ORDINANCE NO. 17750

AN ORDINANCE introduced by Mayor Harry Felker 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 Ward-Meade neighborhood of the City of Topeka, Kansas requesting to amend the District Zoning Classification from "M-1" Two-Family Dwelling District, "M-2" Multiple Family Dwelling District, and "C-2" Commercial District to "R-2" Single-Family Dwelling District. (Z01/16) (Council District 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, by reclassifying the following described property:

Portion of land composed of lots and tracts in the Northeast Quarter of Section 36, Township 11 South Range 15 east of the 6th P.M., and in the Fractional Southwest Quarter of Section 30 and the Northwest Quarter of Section 31, both in Township 11 South Range 16 east of the 6th P.M., all in the City of Topeka, Shawnee County, Kansas, the boundary of said district is described as: Beginning at the Northeast corner of the Northeast Quarter of said Section 36; thence westerly, on the North line of said Northeast Quarter, to an intersection with the Centerline of Washburn Avenue, formerly West Street; thence south-southwesterly, on the Centerline of Washburn Avenue, to an intersection with the Centerline of Fifth Street; thence east-southeasterly, on the Centerline of Fifth Street, to an intersection with an extension of the East line of Lot 144 on Taylor Street, in the Original Town of Topeka; thence north-northeasterly, on the West line of an alley, and its extension, to the Northeast corner of Lot 114 on Taylor Street; thence west-northwesterly, to the Northwest corner of said Lot 114; thence north-northeasterly, on the East line of Taylor Street, and its extension, to the Southwest corner of Lot 104 on Taylor Street, in the Original Town of Topeka; thence east-southeasterly, to the Southeast corner of said Lot 104; thence north-northeasterly, on the West line of an alley, to the Northeast corner of Lot 74 on Taylor Street, in the Original Town of Topeka; thence north-northeasterly, to the Southeast corner of a tract recorded in Volume 3273 at page 255, said Southeast corner corresponding to the Southeast corner of Lot 72 on Taylor Street, in Watson's Addition; thence north-northeasterly, on the West line of an alley, to the Northeast corner of Lot 38 on Taylor Street, in Watson's Addition; thence west-northwesterly, to the Northwest corner of said Lot 38; thence north-northeasterly, to the Southwest corner of Lot 136 on Taylor Street, in Farnsworth Park Place; thence north-northeasterly, to the Southwest corner of Lot 128 on Taylor Street, in Farnsworth Park Place; thence east-southeasterly, to the Southeast corner of said Lot 128; thence north-northeasterly, to the Northeast corner of Lot 100 on Taylor Street, in Farnsworth Park...
Place; thence west-northwesterly, on the South line of First Avenue, and its extension, to the Southeast corner of Lot 101 on Taylor Street, in Farnsworth Park Place; thence north-northeasterly, to the Southeast corner of Lot 1 in Lakin Tract Addition; thence north-northeast, to a point on the East line of Lot 15 on Taylor Street in Lakin Tract Addition which is 9.99 feet south of the Northeast corner of Lot 15; thence northwesterly, to a point which is on a line which is 12.50 feet north of the South line of Lot 17 and 44.98 feet west of the East line of Lot 17; thence northwesterly, to a point which is on the North line of Lot 19 and 116.55 feet west of the Northeast corner of Lot 19; thence northwesterly, to a point on the West line of Lot 23 which is 2.51 feet north of the Southwest corner of Lot 23; thence northwesterly to a point on the East line of Lot 26 on Western Avenue which is 12.50 feet south of the Northeast corner of Lot 26; thence northwesterly, to a point on the North line of Lot 26 which is 17.84 feet west of the Northeast corner of Lot 26; thence northwesterly, to a point on the North line of Lot 30 on Western Avenue in Lakin Tract Addition which is 103.50 feet west of the Northeast corner of Lot 30; thence west-northwesterly, to the Northwest corner of Lot 30; thence southerly, on the East line of Western Avenue, to an intersection with an extension of the South line of the North 5 feet of Lot 17 on Western Avenue in Lakin Tract Addition; thence west-northwesterly, on the South line of the North 5 feet of Lot 17, and its extension, to the Southwest corner of the North 5 feet of Lot 17; thence west-northwesterly, to the Northeast corner of a tract recorded in Volume 3236 at page 942; thence west-northwesterly, on the North line of the last said tract, and its extension, to an intersection with the West line of Fillmore Street; thence north-northeastly, on the West line of Fillmore Street, to the Northeast corner of a tract recorded in Volume 3308 at page 206; thence west-northwesterly, to the Northwest corner of the last said tract; thence south-southwesterly, on the East line of an alley, to an intersection with an extension of the North line of a tract recorded in Volume 2676 at page 312; thence west-northwesterly, on the North line and extension of the last said tract, to an intersection with the West line of Clay Street; thence north-northeastly, to the Northeast corner of Lot 181 on First Avenue in Woodlawn Addition; thence west-northwesterly, to the Northwest corner of Lot 172 on First Avenue in Woodlawn Addition; thence west-northwesterly, to the Northeast corner of Lot 125 on First Avenue in Woodlawn Addition; thence west-northwesterly, to the Northwest corner of Lot 116 on First Avenue in Woodlawn Addition; thence west-northwesterly, to the Northeast corner of Lot 69 on First Avenue in Woodlawn Addition; thence west-northwesterly, to the Northwest corner of Lot 66 on First Avenue in Woodlawn Addition; thence south-southwesterly, on the West line of Lot 66 and its extension, to an intersection with the South line of First Avenue; thence west-northwesterly, on the South line of First Avenue, to an intersection with the West line of the Fractional Southwest Quarter of said Section 30; thence southerly, on the West line of said Fractional Southwest Quarter, to the point of beginning; EXCEPT: All public street and alley right of way; ALSO EXCEPT: The South Half of Lot 82 and all of Lots 84 through 108 even on Western Avenue; Lot 83, except the North 7 1/2 feet thereof, and Lots 85 through 107 odd on Taylor Street; a vacated alley between Western Avenue and Taylor Street, extending from an extension of the South line of Lot 107, to an extension of the South line of the North 7 1/2 feet of Lot 83 on Taylor Street, both on Taylor Street, all in the Original Town of Topeka.

from "M-1" Two Family Dwelling District, "M-2" Multiple Family Dwelling District and "C-2" Commercial District to "R-2" Single Family Dwelling District.
Section 2. That the “District Map” (D-9, E-8, E-9) 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, Nov. 13, 2001.

ATTEST:

Iris E. Walker, City Clerk

To Be Codified _____

Not To Be Codified X