

(Published in the Topeka Metro News November 20, 2017)

ORDINANCE NO. 20095

AN ORDINANCE introduced by City Manager Brent Trout 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 the northwest corner of SW 29th Street and SW Fairlawn Road in the City of Topeka, Kansas, FROM "C-4" Commercial District TO "PUD" Planned Unit Development District (C-4 and M-3 use groups) (PUD 17/02) (Council District No.8)

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 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:

Commencing at the Southeast corner of said Southeast Quarter; thence North 00 degrees 43 minutes 10 seconds West on the East line of said Southeast Quarter a distance of 80.00 feet; thence South 87 degrees 47 minutes 53 seconds West and parallel with the South line of said Southeast Quarter a distance of 60.02 feet to the West right-of-way line of S.W. Fairlawn Road and the point of beginning; thence continuing South 87 degrees 47 minutes 53 seconds West a distance of 60.37 feet; thence North 57 degrees 13 minutes 26 seconds West a distance of 122.09 feet; thence North 82 degrees 51 minutes 17 seconds West a distance of 655.61 feet; thence on a curve to the right having a radius of 3099.56 feet, a chord which bears North 43 degrees 01 minutes 43 seconds West a distance of 647.56 feet, an arc distance of 648.74 feet; thence North 48 degrees 19 minutes 20 seconds East a distance of 73.28 feet; thence North 84 degrees 14 minutes 59 seconds East a distance of 653.10 feet; thence South 79 degrees 29 minutes 44 seconds East a distance of 252.84 feet; thence North 89 degrees 16 minutes 50 seconds East a distance of 293.57 to said West right-of-way line of SW Fairlawn Road; thence South 00 degrees 43 minutes 10 seconds East on said West right-of-way line a distance of 690.51 feet to the point of beginning.

from "C-4" Commercial District TO "PUD" Planned Unit Development (C-4 and M-3 use groups)
subject to:

1. Use and development of the site in accordance with the Wheatfield Village Planned Unit Development Master Plan for Wheatfield Village.

42 Section 2. The Wheatfield Village Planned Unit Development Master Plan shall be
43 recorded with the Shawnee County Register of Deeds in accordance with Section
44 18.190.060(b) of the Topeka Municipal Code (TMC). Following the recording of the PUD
45 Master Plan and prior to building permit and/or land development on the site, site
46 development plans shall be submitted for review and administrative approval by the
47 Planning Director.

48 Section 3. This Ordinance Number shall be fixed upon the "District Map."

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

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

53 PASSED AND APPROVED by the Governing Body, November 14, 2017

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58 ATTEST:
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Larry E. Wolgast, Mayor

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Brenda Younger, City Clerk