

(Published in the Topeka Metro News June 16, 2014)

ORDINANCE NO. 19908

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 by amending the Master Planned Unit Development Plan (O&I-3, M-1a, R-1, I-1 use groups) for Kanza Education and Science Park on property that is bounded by Interstate 70 on the north, SW MacVicar on the east, SW Frazier on the west, and SW 6th Avenue on the south to include a 2.14 acre property-tract that is located at the southwest corner of SW Kanza Drive and SW MacVicar Avenue into the PUD boundary area. **(PUD11/5A) (Council District No. 1)**

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:

KANZA EDUCATION AND SCIENCE PARK, AS RECORDED IN BOOK 50, PAGE 8-13, IN THE CITY OF TOPEKA, SHAWNEE COUNTY KANSAS.

AND ALSO

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 15 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, AS RECORDED IN DEED BOOK 5050, PAGE 15 AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ON AN ASSUMED NORTH AZIMUTH OF 359 DEGREES 51 MINUTES 46 SECONDS, 51.14 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE ON AZIMUTH 270 DEGREES 01 MINUTES 05 SECONDS, 77.86 FEET TO THE NORTHEAST CORNER OF KANZA BUSINESS AND TECHNOLOGY PARK SUBDIVISION NO. 3, AS RECORDED IN PLAT BOOK 40, PAGE 91, IN THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE ON AZIMUTH 270 DEGREES 01 MINUTES 05 SECONDS, 320.00 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION AND ITS EXTENSION; THENCE ON AZIMUTH 359 DEGREES 51 MINUTES 46 SECONDS, 309.14 FEET; THENCE ON AZIMUTH 89 DEGREES 51 MINUTES 46 SECONDS, 41.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 462.50 FEET; THENCE EASTERLY, 143.62 FEET ALONG SAID CURVE WITH A CHORD WHICH BEARS ON AZIMUTH 98 DEGREES 45 MINUTES 32 SECONDS, 143.04 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 537.50 FEET; THENCE EASTERLY, 136.59 FEET ALONG SAID CURVE WITH A CHORD WHICH BEARS ON AZIMUTH 100 DEGREES 22 MINUTES 29 SECONDS, 136.23 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MACVICAR AVENUE, AS RECORDED IN BOOK 4389, PAGE 172; THENCE ON AZIMUTH 179 DEGREES 58 MINUTES 19 SECONDS, 27.53 FEET ALONG SAID RIGHT OF WAY LINE; THENCE ON AZIMUTH 89 DEGREES 51 MINUTES 51 SECONDS, 7.09 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF SW MACVICAR AVENUE, AS RECORDED IN BOOK 3614, PAGE 757, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4642.50 FEET; THENCE SOUTHERLY, 138.57 FEET ALONG SAID RIGHT OF WAY LINE AND CURVE WITH A CHORD WHICH BEARS ON AZIMUTH 180 DEGREES 52 MINUTES 22 SECONDS, 138.57 FEET; THENCE ON AZIMUTH 270 DEGREES 01 MINUTES 05 SECONDS, 1.50 FEET ALONG SAID RIGHT

OF WAY LINE; THENCE ON AZIMUTH 180 DEGREES 01 MINUTES 05 SECONDS, 96.96 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACTS CONTAIN 228.62 ACRES, MORE OR LESS.

Section 2. The development of the site amends the Kanza Education and Science Park Master Planned Unit Development Plan (O&I-3, M-1a, R-1, I-1 use groups) on property that is bounded by Interstate 70 on the north, SW MacVicar on the east, SW Frazier on the west, and SW 6th Avenue on the south to include a 2.14 acre property-tract that located at the southwest corner of SW Kanza Drive and SW MacVicar Avenue into the PUD area as legally described herein.

Subject to:

- 1. Use and development of the site in accordance with the recorded Master Planned Unit Development Plan for Kanza Education and Science Park.**

Section 3. The Master PUD Plan for Kanza Education and Science Park 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, June 10,
2014.

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk