

(Published in the Topeka Metro News October 26, 2015)

## **ORDINANCE NO. 19971**

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 for Wood Valley Racquet Club (C-2 Commercial uses) to allow expansions to the racquet club building and gymnastics studio and new off-street parking lots on property located at 2909 and 2925 SW 37<sup>th</sup> Street, City of Topeka, Shawnee County, Kansas. (PUD04/9B) (Council District No. 7)

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 1 and 2, Block A, Wood Valley Subdivision and Lot 1, Block A, Wood Valley Subdivision No. 4, City of Topeka, Shawnee County, Kansas being more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 23, Township 12 South, Range 15 East of the 6th P.M.; thence S89°24'19"E, 238.40 feet along the North line of said Quarter; thence S00°35'41"W, 50.0 feet for the Point of Beginning, said point being the Northwest corner of Lot 1, Block A, Wood Valley Subdivision No. 4; thence S89°24'19"E, 595.54 feet along the North line of said Lot 1, Block A, Wood Valley Subdivision No. 4 and Lot 1, Block A, Wood Valley Subdivision to the Northeasterly corner of said Lot 1, Block A, Wood Valley Subdivision; thence Southeasterly along the South line of I-470 Highway 107.31 feet more or less to the Easterly line of said Lot 1, Block A, Wood Valley Subdivision; thence Southwesterly along said East line of Lot 1, 75.0 feet more or less; thence continuing South along said East line of said Lot 1, 270.4 feet more or less; thence Southeasterly along the Easterly line of said Lot 1, 75.1 feet more or less; thence South along the East line of said Lot 1, 167.0 feet more or less to the Southeast corner of said Lot 1; thence Westerly along the South line of said Lot 1, 959.84 feet more or less to the Southwest corner of said Lot 1; thence N01°10'01"E, 156.26 feet along the West line of said Lot 1, to a point on the South right-of-way line of SW Wood Valley Drive; thence N73°15'32"E, along the Southerly line of said right-of-way, 47.17 feet; thence continuing along said right-of-way line on a 285.0 foot radius curve left an arc distance of 361.45 feet, said curve having a long chord bearing N36°55'37"E, 337.70 feet; thence N00°35'41"E, along the East right-of-way line of said SW Wood Valley Drive, 335.60 feet to the Point of Beginning.

Section 2. The development of the site amends the Wood Valley Racquet Club

Master Planned Unit Development Plan (C-2 Commercial uses) on property located at 2909 and 2925 SW 37<sup>th</sup> Street.

Subject to:

1. Use and compliance of the site in accordance with the recorded Master Planned Unit Development Plan for Wood Valley Racquet Club- Revision #1.

Section 3. The Master PUD Plan for Wood Valley Racquet Club- Revision #1 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, October 20, 2015.

---

Larry E. Wolgast, Mayor

ATTEST:

---

Brenda Younger, City Clerk