ORDINANCE NO. 12631

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 within the Elmhurst neighborhood of the City of Topeka, Kansas requesting to amend the District Zoning Classification from "M-1" Two-Family Dwelling District to "R-2" Single-Family Dwelling District. (Z00/54)

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, by reclassifying the following described property:

A district composed of lots and a vacated alley in the Southwest Quarter of Section 36, Township 11 South, Range 15 east of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, described as: Beginning at the Southeast corner of Lot 515 on Washburn Avenue, formerly West Street, in Elmhurst Addition; thence northerly, on the West line of Washburn Avenue, and its extensions, to an intersection with the South line of Lot 421 on Horne Street, formerly Arch Street, in Stilson and Bartholomew’s Addition; thence easterly, on the South line of Lot 421, to a point which is 70 feet east of the Southwest corner of said lot; thence north-northeasterly, to a point on the East line of Lot 407 on Horne Street, in Stilson and Bartholomew’s Addition, which is 10 feet south of the Northeast corner of said lot; thence northerly, on the East line of Horne Street, to the Northeast corner of Lot 375; thence westerly, on the South line of Eleventh Street, and its extensions, to the Northeast corner of Lot 375 on Mulvane Street, in Stilson and Bartholomew’s Addition; thence northerly, on the West line of Mulvane Street, and its extension, to the Northeast corner of Lot 335; thence westerly, to the Northwest corner of Lot 335; thence southerly, on the East line of an alley, to the Northwest corner of Lot 339 on Mulvane Street; thence westerly, to the Northeast corner of Lot 340 on College Avenue, in Stilson and Bartholomew’s Addition; thence westerly, to the Northwest corner of Lot 340; thence westerly, to the Northeast corner of Lot 339 on College Avenue; thence northerly, on the West line of College Avenue, to the Northeast corner of Lot 335 on College Avenue, in Stilson and Bartholomew’s Addition; thence westerly, to the Northwest corner of Lot 335; thence southerly, on the East line of an alley, and its extension, to the Northwest corner of Lot 375 on College Avenue, in Stilson and Bartholomew’s Addition; thence westerly, on the South line of Eleventh Street, and its extension, to the Northwest corner of Lot 376 on Boswell Avenue, in Stilson and Bartholomew’s Addition; thence westerly, to the
Northeast corner of Lot 375 on Boswell Avenue, in Norton’s Addition; thence westerly, to the Northwest corner of Lot 375; thence southerly, on the East line of an alley, to the Southwest corner of Lot 423 on Boswell Avenue, in Norton’s Addition; thence easterly, to the Southeast corner of Lot 423; thence easterly, to the Southwest corner of Lot 422 on Boswell Avenue, in Stilson and Bartholomew’s Addition; thence easterly, on the North line of Munson Avenue, and its extensions, to the Southeast corner of Lot 422 on Mulvane Street, in Stilson and Bartholomew’s Addition; thence southerly, to the Northeast corner of Lot 424 on Mulvane Street, in Elmhurst Addition; thence southerly, on the West line of an alley, and its extension, to the Northeast corner of Lot 510 on Mulvane Street, in Elmhurst Addition; thence westerly, to the Northwest corner of Lot 510; thence westerly, to the Northeast corner of Lot 509 on Mulvane Street, in Elmhurst Addition; thence westerly, to the Northwest corner of Lot 509; thence westerly, to the Northeast corner of Lot 510 on College Avenue, in Elmhurst Addition; thence westerly, to the Northwest corner of Lot 510; thence westerly, to the Northeast corner of Lot 509; thence southerly, on the East line of an alley, to the Southwest corner of Lot 515 on College Avenue, in Elmhurst Addition; thence easterly, on the North line of Huntoon Street, and its extensions, to the point of beginning; LESS: all public street and alley right of way. The lots and vacated alley included in this district are: in Norton’s Addition: Lots 375 through 423 odd, on Boswell Avenue; in Stilson and Bartholomew’s Addition: Lots 376 through 422 even, on Boswell Avenue; Lots 335 through 421 odd, on College Avenue; a vacated North to South alley in the block bounded on the North by Eleventh Street, on the South by Munson Avenue, on the West by Boswell Avenue and on the East by College Avenue; Lots 340 through 422 even, on College Avenue; Lots 335 through 421 odd, on Mulvane Street; Lots 376 through 422 even, on Mulvane Street; Lots 375 through 422 on Garfield Avenue; Lots 375 through 405 odd, on Horne Street; portions of Lots 407 through 421 odd, on Horne Street; in Elmhurst Addition: Lots 509 through 516 on College Avenue; Lots 509 through 516 on Mulvane Street; Lots 423 through 516 on Garfield Street; Lots 423 through 515 odd, on Washburn Avenue.

from "M-1” Two Family Dwelling District to “R-2” Single Family Dwelling District.

Section 2. That the “District Map” (Identification No. F-7) 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, January 2, 200_.

Joán Wagnon, Mayor

ATTEST:

Iris E. Walker, City Clerk

To Be Codified ___

Not To Be Codified X