

(Published in the Topeka Metro News September 26, 2016)

ORDINANCE NO. 20026

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 providing for certain changes in zoning on property located at 500 and 520 SW 27th Street in the city of Topeka, Kansas from "O&I-2" Office and Institutional District, "R-1" Single Family Dwelling District with a Conditional Use Permit for a Surface Parking Lot and "R-1" Single-Family Dwelling District ALL TO "PUD" Planned Unit Development District (O&I-2 use group and a Professional/Administrative Office) (*PUDI6/2*) (Council District No. 3)

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

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

Lot 1, Block A, Newcomer Subdivision and a part of Lot 3, Block A, First Assembly Subdivision, City of Topeka, Shawnee County, Kansas, all being more particularly described as follows: Beginning at the Southwest corner of said Lot 1, Block A, Newcomer Subdivision; thence Northerly along the West line of said Lot on the platted bearing of N00°00'00"E, 345.47 feet (345.41 feet Plat) to the Northwest corner of said Lot; thence N89° 25'49"E, 164.08 feet (N89°27'17"E, 164.16 feet Plat) to the Northeast corner of said Lot, being common to the Northwest corner of said Lot 3, Block A, First Assembly Subdivision; thence N89°47'30"E, 191.55 feet along the North line of said Lot 3; thence S00°11'56"E, 67.17 feet; thence S44°49'43"W, 25.79 feet; thence S89°49'43"W, 72.57 feet; thence S00°11'56"E, 257.09 feet to the Southeast corner of said Lot 3, Block A, First Assembly Subdivision; thence S89°31'11"W, 101.68 feet (101.71 feet Plat) to the Southwest corner of said Lot 3; thence S00°02'40"E, 2.50 feet to the Southeast corner of said Lot 1, Block A, Newcomer Subdivision; thence S89°24'51"W 164.34 feet (S89°25'28"W, 164.36 feet Plat) to the Point of Beginning. Containing 2.27 acres more or less.

from "O&I-2" Office and Institutional District, "R-1" Single Family Dwelling District with a Conditional Use Permit for a Vehicle Surface Parking Lot and "R-1" Single-Family Dwelling

District ALL TO “PUD” Planned Unit Development District (O&I-2 use group and a Professional/Administrative Office.)

subject to:

1. Use and development of the site in accordance with the Master Planned Unit Development Plan for Newcomer Funeral Group.

Section 2. The Master PUD Plan for Newcomer Funeral Group 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 building permit and/or land development on the site, site development plans shall be submitted for review and administrative approval by the Planning Director.

Section 3. This Ordinance Number shall be fixed upon the “District Map”.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Topeka, September 20, 2016.

ATTEST:

Brenda Younger, City Clerk

Larry E. Wolgast, Mayor