21st Street, lots 4 through 26 on 22nd Street, lots 10 through 26 on 23rd Street, lots 757 through 809 on SW Topeka Boulevard, including vacated 22nd Street and vacated alleys adjacent to said lots, all in Ladies Addition, less any right of way taken for street purposes.

And,

Beginning at a point on the North line of said Lot 811 in said Ladies Addition, at a point 15.00 feet West of, measured perpendicular to the West line of SW Topeka Boulevard; thence South 13° 05' 43" West, parallel with the West line of said SW Topeka Boulevard a distance of 206.98 feet; thence South 88° 10' 25" West on the South line of said Lot 826 and it's extension a distance of 326.63 feet to the center of Tyler Street; thence North 00° 56' 33" West on the center of said Tyler Street a distance of 200.02 feet; thence North 88° 10' 25" East on the North line of said Lots 811, 812 and there extensions a distance of 376.84 feet to the point of beginning.

All in the Northwest Quarter of Section 7, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas and

CONTAINING 8.07 ACRES, MORE OR LESS.

Section 2. The development of the site is from “C-4” Commercial District and “M-1” Two-Family Dwelling District **ALL TO** “PUD” Planned Unit Development District (“C-4”

Commercial and "C-3" Commercial use groups).

Subject to:

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

Section 3. The Master PUD Plan for Laird Noller 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, December 17, 2013.

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk

To Be Codified _____

Not To Be Codified X