ORDINANCE NO. 18-281

AN ORDINANCE introduced by Mayor James A. McClinton 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 south side of SW Huntoon Street, the centerline of which is approximately 1,200 feet west of SW Arvonia Place in the City of Topeka, Kansas from "RR-1" Residential Reserve District TO "PUD" Planned Unit Development District ("M-1a" use group). (PUD04/5) (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 in the NW ¼ of Section 5, Township 12 South, Range 15 east of the 6th P.M., in Shawnee County, Kansas, described as follows: Beginning at the NE corner of said ¼ Section; thence south 0 degrees 20 minutes 03 seconds east, 1649.02 feet along the east line of said ¼ Section to an iron pin; thence south 87 degrees 00 minutes 42 seconds west, 970.07 feet to an iron pin; thence north 1 degrees 32 minutes 53 seconds west, 1647.77 feet to an intersection with the north line of said ¼ Section; thence north 87 degrees 00 minutes 42 seconds east, 1005.00 feet along the north line of said ¼ Section to the place of beginning.

from "RR-1" Residential Reserve District TO "PUD" Planned Unit Development District ("M-1a" use group) subject to:

1. Use and development of the site in accordance with the Master PUD Plan of Arbor Valley Subdivision.
2. Variance to reduce the perimeter setback requirement from 30-feet to 25-feet.
3. Note added which states: "Before phase II can be started, water mains will need to be extended on SW Huntoon Street to SW Urish Road, and on SW Urish Road to SW 17th Street", if required by City of Topeka Public Works Director.
4. Pedestrian connections shall be provided at the end of cul-de-sacs to community center, pond, or Arbor Valley Drive. Locations shall be approved at site development stage.

Section 2. That the "District Map" (Identification No. G-2a) 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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, July 13, 2004.

James A. McClinton, Mayor

ATTEST:

Iris E. Walker, City Clerk

To Be Codified
Not To Be Codified X