ORDINANCE NO. 18D04

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 southeast corner of SW 33rd Street and SW Belle Avenue in the City of Topeka, Kansas from “R-1” Single Family Dwelling District TO “PUD” Planned Unit Development District (“M-2” use group). (Z03/31) (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:

Part of Lot 1, Marjorie L. French Subdivision, City of Topeka, Shawnee County, Kansas, described as follows: Beginning at the southwest corner of said Lot 1; thence north 01 degree 29 minutes 32 seconds west (assumed bearing) along the west line of said Lot 1 and the east line of Lot 2, Block “B”, Prairie Trace Subdivision a distance of 401.42 feet to the northeast corner of said Lot 2, said point being on the easterly right-of-way line of SW Belle Avenue; thence northeasterly along said easterly right-of-way on a curve to the left having a radius of 335 feet and a central angle of 54 degrees 21 minutes 58 seconds and an arc distance of 143.87 feet; thence north 01 degree 37 minutes 42 seconds west continuing along said easterly right-of-way a distance of 130.16 feet to the south right-of-way line of SW 33rd Street; thence north 87 degrees 51 minutes 40 seconds east along said south right-of-way line of SW 33rd Street, a distance of 507.89 feet; thence south 01 degree 43 minutes 14 seconds east a distance of 670.60 feet to the south line of said Marjorie L. French Subdivision said point also being the northeast corner of Lot 8, Block “C”, Southbrook Subdivision No. 3; thence south 87 degrees 49 minutes 48 seconds west along the south line of said Marjorie L. French Subdivision and the north line of Southbrook Subdivision No. 3 a distance of 539.89 feet to the point of beginning. Said tract contains 8.14-acres more or less and is subject to easements and right-of-way of record.

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

1. Dwelling units with a backing orientation towards an external street shall be buffered by an earthen berm with a minimum height from the natural grade of four (4) feet.
Section 2. That the "District Map" (Identification No. K-2 & L-2) 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, August 12, 2003.

ATTEST:

Iris E. Walker, City Clerk

Harry Felker, Mayor

To Be Codified _______
Not To Be Codified X