

(Published in the Topeka Metro News November 28, 2007)

**ORDINANCE NO. 18996**

**AN ORDINANCE** introduced by City Manager Norton N. Bonaparte, Jr., amending the Master PUD Plan of Arbor Valley Subdivision, by changing the maximum allowable dwelling units from 260 dwelling units (M-1a use group) to a maximum 300 dwelling units (202 dwelling units at M-1a use group and 98 dwelling units at M-2 use group) on property located at 6423 SW Huntoon Street in the City of Topeka, Kansas. **(PUD04/5B)**  
**(Council District No. 8)**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:**

**Section 1.** That the Master PUD Plan of Arbor Valley Subdivision, is hereby amended in accordance with Section 48-24.06(b) of the Comprehensive Zoning Regulations by changing the maximum allowable dwelling units from 260 dwelling units (M-1a use group) to 300 dwelling units (202 dwelling units at M-1a use group and 98 dwelling units at M-2 use group) on property located at 6423 SW Huntoon Street and described as follows:

**Lot 1, Block A, Arbor Valley Subdivision in the City of Topeka, Shawnee County, Kansas.**

**Section 2.** That the development of the site which will increase the maximum allowable dwelling units from 260 dwelling units (M-1a use group) to 300 dwelling units (202 dwelling units at M-1a use group and 98 dwelling units at M-2 use group) on property located at 6423 SW Huntoon Street **subject to:**

- 1. Use and compliance of the site in accordance with the recorded Master Planned Unit Development Plan of Arbor Valley Subdivision PUD.**

**Section 3.** That the amended Master PUD Plan of Arbor Valley Subdivision shall be filed of record with the Shawnee County Register of Deeds. Following the recording of the Master PUD Plan and in accordance with Topeka Code Section 48-24.04, prior to any building and/or land development on the site, a site development plan 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**Section 6.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 7.** 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, November 20, 2007.

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William W. Bunten, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Younger, City Clerk

To Be Codified \_\_\_\_\_

Not To Be Codified X