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 at the northeast corner of SW 37th Street and SW Gage Boulevard in the City of Topeka, from “R-1” Single Family Dwelling District and “PUD” Planned Unit Development District (“M-2” use group) ALL TO “PUD” Planned Unit Development District (“M-1a” use group). (Z02/33) (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:

Lots 1, 2 and 3 Block “A”, Twin Lakes Subdivision “A”, City of Topeka, Shawnee County, Kansas.

from “R-1” Single Family Dwelling District and “PUD” Planned Unit Development District (“M-2” use group) ALL TO “PUD” Planned Unit Development District (“M-1a” use group), subject to:

1. Use Group category: “M-1a” Limited Multiple Family Dwelling District.

2. Use and development of the site in accordance with the recorded Master PUD Plan of Rose Hill Subdivision.

3. Granting the requested variance to reduce the perimeter setback requirement from 30-feet to 25-feet along the perimeter of the site.
4. The Master PUD Plan be revised to reflect dedication of 12.5 feet of street right-of-way on SW 37th Street.

5. All utilities and streets will need to be completed before the residential units are occupied.

**Section 2.** That the "District Map" (Identification No. L-4) 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**Section 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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, Dec. 17, 2002.

[Signature]
Harry Felker, Mayor

ATTEST:

[Signature]
Iris E. Walker, City Clerk

To Be Codified ____

Not To Be Codified X

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