

RESOLUTION NO. 7735

A RESOLUTION introduced by City Manager Neil Dobler and Councilmember John Alcala, expressing support for Continental Real Estate, Inc.'s Northpark Village Development Project.

WHEREAS, the City of Topeka, Kansas, has been informed by Continental Real Estate, Inc., the developer of Northpark Village development project, an affordable housing project, that a housing tax credit application will be filed with the Kansas Housing Resources Corporation for the acquisition of land located at 2824 NW Rochester Road and the construction of forty-eight (48) housing units in order to provide clean, safe, modern, and affordable housing targeted to the elderly in North Topeka, Kansas, with a legal description as follows:

TRACT 1

The South half of the following described tract of land:

Commencing on the East line of the Northeast Quarter of Section 18, Township 11 South, Range 16 East of the Sixth Principal Meridian, Shawnee County, Kansas, 16.22 chains (1070.52 feet) North of the Southeast Corner of said Quarter Section, thence West parallel to the South line of the said Northeast Quarter, 16.125 chains (1064.25 feet), to the center of the road; thence Northerly along the center of said Rochester Road 10.543 chains (695.84 feet); thence East parallel to said South line 16.125 chains (1064.25 feet) the East line of said Quarter Section; thence South 10.543 chains (695.84 feet) the place of beginning. Less the following described parcel:

A tract of land in the Northeast Quarter of Section 18, Township 11 South, Range 16 East of the Sixth Principal Meridian, Shawnee County, Kansas, described as follows:

Begin on the centerline of Rochester Road at the Southwest Corner of Logan Subdivision, according to the recorded plat thereof; thence on an assumed bearing of North 89 degrees 59 minutes 22 seconds East, 320.00 feet along the South line of said subdivision; thence, parallel with the centerline of Rochester Road, South 00 degrees 13 minutes 29 seconds West, 110.00 feet; thence South 89 degrees 59 minutes 22

39 seconds West, 320.00 feet to the centerline of Rochester Road; thence  
40 North 00 degrees 13 minutes 29 seconds East, 110.00 feet along said  
41 centerline to the point of beginning.

42  
43 TRACT 2

44  
45 A tract of land lying in the North one-half of the North one-half of the  
46 Southwest Quarter of the Northwest Quarter of Section 17, Township  
47 11 South, Range 16 East of the Sixth Principal Meridian, Shawnee  
48 County, Kansas described as follows:

49  
50 Beginning at a point on the West Section line 7.50 feet North of the  
51 Southwest Corner of the North one-half of the North one-half of the  
52 Southwest Quarter of the Northwest Quarter of said Section; thence  
53 North 00 degrees 12 minutes 34 seconds East along the West Section  
54 line a distance of 320.24 feet to the North 1/8 line; thence North 88  
55 degrees 53 minutes 10 seconds East along the North 1/8 line a  
56 distance of 275.10 feet; thence South 33 degrees 11 minutes 01  
57 seconds West a distance of 355.64 feet; thence South 71 degrees 01  
58 minutes 20 seconds West a distance of 86.26 feet to the point of  
59 beginning on the West Section line.

60  
61 TRACT 3

62  
63 A tract of land located in the Southwest Quarter of the Northwest  
64 Quarter of the Northwest Quarter of Section 17, Township 11 South,  
65 Range 16 East of the Sixth Principal Meridian, Shawnee County,  
66 Kansas described as follows:

67  
68 Beginning at the Southwest Corner of the Southwest Quarter of the  
69 Northwest Quarter of the Northwest Quarter of said Section; thence  
70 North 00 degrees 39 minutes 47 seconds East a distance of 104.89  
71 feet; thence North 89 degrees 55 minutes 22 seconds East a distance  
72 of 60.00 feet; thence South 00 degrees 39 minutes 47 seconds West a  
73 distance of 103.80 feet; thence South 88 degrees 53 minutes 10  
74 seconds West a distance of 60.02 feet to the point of beginning.

75  
76 The above described parcels contain 9.070 acres, more or less.

77  
78 WHEREAS, this development will contain forty-eight (48) housing units targeted

79 to the elderly; and

80 WHEREAS, the development will also contain a community building which will  
81 have the following amenities: recreational activity room, meeting room, full kitchen,  
82 washer and dryer in commons area, lounge with fireplace, as well as a pickup, and  
83 drop off point for transportation services; and

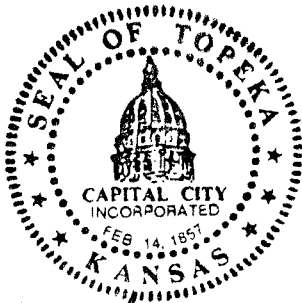
84 WHEREAS, the development will also include a large landscaped area with  
85 walking paths and uncovered seating benches; and

86 WHEREAS, the units in the development will each have refrigerators, ranges,  
87 range hoods, dishwashers, garbage disposals, two full baths (one with shower, one with  
88 tub and shower), washer and dryer hookups, cable access, Internet access, and  
89 attached two-car garages.

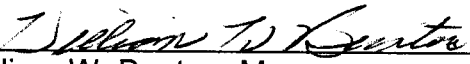
90 NOW THEREFORE BE IT RESOLVED by the Council of the City of Topeka,  
91 Kansas, that it supports the development of the aforesaid housing project in our  
92 community, subject to city ordinances, and the building permit process.

93 BE IT FURTHER RESOLVED that this Resolution is effective until December  
94 31<sup>st</sup>, 2006. In the event that any of the characteristics mentioned above should change  
95 prior to the issuance of a building permit, this Resolution shall be null and void.

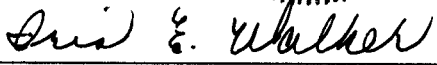
96 ADOPTED and APPROVED by City Council JAN 10 2006.



CITY OF TOPEKA, KANSAS

  
\_\_\_\_\_  
William W. Bunten, Mayor

ATTEST:

  
\_\_\_\_\_  
Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY  
DATE 12/29/05 BY BBC