ORDINANCE NO. 17886

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 located on the East side of SW Wanamaker Road. The centerline of which is approximately 710-feet South of SW 29th Street in the City of Topeka, Kansas, from "C-2" Commercial District TO "PUD" Planned Unit Development District. (Z02/28) (Council District No. 7)

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 tract of land in the Northwest Quarter of Section 16, Township 12 South, Range 15 East of the 6th PM in Shawnee County, Kansas, described as follows: Beginning at a point on the East line of SW Wanamaker Road, 586.5 feet South and 50.00 feet East of the Northwest corner of said Northwest Quarter, also being the Southwest corner of Lot 1, Block "A", Wanamaker Center Subdivision No. 2; thence North 88 degrees 02 minutes 59 seconds East, 400.00 feet, thence South 01 degrees 30 minutes 36 seconds East, 138.50 feet; thence North 88 degrees 02 minutes 59 seconds East, 275.00 feet; thence South 01 degrees 57 minutes 01 seconds East, 199.99 feet; thence South 88 degrees 02 minutes 59 seconds West, 664.02 feet to said East line; thence North 18 degrees 12 minutes 33 seconds West, 43.54 feet, thence North 01 degrees 30 minutes 36 seconds West, 296.70 feet to the point of beginning. This tract contains 4.368 acres (190,286 square feet) of land, more or less.

from "C-2" Commercial District TO "PUD" Planned Unit Development District subject to:

1. Use and development of the site in accordance with the recorded Master PUD Plan of Heritage Plaza.
2. Use Group Category: "O&I-2" Office and Institutional District for the following described property:
A part of Lot 1, Block "A" Heritage Plaza Subdivision in the Northwest Quarter of Section 16, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Lot 1; Thence South 01 degrees 30 minutes 36 seconds East, along the East right-of-way line of SW Wanamaker Road, a distance of 110.00 feet to the point of Beginning; Thence North 88 degrees 02 minutes 59 seconds
East, a distance of 205.00 feet; Thence North 01 degrees 30 minutes 36 seconds West, a
distance of 110.00 feet to the North line of said Lot 1; Thence North 88 degrees 02
minutes 59 seconds East, along the North lot line of said Lot 1, a distance of 192.39 feet;
Thence South 01 degrees 31 minutes 26 seconds East, a distance of 138.32 feet; Thence
North 88 degrees 05 minutes 28 seconds East, a distance of 275.07 feet; Thence South 01
degrees 57 minutes 25 seconds East, a distance of 200.00 feet; Thence South 88 degrees
02 minutes 59 seconds West, a distance of 469.06 feet; Thence North 01 degrees 30
minutes 36 seconds West, a distance of 178.52 feet; Thence South 88 degrees 02 minutes
59 seconds West, a distance of 205.00 feet; Thence North 01 degrees 30 minutes 36
seconds West, a distance of 50.00 feet to the point of beginning.

3. Use Group Category: “C-2” Commercial District for the following described property:

A part of Lot 1, Block “A” Heritage Plaza Subdivision in the Northwest Quarter of
Section 16, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee
County, Kansas, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; Thence North 88 degrees 02 minutes 59
seconds East, a distance of 205.00 feet; Thence South 01 degrees 30 minutes 36 seconds
East, a distance of 110.00 feet; Thence South 88 degrees 02 minutes 59 seconds West, a
distance of 205.00 feet; Thence North 01 degrees 30 minutes 36 seconds West, a distance
of 110.00 feet to the Point of Beginning.

AND

A part of Lot 1, Block “A” Heritage Plaza Subdivision in the Northwest Quarter of
Section 16, Township 12 South, Range 15 East of the 6th P.M., City of Topeka, Shawnee
County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Lot 1; Thence South 01 degrees 30 minutes
36 seconds East, a distance of 160.00 feet to the Point of Beginning; Thence North 88
degrees 02 minutes 59 seconds East, a distance of 205.00 feet; Thence South 01 degrees
30 minutes 36 seconds East, a distance of 178.52 feet; Thence South 88 degrees 02
minutes 59 seconds West, a distance of 194.83 feet; Thence North 18 degrees 12 minutes
33 seconds West, a distance of 35.38 feet; Thence North 01 degrees 30 minutes 36 seconds
West, a distance of 144.55 feet to the Point of Beginning.

Section 2. That the “District Map” (Identification No. K-1) 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, Sept. 10, 2002.

Harry Feller, Mayor

ATTEST:

Iris E. Walker, City Clerk

To Be Codified
Not To Be Codified X

AUG 27 2002