

1 (Published in the Topeka Metro News December 26, 2016)

2
3 **ORDINANCE NO. 20043**

4
5 An ORDINANCE introduced by Interim City Manager Douglas Gerber,
6 establishing a Redevelopment District within the City
7 (Wheatfield Village) pursuant to K.S.A. 12-1770 *et seq.*, as
8 amended.
9

10 WHEREAS, pursuant to K.S.A. 12-1771, the governing body held a public hearing
11 on December 20, 2016, in City Council Chambers, 214 E. 8th, at 6 p.m. to consider the
12 advisability of establishing a redevelopment district at the northwest corner of Southwest
13 29th Street and Fairlawn Road; and

14 WHEREAS, notice of the public hearing was provided as required by K.S.A. 12-
15 1771(a) and K.S.A. 12-1772(c). (Resolution No. 8825)

16 NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
17 CITY OF TOPEKA, KANSAS, that:

18 Section 1. The legal description of the Wheatfield Village Redevelopment District
19 (District) is identified on Exhibit A which is attached herein and incorporated by reference.
20 The boundaries of the District do not include any area that was not designated in the
21 notice of public hearing (Resolution No. 8825) required by K.S.A. 12-1771(a)(1).

22 Section 2. The District is an "eligible area" as defined at K.S.A. 12-1770a and,
23 more specifically, is a 'conservation area' which is defined as 'any improved area
24 comprising 15% or less of the land area [within the City] in which 50% or more of the
25 structures in the area have an age of 35 years or more, which area is not yet blighted, but
26 may become a blighted area due to the existence of a combination of two or more of the
27 following factors:

28 A. Dilapidation, obsolescence or deterioration of the structures;

- B. Illegal use of individual structures;
- C. The presence of structures below minimum code standards;
- D. Building abandonment;
- E. Excessive vacancies;
- F. Overcrowding of structures and community facilities; or
- G. Inadequate utilities and infrastructure.

Section 3. The conservation and redevelopment of the area within the District is necessary to promote the general and economic welfare of the City. Accordingly, the District is established and its boundaries identified in Exhibit A.

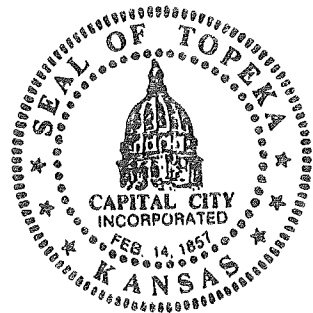
Section 4. The District Plan, attached herein as Exhibit B and incorporated by reference, is approved.

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 December 20, 2016.

CITY OF TOPEKA, KANSAS

ATTEST:



Larry E. Wolgast, Mayor

Brenda Younger, City Clerk

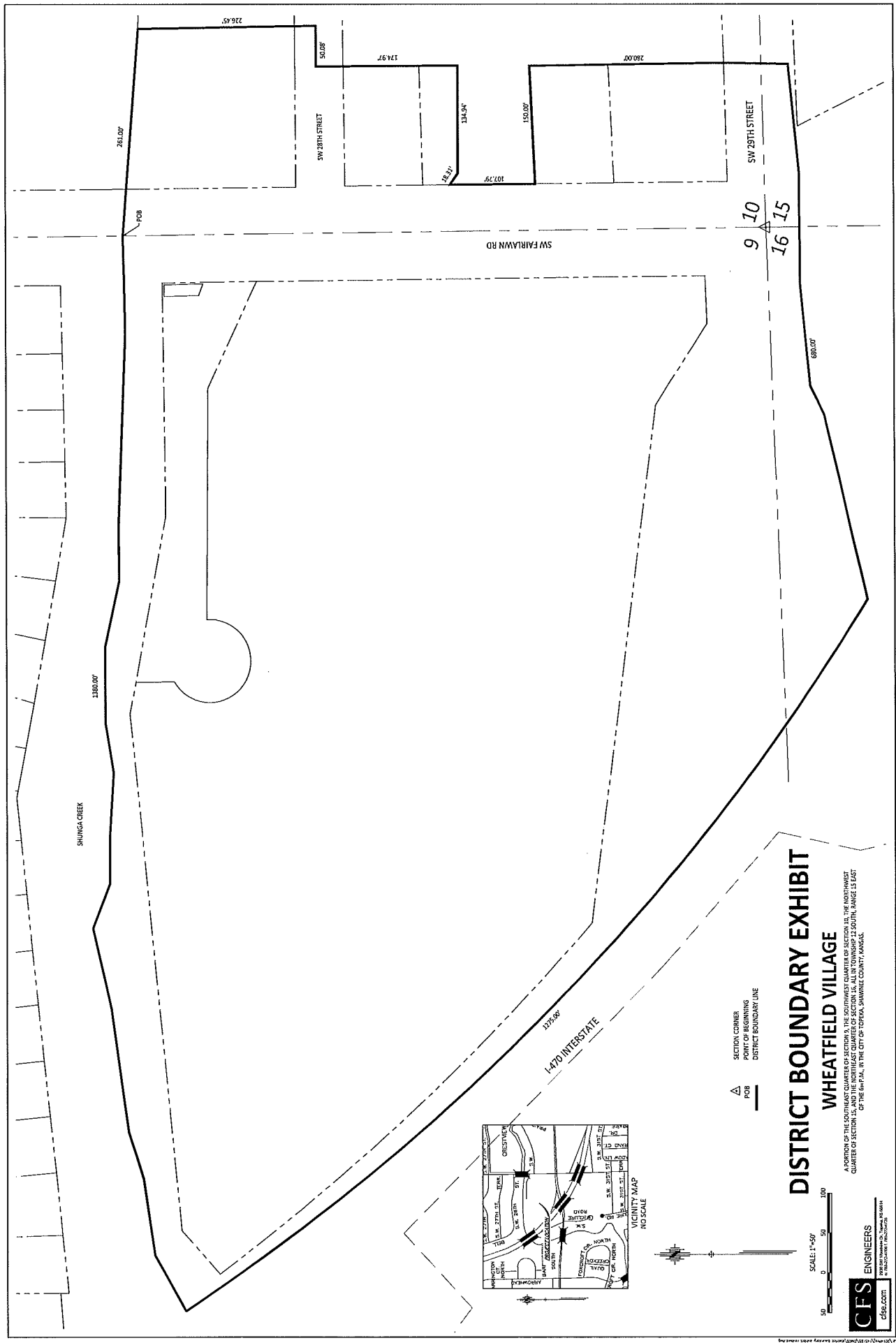
WHEATFIELD VILLAGE

Project 14-5195
December 7, 2016

DISTRICT BOUNDARY

A portion on the Southeast Quarter of Section 9, the Southwest Quarter of Section 10, the Northwest Quarter of Section 15, and the Northeast Quarter of Section 16, all in Township 12 South, Range 15 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas described as follows:

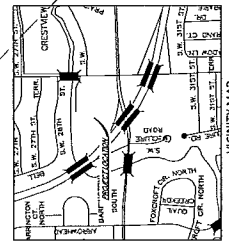
Beginning at a point on the West line of said Southwest Quarter of Section 10 at a point 813.39 feet North of the Southwest corner of said Quarter Section, said point being on the extension of the North line of Shunga Plaza Subdivision and in the center of Shunga Creek; thence Southeasterly on the North line of said Shunga Plaza Subdivision a distance of 261.00 feet more or less, to a point 50-feet easterly of the West line of Lot 2, Block D of said Shunga Plaza Subdivision; thence South on a line parallel with and 50-feet easterly of the West line of said Lot 2, Block D a distance of 226.45 feet more or less, to the center of Southwest 28th Street as shown on the Plat of said Shunga Plaza Subdivision; thence West on the center of said Southwest 28th Street a distance of 50.08 feet, more or less to the East lines of Lots 5 and 6, Block B, Shunga Plaza Subdivision extended; thence South on the East lines of Lots 5 and 6, Block B of said Shunga Plaza Subdivision a distance of 174.97 feet more or less; thence West on the North line of Lot 2, Block A, Butler Plaza Subdivision No.2, a distance of 134.94 feet; thence Northwesterly, continuing on said North line a distance of 18.31 feet to the West line of said Lot 2; thence South on the West line of said Lot 2 and Lot 1, Block A, said line also being the East Right of Way line of Southwest Fairlawn Road, a distance of 107.79 feet; thence East on the South line of said Lot 1, Block A, a distance of 150.00 feet; thence South on the West line of said Lot 1, Block A, Butler Plaza Subdivision No.2, and the East line of Lot 1, Block A, of Phillips 66 Subdivision No.2 and it's extension thereof a distance of 280 feet more or less to the South curb line of Southwest 29th Street; thence Westerly and Southwesterly on said South curb line and its extension a distance of 680 feet more or less to a point 100 feet measured at right angles to the center of the west-bound lanes of Interstate-470; thence Northwesterly and Northerly along a line being parallel with of 100 feet Northeasterly of said center of the west-bound lanes, a distance of 1,275 feet more or less to the center of Shunga Creek; thence Easterly on the center of said Shunga Creek a distance of 1,380 feet more or less to the point of beginning.



SECTION CORNER
POINT OF BEGINNING
FOR
DISTRICT BOUNDARY LINE

DISTRICT BOUNDARY EXHIBIT WHEATFIELD VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, THE SOUTHWEST QUARTER OF SECTION 10, THE NORTHWEST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE MERIDIAN, IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.



SCALE: 1"=50'

CFS ENGINEERS
1000 S. GARDNER ST., SUITE 100
TOPEKA, KS 66606
TEL: 781-234-5678
WWW.CFS-ENGINEERS.COM

EXHIBIT B

DISTRICT PLAN

The District shall consist of one (1) or more redevelopment project areas, which are anticipated to include a mix of uses including retail, restaurant, and other commercial uses and residential uses with associated amenities, along with associated infrastructure including but not limited to structured and/or surface parking, landscaping, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, ingress/egress improvements, green space, signalization and other infrastructure improvements.