AN ORDINANCE introduced by Mayor Joan Wagoner 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 within the Historic North Topeka neighborhoods of the City of Topeka, Kansas requesting to amend the District Zoning Classification from "I-2" Heavy Industrial District, "I-1" Light Industrial District, "C-4" Commercial District, "C-2" Commercial District, "M-2" Multiple Family District, and "M-1" Two Family District ALL TO "R-2" Single Family District. (Z00/13)

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:

District 1: East of Topeka Boulevard (Little Russia)
A district composed of lots and tracts in Kaw Half breed Reserve 4, in the city of Topeka, Shawnee County, Kansas, the boundary of said district is described as: Beginning at the Northeast corner of lot 44 on Fairchild Street in Hamilton and Smith' Addition; thence westerly, on the North line of said addition, to an intersection with the East line of the Union Pacific Railway; thence south-southwesterly, on the East line of the Union Pacific Railroad, to an intersection with an extension of the South line of Garden Place Addition; thence easterly, on the extension of the South line of Garden Place Addition, to an intersection with an extension of the West line of Lot 62 on Sardou Avenue North in Addition 'A' to Garden Place; thence southerly, on the West line of said Lot 62, and its extension, to the Southwest corner of the North 100 feet of said Lot 62; thence easterly, on the South line of the North 100 feet of said Lot 62, to the Southeast corner thereof; thence southerly, on the West line of Lot 64, to the Southwest corner of Lot 64; thence easterly, on the North line of Sardou Avenue North, to an intersection with an extension of the West line of Lot 75 on Sardou Avenue North in Addition 'A' to Garden Place; thence southerly, on the West line of said Lot 75, and its extension, to the Southwest corner of Lot 75; thence easterly, on the North line of an alley, and its extension, to an intersection with the East line of Kaw Half Breed Reserve 4; thence northerly on the East line of Kaw Half Breed Reserve 4, to the Northeast corner of Lot 44 in Hamilton and Smith's Addition, being the point of beginning. EXCEPT: All public street and alley rights of way. The lots and tracts included in this district are: in Hamilton and Smith's Addition: Lots 1 through 41 odd on Fairchild Street; Lots 6 through 44 even on Fairchild Street; in Garden Place Addition: Lots 2 through 58 even on Gordon Street; Lots 1 through 59 odd on Gordon Street; in Addition 'A' to Garden Place: the North 100 feet of Lot 62 on Sardou Avenue North; Lots
64 through 124 even on Sardou Avenue North; Lots 75 through 133 odd on Sardou Avenue North; a tract recorded in Volume 2392, at page 740, and a tract which is bounded on the east by that tract which is recorded in Volume 2392, at page 740, on the west by Lot 41 on Fairchild Street in Hamilton and Smith’s Addition, on the north by Fairchild Street and on the south by an alley.

District II: East of Topeka Boulevard
A district composed of lots and tracts in Kaw Half Breed Reserves 4 and 5, the boundary of said district is described as: Beginning at the Northwest corner of Lot 516 on Kansas Avenue, in Paramore’s Subdivision; thence east-southeasterly, on the South line of Soldier Street, formerly Garfield Street, and its extensions, to the Northwest corner of Lot 516 on Quincy Street, in Paramore’s Subdivision; thence south-southwesterly, on the East line of Quincy Street, to the Northwest corner of Lot 508 in Paramore’s Subdivision; thence east-southeasterly, to the Northeast corner of Lot 508; thence east-southeasterly, to the Northwest corner of Lot 307 on Monroe Street, in Paramore’s 2nd Addition; thence east-southeasterly, to the Northeast corner of Lot 307; thence east-southeasterly, to the Northwest corner of Lot 308 on Monroe Street, in Paramore’s 2nd Addition; thence east-southeasterly, to the Northeast corner of Lot 308; thence east-southeasterly, to the Northwest corner of Lot 307 on Madison Street, in Paramore’s 2nd Addition; thence east-southeasterly, on the South line of Soldier Street, and its extensions, to the Northeast corner of lot 316 on Jefferson Street, in Paramore’s 2nd Addition; thence northerly, on the West line of Kaw Half Breed Reserve 5, to the Northwest corner of a tract recorded in Volume 2274, at page 441; thence southeasterly, southerly and south-southwesterly, on the boundary of the last said tract, to the Northeast corner of a tract recorded in Volume 3166, at page 429; thence south-southwesterly to the South corner of the last said tract; thence southerly, on the East line of Kaw Half Breed Reserve 4, to the Northeast corner of Lot 8 on Paramore Street, in Ewart’s Subdivision; thence southerly and south-southwesterly, on the East lines of Lot 8, to the Southeast corner of said lot; thence south-southwesterly, to the Northeast corner of Lot 268 on Jefferson Street, in Lockhart’s Addition; thence south-southwesterly to the Southeast corner of Lot 246 on Jefferson Street, in Lockhart’s Addition; thence south-southwesterly, to the Northeast corner of Lot 244 on Jefferson Street, in Lochhart’s Addition; thence south-southwesterly, to the most easterly Southeast corner of Lot 236 on Jefferson Street, in Lockhart’s Addition, being the Northeast corner of lot 236 on Jefferson Street, in Fairchild’s Addition; thence south-southwesterly, to the Southeast corner of lot 210 on Jefferson Street, in Fairchild’s Addition; thence south-southwesterly, to the Northeast corner of Lot 208 on Jefferson Street, in Fairchild’s Addition; thence south-southwesterly, to the Southeast corner of Lot 168 on Jefferson Street, in Fairchild’s Addition; thence south-southwesterly, to the Northeast corner of Lot 166 on Jefferson Street, in Fairchild’s Addition; thence south-southwesterly, to the Southeast corner of Lot 160 on Jefferson Street, in Fairchild’s Addition; thence westerly, on the South line of Fairchilds Addition to an intersection with the West line of Jefferson Street; thence south-southwesterly, on the West line of Jefferson Street, and its extension, to the Northeast corner of a tract recorded in Volume 3258, at page 864; thence south-southwesterly, easterly and south-southwesterly, on the boundary of the last said tract, to the Southeast corner thereof; thence west-northwesterly, on the North line of Gordon Street, and its extensions, to the Southeast corner of a tract recorded in Volume 2816, at page 949; thence south-southwesterly, to the Northeast corner of Lot 100 on Madison Street, in the former Town of Eugene; thence
south-southwesterly, on the West line of an alley, to the Southeast corner of Lot 90 on Madison Street in Eugene; thence west-northwesterly, on the North line of Gordon Street, and its extensions, to the Southeast corner of Lot 90 on Quincy Street in Eugene; thence north-northeasterly, to the Northeast corner of Lot 90; thence west-northwesterly, to the Northwest corner of said lot; thence north-northeasterly, on the East line of Quincy Street, to the Northwest corner of Lot 100 on Quincy Street, in Eugene; thence north-northeasterly, on the East line of Quincy Street, and its extension, to the Southwest corner of Lot 132 on Quincy Street, in Fairchild’s Addition; thence north-northeasterly, on the East line of Quincy Street, and its extension, to the Southwest corner of Lot 138 on Quincy Street, in Fairchild’s Addition; thence west-northwesterly, to the Southeast corner of Lot 2, Block “A” in Kaw Valley State Bank Subdivision; thence east-northeasterly, on the West line of Quincy Street and its extension, to the Southeast corner of Tract III recorded in Volume 2641, at page 824; thence west-northwesterly, on the North line of Morse Street, formerly Kistler Street, to the Southwest corner of Tract II recorded in Volume 2641, at page 824; thence north-northeasterly, on the East line of an alley, to the Northwest corner of a tract recorded in Volume 3088, at page 556; thence north-northeasterly, to the Southwest corner of lot 409 on Quincy Street, in Paramore’s Subdivision; thence north-northeasterly, on the East line of an alley, to the Northwest corner of Lot 443 on Quincy Street, in Paramore’s Subdivision; thence west-northwesterly, on the South line of St. John Street, formerly Saywell Street, and its extension, to the Northwest corner of Lot 444 on Kansas Avenue, in Paramore’s Subdivision; thence west-northwesterly, on extensions of the South line of St. John Street, and on the South line of St. John Street, to the Northeast corner of a tract recorded in Volume 2065, at page 961; thence south-southwesterly, on the West line of an alley, to the Southeast corner of a tract recorded in Volume 3338, at page 285; thence south-southwesterly, to the Northeast corner of a tract recorded in Volume 3073, at page 35; thence south-southwesterly, on the West line of an alley, to the Northeast corner of Lot 1 on Central Avenue, in A B Pool’s Addition; thence south-southwesterly, on the West line of an alley, to the Southeast corner of Lot 9 on Central Avenue, in A B Pool’s Addition; thence westerly, on the South line of Lot 9, and its extension, to an intersection with the West line of Central Avenue; thence northerly, on the West line of Central Avenue, to the Northeast corner of Lot 14 on Central Avenue, in King and McFarland Addition; thence westerly, on the South line of Morse Street, and its extension, to the Northeast corner of Lot 126 on Jackson Street, in King and McFarland Addition; thence southerly, on the West line of an alley, and its extension, to a point which is 66.6 feet south of the North line of Lot 106 in King and McFarland Addition; thence westerly, parallel with the North line of Lot 106, and its extension, to an intersection with the West line of Jackson Street; thence southerly, on the West line of Jackson Street, to the Southeast corner of a tract recorded in Volume 1691, at page 358; thence west-northwesterly, on the North line of Gordon Street, and its extensions, to the Southwest corner of Lot 14 in Block (A) of Ellinwood Addition; thence northerly, on the East line of Harrison Street, and its extensions, to an intersection with the North line of Morse Street; thence westerly, to the Southwest corner of Lot 386 on Harrison Street, in Wm. Curtis Addition; thence northerly, on the East line of Harrison Street, to the Northwest corner of Lot 416 on Harrison Street, in Wm. Curtis Addition; thence easterly to the Northeast corner of Lot 416; thence northerly, on the West line of an alley, and its extension, to an intersection with the North line of Grant Street; thence westerly, on the North line of Grant Street, and its extension, to an intersection with the Centerline of Topeka Boulevard; thence north-northeasterly, on the Centerline of Topeka Boulevard, to an intersection with an extension of the North line of St. John Street; thence easterly, on the North line of St. John Street, and its extension, to the Southwest corner of the East 95 feet of Lot 1 on Van Buren Street, in Park’s Addition;
thence northerly, to the Northwest corner of the East 95 feet of Lot 11 on Van Buren Street, in Parks Addition; thence easterly, on the North line of Lot 11, and its extension, to an intersection with the East line of Van Buren Street; thence northerly, on the East line of Van Buren Street, and its extension, to the Southwest corner of Lot 20 on Van Buren Street, in Firey’s Addition; thence easterly, on the North line of Paramore Street, and its extension, to the Southwest corner of Lot 62 on Jackson Street, in Firey’s Addition; thence northerly, on the East line of an alley, to the Northwest corner of Lot 74 on Jackson Street, in Firey’s Addition; thence easterly, on the North line of Lot 74, to a point which is 125 feet west of the Northeast corner of said lot; thence east-southeasterly, 100.2 feet, to a point which is 8 feet north of the South line of Lot 72 on Jackson Street, in Firey’s Addition; thence east-southeasterly, to a point on the South line of Lot 72 which is 8 feet west of the Southeast corner of said lot; thence easterly, to the Southeast corner of Lot 72; thence easterly, to the Northwest corner of Lot 112 on Jackson Street, in Firey’s Addition; thence southerly, to the Northwest corner of Lot 111 on Jackson Street; thence easterly, on the North line of Lot 111, to a point which is 110 feet west of the Southeast corner of said lot; thence east-southeasterly, 45.4 feet, to a point which is 6 feet south of the North line of Lot 111; thence east-southeasterly, 68.3 feet, to a point on the East line of Lot 111 which is 21 feet south of the Northeast corner of said lot; thence northerly, to the Northeast corner of Lot 111; thence easterly, to the Northwest corner of Lot 151 on Central Avenue, in Firey’s Addition; thence easterly, to the Northeast corner of Lot 151; thence easterly, on an extension of the North line of Lot 151, to an intersection with the East line of Central Avenue; thence northerly, on the East line of Central Avenue, to the Northwest corner of Lot 2, Block “A” in Schoolhouse Subdivision; thence westerly, to the Southwest corner of Lot 504 on Central Avenue, in Wilder’s Addition; thence northeasterly, to the Southwest corner of Lot 59 on Evelyn Street, in Wilder’s Addition; thence east-southeasterly, to the Southeast corner of said Lot 59; thence northeasterly, to the Northeast corner of Lot 53 on Evelyn Street, in Wilder’s Addition; thence northerly, to the Southwest corner of Lot 40 on Evelyn Street in Holman’s Subdivision; thence northerly, to the most northerly Southwest corner of Lot 40; thence northerly, westerly and north-northeasterly, on the West lines of Lot 38 in Holman’s Addition, to the Northwest corner of Lot 38; thence north-northeasterly, to the Southwest corner of Lot 37 on Holman Street, in Holman’s Subdivision; thence north-northeasterly, on the West line of Lot 37, and its extension, to an intersection with the North line of Holman Street; thence west-northwesterly, on the North line of Holman Street, and its extension, to the Southwest corner of a tract recorded in Volume 3136, at page 597; thence northwesterly, to the most westerly Southwest corner of the last said tract; thence north-northeasterly, on the West line of said tract, and its extension, to an intersection with the North line of an alley; thence east-southeasterly, on the North line of said alley, to the Northwest corner of Lot 587 on Kansas Avenue, in Holman’s Subdivision; thence east-southeasterly, on the North line of lot 587, and its extension, to an intersection with the East line of Kansas Avenue; thence south-southwesterly, on the East line of Kansas Avenue, and its extension, to the point of beginning. EXCEPT: All public street and alley rights of way. The lots and tracts within this district are: A tract recorded in Volume 3136, at page 597; in Holman’s Addition: Lots 37 through 86 on Holman Street; Lots 38 through 86 even, on Evelyn Street; Lots 555 through 587 odd, on Kansas Avenue; in Wilder’s Addition: Lots 504 through 516 even, on Central Avenue; Lots 43 through 59 odd, on Evelyn Street; Lot 56 on Catharine Street, and an un-numbered lot which is west of and adjoins said Lot 56, and another un-numbered lot which is west of and adjoins the last said un-numbered lot; Lots 481 through 503 odd, on Logan Street; Lots 509 through 531 odd, and an un-numbered lot which is north of and adjoins said Lot 531, on Logan Street; vacated Catharine Street west of Logan Street; Lots
492 through 532 even, and an un-numbered lot which is north of and adjoins said Lot 532, on Logan Street; Lots 491 through 511 odd, on Kansas Avenue; Lots 519 through 531 odd, and an un-numbered lot which is north of and adjoins said Lot 531, on Kansas Avenue; a tract recorded in Volume 2836, at page 915; a tract recorded in Volume 2988, at page 203; a tract recorded in Volume 2955, at page 434; a tract recorded in Volume 1425, at page 603; a tract recorded in Volume 1551, at page 14; a tract recorded in Volume 3346, at page 100; a tract recorded in Volume 935, at page 140; in Schoolhouse Subdivision: Lots 1 and 2 in Block "A"; in Fierey's Addition: Lots 1 through 19 on Van Buren Street; Lots 43 through 83 on Jackson Street, and an un-numbered lot which is north of and adjoins said Lot 83; Lots 84, 85 on Jackson Street, and an un-numbered lot which is north of and adjoins Lot 85; Lots 86 through 122 on Jackson Street, and an un-numbered lot which is north of and adjoins said Lot 122; Lots 123 through 161 on Jackson Street, and an un-numbered lot which is north of and adjoins said Lot 161; a vacated alley which is west of and adjoins Lot 123 on Central Avenue; in Park's Addition: the East 95 feet of Lots 1 through 11 odd, on Van Buren Street; those portions of Lots 12 through 36 even, on Harrison Street, which are east of Topeka Boulevard; Lots 11 through 35 odd, on Van Buren Street; a tract recorded in Volume 3083, at page 360; a tract bounded on the north by Lot 12 on Harrison Street in Park's Addition, on the east by an alley, on the south by Grant Street, and on the west by a tract recorded in Volume 3047, at page 52; a tract recorded in Volume 3047, at page 52; a tract which is bounded on the east by the last said tract, on the west by Topeka Boulevard, on the south by Grant Street and on the north by Lot 12 on Harrison Street in Park's Addition; in Wineberger's Addition: Lots 2 through 34 even, on Van Buren Street; Lots 1 through 34 on Jackson Street; Lots 1 through 33 odd, on Central Avenue; a vacated alley which is west of and adjoins Lots 1 through 33 odd, on Central Avenue; a tract recorded in Volume 3296, at page 194; a tract recorded in Volume 1111, at page 264; a tract recorded in Volume 2650, at page 561; a tract recorded in Volume 1992, at page 612; a tract recorded in Volume 2787, at page 436; a tract recorded in Volume 1847, at page 255; a tract recorded in Volume 3046, at page 496; a tract recorded in Volume 2588, at page 178; a tract recorded in Volume 3270, at page 531; a tract bounded on the north by a tract recorded in Volume 2055, at page 354, on the east by Logan Street, on the south by a tract recorded in Volume 3270, at page 531, and on the west by a tract recorded in Volume 2787, at page 436; a tract recorded in Volume 2055, at page 354; a tract recorded in Volume 2309, at page 913; Marie Lots 1 and 2; a tract recorded in Volume 2007, at page 826; a tract recorded in Volume 2633, at page 693; Ulm Lots 1 and 2; a tract recorded in Volume 2378, at page 349; a tract recorded in Volume 1845, at page 128; in Henkensieken-Tillman Subdivision: Lots 1, 2 and 3, Block "A"; a tract recorded in Volume 3095, at page 819; a tract recorded in Volume 1817, at page 395; a tract recorded in Volume 3215, at page 530; a tract recorded in Volume 1987, at page 63; a tract recorded in Volume 1987, at page 64; a tract recorded in Volume 2042, at page 518; a tract recorded in Volume 2821, at page 266; a tract recorded in Volume 1919, at page 172; a tract recorded in Volume 3332, at page 637; a tract recorded in Volume 3162, at page 157; in Pollem's Subdivision: Lots 901 through 935 odd, on Logan Street; a tract recorded in Volume 2065, at page 961; in Knox's 4th Addition: Lots 1326, 1328 and 1330 on Logan Street; a tract recorded in Volume 2070, at page 956; a tract recorded in Volume 3084, at page 201; a tract recorded in Volume 2258, at page 766; a tract recorded in Volume 3178, at page 597; a tract recorded in Volume 3338, at page 285; in Wm. Curtis Addition: Lots 368 through 416 even, on Harrison Street; Lots 363 through 419 odd, on Van Buren Street; Lots 350 through 420 even, on Van Buren Street; Lots 315 through 419 odd, on Jackson Street, including tracts recorded in: Volume 3069, at page 524; Volume 2725, at page 668; Volume 3262, at page 183; Volume 2114, at page 668, and Volume 1691, at page 358; Lots 386 through 420 even,
on Jackson Street; Lots 385 through 419 odd, on Central Avenue; in Morse Subdivision Lots A, B, C, D, E and F; a tract recorded in Volume 2581, at page 197; a tract recorded in Volume 2810, at page 723; a tract recorded in Volume 2068, at page 585; a tract recorded in Volume 2792, at page 627; a tract recorded in Volume 1914, at page 822; a tract recorded in Volume 1770, at page 230; a tract recorded in Volume 2124, at page 320; in Ellinwood Addition: Lots 1 through 14 in Block (A); Lots 1 through 14 in Block (D); Lots 1 through 14 in Block (F); Blocks (G) and (H); in King and McFarland Addition: a tract recorded in Volume 2441, at page 193; the North 33.3 feet of Lot 106 on Jackson Street; Lots 108 through 126 even, on Jackson Street; in A B Pool’s Addition: Lots 1 through 9 on Central Avenue; a tract described in Volume 2416, at page 469; a tract described in Volume 2516, at page 842; a tract described in Volume 2516, at page 844; a tract described in Volume 2220, at page 208; a tract described in Volume 3147, at page 636; a tract described in Volume 2525, at page 690; a tract described in Volume 3047, at page 532; Tracts 1 and 2 described in Volume 2987, at page 660; a tract described in Volume 2169, at page 576; a tract described in Volume 3073, at page 35; a tract described in Volume 2090, at page 162; a tract described in Volume 2613, at page 587; in Paramore’s Subdivision: Lots 446 through 508 even, on Kansas Avenue; Lots 409 through 515 odd, on Quincy Street; Lots 410 through 516 even, on Quincy Street; a tract recorded in Volume 3088, at page 556; a tract recorded in Volume 3107, at page 546; a tract recorded in Volume 3113, at page 927; a tract recorded in Volume 2056, at page 912; a tract recorded in Volume 3155, at page 898; a tract recorded in Volume 2265, at page 877; Tracts II and III, recorded in Volume 2641, at page 824; in Wilder’s Subdivision: Lots 209 through 243 odd, on Monroe Street; Lots 210 through 244 even, on Monroe Street; in Paramore’s 2nd Addition: Lots 259 through 269 odd, on Monroe Street; Lots 293 through 317 odd, on Monroe Street; the vacated alley which is west of and adjoins Lots 293 through 307 odd, on Monroe Street; the vacated alley which is south of and adjoins Lot 293 on Monroe Street; Lots 258 through 268 even, on Monroe Street; Lots 294 through 308 even, on Monroe Street; Lots 217 through 243 odd, on Madison Street; Lots 257 through 267 odd, on Madison Street Lots 293 through 307 odd, on Madison Street; Lots 224 through 244 even, on Madison Street; Lots 258 through 268 even, on Madison Street; Lots 294 through 316 even, on Madison Street; Lots 293 through 315 odd, on Jefferson Street; Lots 294 through 316 even, on Jefferson Street; Lots 134 through 188 even, on St. John Street, formerly Saywell Street; Lots 133 through 187 odd, on Paramore Street; Lots 134 through 216 even, on Paramore Street; the vacated alley which is west of and adjoins Lot 134 on Paramore Street; in Oakley Subdivision: Lots 1 through 6; in Lockhart’s Addition: Lots 227 through 243 odd, on Jefferson Street; Lots 253 through 279 odd, on Jefferson Street; Lots 234 through 244 even, on Jefferson Street, and an un-numbered lot south of and adjoining Lot 234 on Jefferson Street; Lots 246 through 268 even on Jefferson Street; vacated St. John Street, formerly Saywell Street, between and adjoining Lots 244 and 246 on Jefferson Street; in Ewart’s Subdivision: Lots 1 through 8; a tract described in Volume 2274, at page 441; a tract described in Volume 3166, at page 429; in Fairchild’s Addition: Lots 132 through 162 even, on Quincy Street; Lots 137 through 165 odd, on Monroe Street; Lots 138 through 168 even, on Monroe Street; Lots 178 through 216 even, on Monroe Street; Lots 143 through 219 odd, on Madison Street; Lots 150 through 226 even, on Madison Street; Lots 153 through 231 odd, on Jefferson Street; Lots 160 through 236 even, on Jefferson Street; a tract recorded in Volume 2801, at page 112; in North Park Addition; a tract recorded in Volume 3324, at page 773; a tract recorded in Volume 2032, at page 819; a tract recorded in Volume 1915, at page 79; Lots 160 through 208 even, on Quincy Street; an un-numbered lot which is south of and adjoins Lot 160 on Quincy Street; Lot 208 ½ on Quincy Street; Lots 175 through 207 odd, on Monroe Street; an un-numbered lot which is
south of and adjoins Lot 175 on Quincy Street; Lot 207 ½ on Monroe Street; Lot 168 through 208 even, on Monroe Street; Lot 208 ½ on Monroe Street; an un-numbered lot in North Park Addition which is bounded on the south by Lot 169 on Madison Street, in Fairchild's Addition, on the east by Lots 169, 171 and 173 on Madison Street, in Fairchild's Addition, and on the west by an alley in North Park Addition; a tract recorded in Volume 3147, at page 636; a tract recorded in Volume 3146, at page 193; a tract recorded in Volume 1987, at page 85; a tract recorded in Volume 1578, at page 10; a tract in "Dutton's 1 ½ Acre" shown on the plat of North Park Addition, which is bounded on the north by a tract recorded in Volume 1578, at page 10, on the east by Monroe Street, on the south by Kistler Street, and on the west by an alley; a tract recorded in Volume 1232, at page 221; a tract which is bounded on the south by Morse Street, formerly Kistler Street, on the west by Monroe Street, on the north by a tract recorded in Volume 1232, at page 221, and on the east by Lots 168, 170, 172 and 174 on Monroe Street, in North Park Addition; a tract recorded in Volume 1919, at page 635; a tract recorded in Volume 3184, at page 907; a tract recorded in Volume 1923, at page 855; a tract recorded in Volume 2018, at page 143; a tract recorded in Volume 3133, at page 778; a tract recorded in Volume 2549, at page 409; a tract recorded in Volume 2636, at page 404; a tract recorded in Volume 1355, at page 516; a tract which is bounded on the north by a tract recorded in Volume 3172, at page 156, on the east by an alley, on the south and east by a tract recorded in Volume 1355, at page 516, on the South by Gordon Street, and on the west by Quincy Street, including an adjoining portion acquired by the City of Topeka by eminent domain in Condemnation Case No. 107800; a tract recorded in Volume 3172, at page 156; a tract recorded in Volume 2179, at page 199; a tract recorded in Volume 3260, at page 226; a tract recorded in Volume 2945, at page 899; a tract recorded in Volume 1793, at page 991; a tract recorded in Volume 1802, at page 883; a tract recorded in Volume 2469, at page 251; a tract recorded in Volume 2078, at page 452; a tract recorded in Volume 3063, at page 111; a tract recorded in Volume 3139, at page 596; a tract recorded in Volume 2458, at page 883; a tract recorded in Volume 2190, at page 595; a tract recorded in Volume 2177, at page 381; a tract recorded in Volume 2921, at page 874; a tract recorded in Volume 1912, at page 157; a tract recorded in Volume 1472, at page 619; Tracts I and II, recorded in Volume 2481, at page 251; a tract recorded in Volume 2372, at page 565; a tract recorded in Volume 2693, at page 70; a tract recorded in Volume 1567, at page 179; a tract recorded in Volume 3306, at page 399; a tract recorded in Volume 2941, at page 615; a tract recorded in Volume 3093, at page 406; a tract recorded in Volume 3241, at page 541; a tract recorded in Volume 3330, at page 742; a tract recorded in Volume 3333, at page 849; in R. Nichols Addition: Lots 101 through 135 odd, on Madison Street; Tracts 1, 2 and 3, recorded in Volume 2269, at page 405; a tract recorded in Volume 2816, at page 949; a tract recorded in Volume 2935, at page 689; a tract recorded in Volume 2635, at page 342; a tract recorded in Volume 3230, at page 661; a tract recorded in Volume 2673, at page 225; Tracts I and II, recorded in Volume 2525, at page 91; a tract recorded in Volume 1812, at page 505; a tract recorded in Volume 2013, at page 998; a tract recorded in Volume 3110, at page 764; a tract recorded in Volume 3110, at page 765; a tract recorded in Volume 2260, at page 887; a tract recorded in Volume 1938, at page 137; a tract recorded in Volume 2844, at page 203; a tract which is bounded on the north by a tract which is recorded in Volume 2844, at page 203, on the east by Jefferson Street, on the south by a tract which is recorded in Volume 1837, at page 611, and on the west by an alley; a tract recorded in Volume 1837, at page 611; a tract recorded in Volume 2170, at page 279; a tract recorded in Volume 3258, at page 864; a tract recorded in Volume 1938, at page 522; a tract recorded in Volume 2860, at page 601; in Eugene: Lots 92 through 100 even, on Quincy Street; Lots 89 through 100 on Monroe Street; Lots 89 through 100 on
District III: West of Topeka Boulevard

A district composed of lots and tracts in the East Half of Kaw Half Breed Reserve Number 3 and in Kaw Half Breed Reserve Number 4, in the City of Topeka, Shawnee County, Kansas, the boundary of said district is described as: Beginning at the Northwest corner of Morse's Addition; thence southerly, on the West line of Morse's Addition, to an intersection with the West line of a tract which is recorded in Volume 3310, at page 666; thence southerly, on the West line of the last mentioned tract, and its extension, to the former North line of Gordon Street; thence southeasterly, on the North line of Gordon Street, and its extensions, to the Southeast corner of Lot 431 on Taylor Street, in Middaugh's 2nd Subdivision; thence easterly, to the Southwest corner of Lot 72 in Watt's Subdivision; thence easterly, on the North line of Gordon Street, and its extension, to the Southeast corner of Lot 50 in Watt's Subdivision; thence northerly, on the West line of Polk Street, to an intersection with an extension of the South line of Lot 368 on Polk Street in Watt's Subdivision; thence easterly, to the Southeast corner of said Lot 368; thence northerly, on the West line of an alley, and its extension, to an intersection with the North line of Morse Street; thence easterly, on the North line of Morse Street, and its extensions, to an intersection with the West line of Topeka Boulevard; thence north-northeasterly on the West line of Topeka Boulevard, to an intersection with the West line of an alley; thence northerly, on the West line of said alley, to the Northeast corner of Lot 420 on Eugene Street, formerly Topeka Avenue, in Wm. Curtis Addition; thence northerly, to the Southeast corner of a tract recorded in Volume 2460, at page 661; thence easterly, on the North line of Grant Street, and its extension, to the Southeast corner of a tract recorded in Volume 2333, at page 239; thence northerly, on the West line of Harrison Street, and its extension, to the Northeast corner of Lot 1, Block E in Park's Addition; thence easterly, on the North line of St. John Street, to an intersection with the West line of Topeka Boulevard, thence north-northeasterly, on the West line of Topeka Boulevard, to an intersection with the West line of an alley; thence northerly, on the West line of said alley, and its extension, to the Northeast corner of a tract recorded in Volume 2652, at page 074; thence westerly, on the North line of the last mentioned tract, and its extension, to an intersection with the West line of Harrison Street; thence northerly, on the West line of Harrison Street, to the Southeast corner of Lot 2 in Wheatland Subdivision; thence westerly 100 feet to a corner of said Lot 2; thence southerly 8 feet, to a corner of said Lot 2; thence westerly on the South line of said Lot 2, to the Northeast corner of Lot 4 in Warehouse Subdivision No. 2; thence southerly, on the East line of Warehouse Subdivision No. 2, and on the West line of a tract recorded in Volume 1804, at page 330, and on the West line of a tract recorded in Volume 2280, at page 285, to the Southwest corner of the last mentioned tract; thence westerly, on the North line of a tract recorded in Volume 2542, at page 489, to the East line of Eugene Street, formerly, Topeka Avenue; thence westerly, to the Northeast corner of Lot 13 in Rambo's Addition; thence westerly, on the North line of Rambo's Addition, to the Northwest corner of Lot 34 in Rambo's Addition; thence southerly, to the Northwest corner of the South 7 feet of Lot 32 in Rambo's Addition; thence easterly, to the Northeast corner of the South 7 feet of said Lot 32; thence easterly, to the Northwest corner of the South 107 feet of Lot 21 in Rambo's Addition; thence easterly, to the Northeast corner of the South 107 feet of the West Half of Lot 20 in Rambo's Addition; thence southerly, to the Northwest corner of the South 100 feet of Lot 20 in Rambo's Addition; thence easterly, to the Northeast corner of the
South 100 feet of Lot 18 in Rambo’s Addition; thence southerly, on the West line of
an alley, to an intersection with an extension of the South line of the North 12 feet of
Lot 9 in Rambo’s Addition; thence easterly, to the Southeast corner of the North 12
feet of Lot 9 in Rambo’s Addition; thence southerly, on the West line of Eugene
Street, formerly Topeka Avenue, to the Southeast corner of Lot 7 in Rambo’s
Addition; thence easterly, to the Southwest corner of a tract recorded in Volume 2700,
at page 767; thence easterly, on the South line of the last mentioned tract, 160 feet, to
the West line of an alley; thence southerly, to the Northeast corner of a tract recorded
in Volume 3065, at page 608; thence southerly, on the East line of the last mentioned
tract, and on the East line of Lot 1, Block A in D and K Subdivision to the Southeast
corner of said Lot 1; thence westerly, to the Southwest corner of said Lot 1; thence
westerly, to the Southeast corner of Lot 1 in Rambo’s Addition; thence westerly, to
the Southeast corner of Lot 22 in Rambo’s Addition; thence northerly, to the
Northeast corner of Lot 24 in Rambo’s Addition; thence westerly, to the Northwest
corner of Lot 24 in Rambo’s Addition; thence westerly, to the northeast corner of Lot
485 in Lefler’s Addition; thence westerly, to the Northwest corner of said Lot 485;
thence southerly, on the East line of an alley, to the Southwest corner of lot 485 in
Lefler’s Addition; thence westerly, on the North line of St. John Street, and its
extensions, to the Centerline of the Mainline of the former Chicago, Rock Island and
Pacific Railroad; thence northwesterly, on the Centerline of the Mainline of said
former railroad, to an intersection with an extension of the most northerly South line
of Lot 1, Block A in Allis-Chalmers Subdivision No. 2; thence westerly, on the
extension of said Lot 1, 169.74 feet, to a corner of said Lot 1, thence westerly, on the
South line of said extension of said Lot 1, 745.08 feet, to an intersection with the East
line of Buchanan Street; thence southerly, on the East line of Buchanan Street, to an
intersection with an extension of the North line of Morse’s Addition; thence
northwesterly, on the North line of Morse’s Addition, to the point of beginning;
EXCEPT: All public street and alley right of way; ALSO EXCEPT: Lots 465, 467,
469 and 471 on Fillmore Street, in Middaugh’s 2nd Subdivision; AND ALSO EXCEPT:
The West 115 feet of Lots 396 through 420 even on Tyler Street, formerly Nebraska
Street, in Wm. Curtis Addition; AND ALSO EXCEPT: portions of Parcels B12 and
D35 and all of B12A and D36 of Condemnation Case Number 55467, and portions of
B14A, B14B, B15 D37B and D37C, and all of B13, B13A, B14, D37A, D37D and
D37E of Condemnation Case No. 56538 which are included in the above description.
The lots and tracts included in this district are listed as: In Middaugh’s 2nd
Subdivision: Lots 472 through 480 even on Buchanan Street; Lots 465 through 479
odd and Lots 460 through 480 even on Clay Street; Lots 453 through 463 odd, Lots
473 through 479 odd and Lots 446 through 480 even, all on Fillmore Street; Lots 443
through 479 odd and Lots 438 through 480 even on Western Avenue; Lot A and Lots
482 through 516 even on Western Avenue; Lots 431 through 479 odd and Lots 497
through 515 odd on Taylor Street, and the vacated alley west of and adjacent to said
Lots 497 through 515 odd on Taylor Street; in Mace Subdivision: Lot1, Block “A”;
in Watt’s Subdivision: Lots 50 through 72 even on Gordon Street; Lots 59 through 71
odd, Lot A and Lots 30 through 72 even on Morse Street; Lots 371 through 383 odd
and Lots 368 through 384 even on Polk Street; in Stringham’s Addition: Lots 394
through 444 even on Taylor Street; Lots 393 through 443 odd and Lots 394 through
444 even on Polk Street; Lots 393 through 443 odd on Tyler Street, formerly Nebraska
Street; Tracts recorded in: Volume 2984, at page 546; Volume 3332, at page 015;
Volume 1721, at page 374; in Lefler’s Addition: Lots 444 through 482 even on Taylor
Street; those portions of Lots 484 through 498 even on Taylor Street which are west
be, and the same is hereby rezoned from "I-2" Heavy Industrial District, "I-1" Light Industrial District, "C-4" Commercial District, "C-2" Commercial District, "M-2" Multiple Family District, and "M-1" Two Family District ALL TO "R-2" Single Family District.

Section 2. That the “District Map” (Identification No. B-9, B-10, B-11, B-12, C-9, C-10, C-11, and C-12) shall reflect the boundaries of this amendment as incorporated by this Ordinance. This Ordinance Number shall be fixed upon the “District Map”.

Section 3. The prospective use and development of real property located within the boundaries of the above described district shall be governed by City of Topeka Code Section 48-1.03 as may be amended; provided said real property was in conformity with zoning regulations in existence prior to the adoption of this ordinance.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. 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.

Joan Wagnon, Mayor

ATTEST:

Iris E. Walker, City Clerk
of the Centerline of the Mainline of the former Chicago, Rock Island and Pacific Railroad; Lots 443 through 457 odd on Polk Street; those portions of Lots 459 through 483 odd on Polk Street which are west of the Centerline of the Mainline of said railroad; that portion of vacated Polk Street which is east of and adjacent to Lots 457, 459 and 461 and which is west of the Centerline of the Mainline of said railroad; Lots 444 through 456 even on Polk Street; Lots 443 through 485 odd on Tyler Street, formerly Nebraska Street; in Allis-Chalmers Subdivision No.2: that portion of Lot 1, Block A, which is south of an extension of the most northerly South line of said Lot 1; in Stanley's Subdivision: Lots 515 through 529 odd on St. John Street, formerly Hayes Street; in Rambo's Addition: The North 12 feet of Lot 9; all of Lots 10, 11, 12 and 13; the North 56 feet of Lots 18 and 19 and the North 56 feet of the East Half of Lot 20; the North 49 feet of the East Half of Lot 20 and the north 49 feet of Lot 21; the vacated alley north of and adjacent to Lots 18 through 21; Lots 22, 23 and 24; the North 18 feet of Lot 32 and all of Lots 33 and 34; the vacated alley east of and adjacent to Lots 33 and 34 and the North 18 feet of Lot 32; in Park's Addition: Lots 11 through 24 and Lots 25 through 37 odd in Block A; Lots 11 through 38 in Block B; those portions of Lots 2 through 20 even which are west of the West line of Topeka Boulevard and all of Lots 22 and 24 in Block D; Lots 1 through 24 in Block E; Lots 1 through 24 in Block F; tracts recorded in: Volume 3147, at page 008; in Volume 900, at page 162; in Volume 1116, at page 523; Volume 2700, at page 767; Volume 2542, at page 989; Volume 2168, at page 759; Volume 2286, at page 894; Volume 3301, at page 878; Volume 2280, at page 285; Volume 1804, at page 330; Volume 2784, at page 515; Volume 2451, at page 024; Volume 2652, at page 074; Volume 1763, at page 138; Volume 1574, at page 470; Volume 1948, at page 706; Volume 3130, at page 270; Volume 2434, at page 652; Volume 1120, at page 185; Volume 2135, at page 772; Volume 2323, at page 720; Volume 3329, at page 009; Volume 2254, at page 893; Volume 880, at page 246; Volume 2333, at page 239; Volume 2460, at page 661; Volume 3105, at page 554; Volume 2251, at page 224; Volume 2746, at page 409; Volume 2984, at page 954; Volume 2150, at page 748; Volume 2829, at page 172; Volume 2820, at page 729; Volume 3188, at page 096; in Wm. Curtis Addition: Lots 386 through 394 even on Tyler Street, formerly Nebraska Street; Lots 398 through 420 even on Tyler Street, except the West 115 feet of each lot; Lots 385 through 419 odd on Eugene Street, formerly Topeka Avenue; the vacated alley west of and adjacent to Lots 397 through 419 odd on Eugene Street; those portions of Lots 386 through 394 even on Eugene Street which are west of the West line of Topeka Boulevard; Lots 396 through 420 even on Eugene Street; tracts recorded in: Volume 2124, at page 621; Volume 2193, at page 227; Volume 2913, at page 354; Volume 1838, at page 476; Volume 2592, at page 567; Volume 3310, at page 666; Volume 1882, at page 987; Volume 3297, at page 589; Tract 21 in Volume 3301, at page 877; a portion of a tract which is described in Volume 2351, at page 533, said portion being that part of Morse's Addition which is northwest of the Northwest lines of Parcels B14 and B13 acquired by the City of Topeka with Condemnation Case 56538; that portion of a tract described in Volume 3172, at page 702, which is southeast of the Southeast lines of Parcels D37A and D37E acquired by the City of Topeka with Condemnation Case 56538; a tract which is bounded on the southwest by a tract recorded in Volume 3172, at page 702, bounded on the northwest by Parcel D37A acquired by the City of Topeka with Condemnation Case 56538 and on the east by the East line of the Eliza C. Evans Tract; Tract 1 and Tract 2 in Volume 3008, at page 904; that portion of Tract 2 described in Volume 2002, at page 409, which is southeast of the Southeast lines of Parcels D35 and D36 acquired by the City of Topeka with Condemnation Case
Tract 1 and Tract 2 in Volume 3165, at page 702; and that portion of a tract recorded in Volume 1602, at page 396, which is northwest of the Northwest line of Parcel B12 acquired by the City of Topeka with Condemnation.

be, and the same is hereby rezoned from "I-2" Heavy Industrial District, "I-1" Light Industrial District, "C-4" Commercial District, "C-2" Commercial District, "M-2" Multiple Family District, and "M-1" Two Family District ALL TO "R-2" Single Family District.

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PASSED AND APPROVED by the Council of the City of Topeka, APR 11 2000, 2000.

Joan Wagon, Mayor

ATTEST:

Iris E. Walker, City Clerk

To Be Codified __
Not To Be Codified X