AN ORDINANCE introduced by Mayor Joan Wagonon 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 northwest corner of US Hwy 24 and NW Rochester Road in the City of Topeka, Kansas from “R-1” Single-Family Dwelling District and “I-1” Light Industrial District all to “PUD” Planned Unit Development. (Z00/09) (Council District No. 1)

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, making the following changes in zoning classification:

A tract of land located in the North Half of the Southeast Quarter of Section 16, Township 11 South, Range 16 East of the 6th P.M., Shawnee County, Kansas, and described as follows: Beginning at the point of intersection of the North line of said Southeast Quarter and the West right-of-way line of Rochester Road; thence South 00 degrees 00 minutes 00 seconds East right-of-way line, a distance of 208.35 feet; thence continuing on said West right-of-way line, North 89 degrees 40 minutes 02 seconds East, a distance of 50.00 feet; thence continuing on said West right-of-way line, South 00 degrees 00 minutes 00 seconds East, a distance of 1038.73 feet to the North right-of-way line of U.S. Highway 24; thence South 88 degrees 27 minutes 22 seconds West on said North right-of-way line, a distance of 493.44 feet to a point on the Northerly right-of-way line of Kansas Highway 172; thence on said Northerly right-of-way line of Kansas Highway 172 on a curve to the right having a radius of 1835.10 feet, a long chord bearing of North 65 degrees 23 minutes 15 seconds West and a long chord distance of 558.32 feet, an arc distance of 560.50 feet; thence continuing on said Northerly right-of-way line, North 56 degrees 38 minutes 15 seconds West, a distance of 620.35 feet to a point on the East right-of-way line of N.W. Clay Street; thence North 00 degrees 09 minutes 15 seconds West on said East right-of-way line, a distance of 677.86 feet to a point on the North line of said Southeast Quarter; thence North 89 degrees 40 minutes 02 seconds East on said North line, a distance of 1460.82 feet to the point of beginning. Contains 37.48 acres, more or less. Subject to Easements, Restrictions and Reservations now of record.

be, and the same is hereby rezoned from “R-1” Single-Family Dwelling District and “I-1” Light Industrial
1. **Submittal of a Revised Master Planned Unit Development Plan incorporating the following changes:**
   
a) A note stating “Phase One improvements shall include the relocation of NW 25th Street and removal of existing frontage road, and the installation of landscape berms and street trees.”
   
b) A note stating “Phase one improvements shall also include the improvement of Rochester Road to current city standards and the installation of left turn lanes between the relocated 25th Street and US Hwy 24.”

2. **Use and development of the site in compliance with the recorded Master Planned Unit Development Plan for Cloverleaf Addition.**

3. **Use Group Category: “C-3” Commercial District.**

   **Section 2.** That the “District Map” (Identification No. AA-10) shall reflect the boundaries of this amendment as incorporated by this Ordinance. 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, **APR 11 2000**, 2000.

   ATTEST:

   [Signature]

   Iris E. Walker, City Clerk

   [Signature]  

   Joan Wagonon, Mayor

   [Signature]

   To Be Codified ____  
   Not To Be Codified X