

(Published in the Topeka Metro News July 14, 2014)

ORDINANCE NO. 19913

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 intersection of SW 17th Street and SW Urish Road from “RR-1” Residential Reserve District **TO** “PUD” Planned Unit Development District (“C-2” Commercial District, “C-4” Commercial District, “M-2” Multiple-Family Dwelling District, and “O&I-2” Office and Institutional District use groups). **(PUD14/1) (Council District No. 9)**

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 in the Northwest Quarter of Section 5, Township 12 South, Range 15 East of the 6th P.M., Shawnee County, Kansas, being a portion of a tract of land described in Book 3858, at Page 554 and more particularly described as follows: Beginning at the Southwest Corner of said Northwest Quarter; thence on a Kansas State Plane Grid bearing of North 00 degrees 53 minutes 12 seconds East (measured), North 00 degrees 00 minutes 00 seconds East (deed) along the West line of said Northwest Quarter, a distance of 1539.24 feet to a point 1063.91 feet South of the Northwest Corner of said Northwest Quarter; thence North 87 degrees 53 minutes 50 seconds East, parallel with the North line of said Northwest Quarter, a distance of 1654.24 feet to a point on the West line of a tract of land as described in Book 1701, at Page 228 in the Office of the Shawnee County Register of Deeds; thence South 00 degrees 39 minutes 26 seconds East (measured), South 01 degrees 32 minutes 41 seconds East (deed) along the West line of said tract a distance of 585.09 feet to the Southwest Corner of said tract of land as described in Book 1701, at Page 228; thence North 87 degrees 54 minutes 18 seconds East (measured), North 87 degrees 01 minutes 06 seconds East (deed) along the South line of said tract a distance of 970.31 feet (measured), 970.26 feet (deed) to the Southeast Corner of said tract of land as described in Book 1701, at Page 228; thence South 00 degrees 32 minutes 57 seconds West (measured), South 00 degrees 19 minutes 55 seconds East (deed) along the East line of said Northwest Quarter a distance of 945.37 feet (measured), 945.29 feet (deed) to the Southeast Corner of said Northwest Quarter; thence South 87 degrees 43 minutes 45 seconds West (measured), South 86 degrees 50 minutes 22 seconds West (deed) along the South line of said Northwest Quarter, a distance of 2646.34 feet (measured), 2646.27 feet (deed) to the point of beginning

Section 2. The development of the site is from “RR-1” Residential Reserve District **ALL TO** “PUD” Planned Unit Development District (“C-2” and “C-4” Commercial District, “M-2”, Multiple-Family Dwelling District and “O&I-2” Office & Institutional District use groups).

Subject to:

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

Section 3. The Master PUD Plan for Wrangler Ridge 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, site development plans 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, July 8, 2014.

Larry E. Wolgast, Mayor

ATTEST:

Brenda Younger, City Clerk

To Be Codified _____

Not To Be Codified X