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 west side of SW Westport Drive, the centerline of which is approximately 800-feet south of SW 17th Street in the City of Topeka, Kansas from “C-4” Commercial District ALL TO “PUD” Planned Unit Development District (“I-1” use group). (Z03/12) (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:

A tract of land being a portion of Lot 8, Block “A”, Topeka Crossing Subdivision, a tract of land lying in the SW ¼ of Section 4, Township 12 South, Range 15 East of the 6th P.M. in the City of Topeka, Shawnee County, Kansas, being more particularly described as follows: Beginning at the southeast corner of said Lot 8, said point also being on the west right-of-way line of SW Westport Drive; thence south 88 degrees 00 minutes 50 seconds west along the south line of said Lot 8 a distance of 433.87 feet to the southwest corner of said Lot 8; thence north 01 degrees 59 minutes 10 seconds west along the westerly line of said Lot 8 a distance of 197.41 feet; thence continuing along said westerly line north 45 degrees 16 minutes 47 seconds east a distance of 73.50 feet; thence continuing along said westerly line north 17 degrees 52 minutes 44 seconds east a distance of 194.27 feet; thence north 88 degrees 00 minutes 50 seconds east a distance of 295.84 feet to a point on said westerly right-of-way line of SW Westport Drive, also begin the easterly line of said Lot 8; thence south 15 degrees 43 minutes 10 seconds east along said westerly right-of-way line a distance of 54.28 feet; thence continuing along said westerly right-of-way line on a curve to the right having a radius of 470.00 feet, a chord bearing of south 07 degrees 52 minutes 28 seconds east and a chord distance of 128.30 feet, an arc length of 128.7 feet; thence continuing along said westerly right-of-way line south 00 degrees 01 minutes 47 seconds east a distance of 249.84 feet to the point of beginning. The above tract contains 170,369 square feet (3.91 acres) more or less. Subject to easements, reservations, and restrictions now of record.

from “C-4” Commercial District ALL TO “PUD” Planned Unit Development District (“I-1” use group),
subject to:

1. Use and development of the site in accordance with the recorded Master PUD Plan of Westport Drive Mini Storage.

2. Revise General Note #7 on Master PUD Plan of Westport Drive Mini Storage to read: All signage will be in accordance with City of Topeka criteria, and restricted to one pole sign not to exceed 200 square feet per sign face and 30 feet in height, and wall signage not to exceed 725 square feet. There will be no portable signs allowed.

Section 2. That the “District Map” (Identification No. __H-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, __April 15__, 2003.

Harry Felker, Mayor

ATTEST:

Iris E. Walker, City Clerk

To Be Codified ______

Not To Be Codified X