

(Published in the Topeka Metro News January 24, 2007)

ORDINANCE NO. 18794

AN ORDINANCE

introduced by City Manager Norton N. Bonaparte, Jr. amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 48-1.04 of the Code of the City of Topeka, by providing for certain changes in zoning on property located at the northern terminus of SW Arvon Place, north of SE 21st Street in the City of Topeka, Kansas from "RR-1" Residential Reserve District **TO** "PUD" Planned Unit Development District (M-2, O&I-2 and C-2 use groups). **(PUD06/5) (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 48-1.04 of the Code of the City of Topeka, be, and the same is hereby amended, by reclassifying the following described property:

A PORTION OF THE SOUTH HALF OF THE WEST 40 ACRES OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN AZIMUTH OF 01 DEGREES 38 MINUTES 54 SECONDS, (DIRECTION BASED ON CAPITOL VIEW SUBDIVISION No. 1, RECORDED IN BOOK 39, PAGE 95 OFFICIAL RECORDS OF SHAWNEE COUNTY), COINCIDENT WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 549.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON AZIMUTH OF 01 DEGREES 38 MINUTES 54 SECONDS, COINCIDENT WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 785.86 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 'A' CAPITOL VIEW SUBDIVISION NO.1; THENCE ON AZIMUTH 89 DEGREES 18 MINUTES 24 SECONDS, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 662.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ON AZIMUTH 181 DEGREES 34 MINUTES 23 SECONDS, COINCIDENT WITH THE EAST LINE OF SAID WEST 40 ACRES, ALSO BEING THE WEST LINE OF WEST RIDGE MALL SUBDIVISION, AS RECORDED IN BOOK 31, PAGE 46 OFFICIAL RECORDS OF SHAWNEE COUNTY, A DISTANCE OF 958.51 FEET TO THE NORTHEAST CORNER OF LOT 2 WESTRIDGE BUSINESS PARK NO. 2, AS RECORDED IN BOOK 38, PAGE 92 OFFICIAL RECORDS OF SHAWNEE COUNTY; THENCE ON AZIMUTH 269 DEGREES 06 MINUTES 24 SECONDS, COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 490.49 FEET; THENCE ON AZIMUTH 01 DEGREES 25 MINUTES 35 SECONDS, A DISTANCE OF 168.00 FEET; THENCE ON AZIMUTH 271 DEGREES 25 MINUTES 35 SECONDS, A DISTANCE OF 172.61 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINING 13.91 ACRES, MORE OR LESS.

from "RR-1" Residential Reserve District **TO** "PUD" Planned Unit Development District (M-2, O&I-2 and C-2 use groups),

subject to:

- 1. Use and development of the site in accordance with the recorded Master PUD Plan of Legend Ridge Estates.**

Section 2. This Ordinance Number shall be fixed upon the "District Map".

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. 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 Council of the City of Topeka, January 16, 2007.

William W. Bunten, Mayor

ATTEST:

Brenda Younger, Interim City Clerk

To Be Codified _____

Not To Be Codified X