ORDINANCE NO. 17965

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 south of SW Drury Lane, the centerline of which is approximately 470-feet west of SW Cheyenne Hills Road in the City of Topeka, Kansas from “R-1” Single Family Dwelling District TO “O & I-1” Office & Institutional District and “O & I-2” Office & Institutional District. (Z03/01) (Council District No. 8)

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:

O&I-1 Office and Institutional District:

The east 150.00 feet of the following described parcel of land situated in the northwest quarter of Section 4, Township 12 South, Range 15 East of the Sixth Principal Meridian, City of Topeka, Shawnee County, Kansas, being a portion of that certain parcel of land described in deed recorded in book 1466, page 633, official records of Shawnee County, described as follows:

Commencing at the southeast corner of Shawnee Hills Village Subdivision No. 2, being the northwest corner of Lot 1, Block “A” Cheyenne Hills Subdivision No. 5, Phase I, also being a point on the east line of the west 50 acres of the east one-half of the northwest quarter, as shown on the official plat of said Cheyenne Hills Subdivision No. 5, Phase I, thence westerly, coincident with the south line of said Shawnee Hills Village Subdivision No. 2, also being the southerly right-of-way line of SW Drury Lane, (60.00 feet wide), on AZ 270 degrees 42 minutes 24 seconds, (bearing base taken from Shawnee Hills Village Subdivision No. 2, as shown on the official plat thereof), a distance of 35.02 feet to the northwest corner of that certain parcel of land described in deed recorded in book 1500, page 262 and the point of beginning; thence southerly, coincident with the west line of said parcel described in book 1500, page 262, being a line lying 35.00 feet westerly of, normally distant from and parallel with the east line of the west 50 acres of the east one-half of the northwest quarter, on AZ 182 degrees 39 minutes 02 seconds, a distance of 341.38 feet to the intersection with the north line of that certain 14 acres parcel of land described in book 3689, page 487; thence westerly, coincident with the north line of said parcel described in book 3689, page 487, on AZ 270 degrees 42 minutes 24 seconds, a distance of 649.42 feet to the
intersection with the east line of Lot 5, Block “D” Shawnee Hills Village Subdivision No. 2, also being the west line of said parcel described in book 1466, page 633; thence northerly, coincident with the easterly line of said Lot 5, on AZ 02 degrees 29 minutes 16 seconds, measured, AZ 02 degrees 28 minutes 30 seconds, record, a distance of 341.35 feet to the angle point in the east line of said Lot 5; thence easterly, coincident with the easterly line of said Lot 5 and the southerly right-of-way line of said SW Drury Lane, on AZ 90 degrees 46 minutes 35 seconds, measured and recorded, a distance of 650.39 feet to the point of beginning.

The above described parcel of land containing 1.18 acres, more of less.

O&I-2 Office and Institutional District:

A parcel of land situated in the northwest quarter of Section 4, Township 12 South, Range 15 East of the Sixth Principal meridian, City of Topeka, Shawnee County, Kansas, being a portion of that certain parcel of land described in deed recorded in book 1466, page 633, official records of Shawnee County, described as follows:

Commencing at the southeast corner of Shawnee Hills Village Subdivision No. 2, being the northwest corner of Lot 1, Block “A” Cheyenne Hills Subdivision No. 5, Phase I, also being a point on the east line of the west 50 acres of the east one-half of the northwest quarter, as shown on the official plat of said Cheyenne Hills Subdivision no. 5, Phase I; thence westerly, coincident with the south line of said Shawnee Hills Village Subdivision No. 2, also being the southerly right-of-way line of SW Drury Lane, (60.00 feet wide), on AZ 270 degrees 42 minutes 24 seconds, (bearing base taken from Shawnee Hills Village Subdivision No. 2, as shown on the official plat thereof), a distance of 35.02 feet to the northwest corner of that certain parcel of land described in deed recorded in book 1500, page 262 and the point of beginning; thence southerly coincident with the west line of said parcel described in book 1500, page 262, being a line lying 35.00 feet westerly of, normally distant from and parallel with the east line of the west 50 acres of the east one-half of the northwest quarter, on AZ 182 degrees 39 minutes 02 seconds, a distance of 341.38 feet to the intersection with the north line of that certain 14 acre parcel of land described in book 3689, page 487; thence westerly, coincident with the north line of said parcel described in book 3689, page 487, on AZ 270 degrees 42 minutes 24 seconds, a distance of 649.42 feet to the intersection with the east line of Lot 5, Block “D” Shawnee Hills Village Subdivision No. 2, also being the west line of said parcel described in book 1466, page 633; thence northerly, coincident with the easterly line of said Lot 5, on AZ 02 degrees 29 minutes 16 seconds, measured, AZ 02 degrees 28 minutes 30 seconds, record, a distance of 341.35 feet to the angle point in the east line of said Lot 5; thence easterly, coincident with the easterly line of said Lot 5 and the southerly right-of-way line of said SW Drury Lane, on AZ 90 degrees 46 minutes 35 seconds, measured and recorded, a distance of 650.39 feet to the point of beginning.

Less the east 150.00 feet of the described parcel.

The above described parcel of land containing 3.91 acres, more of less.
from "R-1" Single Family Dwelling District TO "O & I-1" Office & Institutional District and "O & I-2" Office & Institutional District.

Section 2. That the "District Map" (Identification No. G-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, Feb. 11, 2003.

ATTEST:

Iris E. Walker, City Clerk

To Be Codified ______

Not To Be Codified X