ORDINANCE NO. 17948

AN ORDINANCE introduced by Mayor Harry Felker amending the Master PUD Plan of Glad Tidings Assembly of God Church by providing for a church and associated parking on property located on the south side of I-470 and extending west of SW Burlingame Road in the City of Topeka, Kansas. (Z72/22B) (Council District No. 5)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the Master PUD Plan of Glad Tidings Assembly of God Church, is hereby amended in accordance with Section 48-24.06(b) of the Comprehensive Zoning Regulations by providing for development of a church and associated parking on property located on the south side of I-470 and extending west of SW Burlingame Road and described as follows:

A part of Lots 1 and 2, Block A, I-470 Plaza Subdivision and Lot 1, Block A, I-470 Plaza Subdivision No. 2, all being in the Northeast Quarter of Section 23, Township 12 South, Range 15 East of the 6th PM in the City of Topeka, Shawnee County, Kansas, being more particularly described as follows: Beginning at the Southeast corner of said Lot 1, Block A, I-470 Plaza Subdivision, said point being 1699.5 feet South and 32.5 feet East of the Northeast corner of said Section 23; thence South 89 degrees 28 minutes 9 seconds West, along the South line of said Lot 1, Block A, I-470 Plaza Subdivision, 1360.20 feet to the Southwest corner of said Lot 1, Block A, I-470 Plaza Subdivision No. 2; thence North 0 degrees 1 minute 59 seconds East, 408.21 feet (North 0 degrees 2 minutes 35 seconds East, 408.19 feet measured) to a Northwesterly corner of said Lot 1, Block A, I-470 Plaza Subdivision No. 2; thence North 0 degrees 1 minutes 44 seconds East, (North 0 degrees 2 minutes 35 seconds East measured) 210.30 feet to a Northwesterly corner of Lot 1, Block A, I-470 Plaza Subdivision; thence South 76 degrees 47 minutes 8 seconds East, along a Northerly line of said Lot 1, Block A, I-470 Plaza Subdivision, 98.64 feet (98.57 feet measured); thence North 41 degrees 12 minutes 22 seconds East, along the Westerly line of said I-470 Plaza Subdivision, 397.6 feet (North 41 degrees 11 minutes 57 seconds East, 397.60 feet measured) to the Southwest corner of said Lot 2, Block A, I-470 Plaza; thence North 14 degrees 23 minutes 59 seconds West, (North 14 degrees 20 minutes 16 seconds West measured) along the Westerly line of said Lot 2, 99.58 feet to a point on the I-470 Highway right-of-way; thence South 42 degrees 42 minutes 47 seconds East, along said right-of-way line 477.5 feet (475.97 feet measured); thence continuing along said right-way South 54 degrees 48 minutes 54 seconds East, 302.21 feet; thence continuing along said right-of-way South 42 degrees 46 minutes 40 seconds East, 354.92 feet; thence continuing along said right-of-way South 66 degrees 54 minutes 42 seconds East, 199.65 feet; thence South 24 degrees 5 minutes 9 seconds East, 78.32 feet to a point on the East line of said Lot 1, Block "A", I-470 Plaza Subdivision; thence South 0 degrees 2 minutes 49 seconds West, 44.85 feet to the point of beginning.
Section 2. That the development of the site for a church shall be in accordance with Performance Objectives as established on the amended Master PUD Plan of Glad Tidings Assembly of God Church.

Section 3. That the amended Master PUD Plan of Glad Tidings Assembly of God Church shall be filed of record with the Shawnee County Register of Deeds. Following the recording of the Master PUD Plan and in accordance with Topeka Code Section 48-24.04, prior to any building and/or land development on the site, a site development plan shall be submitted for review and administrative approval by the Planning Director.

Section 4. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

Section 5. That the “District Map” (Identification No. M-6) shall reflect the boundaries of this amendment as incorporated by this Ordinance. This Ordinance Number shall be fixed upon the “District Map”.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.


Harry Felker, Mayor

ATTEST:

Iris E. Walker, City Clerk

To Be Codified ___
Not To Be Codified ___X