

RESOLUTION 7277

CONDITIONAL USE PERMIT

A RESOLUTION introduced by Mayor Harry Felker in accordance with Section 48-3.02 (c) (9) of the Code of the City of Topeka, approving a Conditional Use Permit to establish retail sales of mobile homes as an incidental and subordinate activity on property zoned "RR-1" Residential Reserve District and located approximately 450-feet west of SE Croco Road and 1380-feet south of U.S. Highway 40 in the City of Topeka, Kansas. (CU02/5) (Council District No. 3)

BE IT RESOLVED by the Council of the City of Topeka, Kansas, that the application of S & J Investments, Inc. of Topeka under the provisions of Section 48-3.02 (c) (9) of the Code of the City of Topeka, Kansas, for a Conditional Use Permit to establish retail sales of mobile homes as an incidental and subordinate activity on property zoned "RR-1" Residential Reserve District and located approximately 450-feet west of SE Croco Road and 1380-feet south of U.S. Highway 40 in the City of Topeka, Kansas, and legally described as follows:

A tract of land in Lot 2, Block A, England Mobile Home Estates Subdivision No. 3, Shawnee County, Kansas, according to the recorded plat thereof, in the Northeast Quarter of Section 3, Township 12 South, Range 16 East of the 6th PM, described as follows: Commencing at the Northeast corner of said Lot 2; thence Southerly, coincident with the East line of said Lot 2, on Azimuth 179 degrees 33 minutes 48 seconds, a distance of 1265.37 feet to the point of beginning; thence continuing Southerly, coincident with the East line of said Lot 2 on Azimuth 179 degrees 33 minutes 48 seconds, a distance of 220.00 feet; thence Westerly, coincident with the South line of said Lot 2 on Azimuth 268 degrees 30 minutes 50 seconds, a distance of 331.78 feet; thence Northerly on Azimuth 359 degrees 36 minutes 25 seconds, a distance of 219.87 feet; thence Easterly on Azimuth 88 degrees 30 minutes 50 seconds, a distance of 331.61 feet to the point of beginning. The above described tract of land containing a total of 1.67 acres, more or less.

be, and the same is hereby approved, subject to:

- 1. Use and development of the site in accordance with the approved site development plan.**
- 2. SE 8th Street shall remain open to public access for public ingress and egress from SE Croco Road.**
- 3. The applicant is required to maintain all licenses, which may be required by state or local authority applicable to the sale of mobile homes.**

4. Submission of revised site development plans including the following note: No inventory may be displayed or otherwise exhibited at the clubhouse or elsewhere within the mobile home park other than existing homes that have been previously owned and occupied that are located on lots within the park which meet all occupancy requirements as set forth in Chapter 98 of the Mobile Home Ordinance. There shall be no freestanding signage allowed in conjunction with the sales activities associated with the clubhouse or elsewhere within the park. Signage shall be limited to a non-illuminated nameplate or flat wall sign not exceeding 2' x 2' located on the clubhouse building indicating "Park Office". The retail office space within the clubhouse shall be limited to a maximum of 300 square feet.

ADOPTED AND APPROVED by the Council of the City of Topeka, Oct. 8, 2002.



Harry Felker, Mayor

ATTEST:



Iris E. Walker, City Clerk

