RESOLUTION NO. 7736

A RESOLUTION introduced by City Manager Neil Dobler and Councilmember Jeff Preisner, expressing support for Continental Real Estate, Inc.'s Arbor Valley Two Development Project.

WHEREAS, the City of Topeka, Kansas, has been informed by Continental Real Estate, Inc., the developer of Arbor Valley Two development project, an affordable housing project, that a housing tax credit application will be filed with the Kansas Housing Resources Corporation for the acquisition of land located at 6423 SW Huntoon and the construction of ninety-six (96) housing units in order to provide clean, safe, modern, and affordable housing targeted to the elderly in Topeka, Kansas, with a legal description as follows:

A TRACT OF LAND LOCATED IN LOT 1, BLOCK A, ARBOR VALLEY SUBDIVISION RECORDED IN BOOK 40, PAGE 40 OFFICIAL RECORDS OF SHAWNEE COUNTY KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF S.W. HUNTOON STREET ON AZ. 87 DEGREES 18 MINUTES 21 SECONDS (DIRECTION BASED ON SAID RECORDED PLAT), A DISTANCE OF 492.97 FEET; THENCE COINCIDENT WITH THE CENTERLINE OF A PROPOSED ACCESS WAY ON AZ. 178 DEGREES 45 MINUTES 13 SECONDS, A DISTANCE OF 372.30 FEET; THENCE ON AZ. 268 DEGREES 45 MINUTES 13 SECONDS, A DISTANCE OF 132.06 FEET TO THE POINT OF CUSP OF A NON-TANGENT CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID NON-TANGENT CURVE HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 94.60 FEET, A DELTA ANGLE OF 120 DEGREES 26 MINUTES 55 SECONDS, A CHORD AZ. OF 217 DEGREES 23 MINUTES 58 SECONDS, AND A CHORD LENGTH OF 78.12 FEET; THENCE ON AZ. 178 DEGREES 45 MINUTES 13 SECONDS, A DISTANCE OF 85.59 FEET; THENCE ON AZ. 241 DEGREES 07 MINUTES 05 SECONDS, A DISTANCE OF 44.65 FEET; THENCE ON AZ. 260 DEGREES 18 MINUTES 24 SECONDS, A DISTANCE OF 115.15 FEET; THENCE ON AZ. 178 DEGREES 45 MINUTES 12 SECONDS, A DISTANCE OF 144.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 236.50 FEET, AN ARC LENGTH OF 184.45 FEET, A DELTA ANGLE OF 44 DEGREES 41 MINUTES 07 SECONDS TO THE POINT OF A COMPOUND CURVATURE; THENCE COINCIDENT WITH SAID COMPOUND CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 41.32 FEET, A DELTA ANGLE OF 94 DEGREES 41 MINUTES 26 SECONDS TO THE POINT OF A REVERSE CURVATURE; THENCE COINCIDENT WITH SAID CURVATURE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF

COUNCRES
ARBOR VALLEY TWO
12/29/05
REVERSE CURVE HAVING A RADIUS OF 693.50 FEET, AN ARC LENGTH OF 243.87 FEET, A DELTA ANGLE OF 20 DEGREES 08 MINUTES 53 SECONDS TO THE POINT OF A REVERSE CURVATURE; THENCE COINCIDENT WITH SAID REVERSE CURVE TO HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 14.61 FEET, A DELTA ANGLE OF 33 DEGREES 29 MINUTES 20 SECONDS; THENCE ON AZ. 117 DEGREES 10 MINUTES 26 SECONDS, A DISTANCE OF 21.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID NON-TANGENT CURVE HAVING A RADIUS OF 684.64 FEET, AN ARC LENGTH OF 94.09 FEET, A DELTA ANGLE OF 07 DEGREES 52 MINUTES 27 SECONDS, A CHORD AZ. OF 65 DEGREES 36 MINUTES 32 SECONDS, A CHORD LENGTH OF 94.01 FEET; THENCE ON AZ. 159 DEGREES 10 MINUTES 22 SECONDS, A DISTANCE OF 61.76 FEET; THENCE ON AZ. 181 DEGREES 50 MINUTES 53 SECONDS, A DISTANCE OF 131.53 FEET; THENCE ON AZ. 271 DEGREES 07 MINUTES 23 SECONDS, A DISTANCE OF 90.36 FEET; THENCE ON AZ. 189 DEGREES 00 MINUTES 41 SECONDS, A DISTANCE OF 155.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 513.50 FEET, AN ARC LENGTH OF 114.48 FEET, A DELTA ANGLE OF 12 DEGREES 46 MINUTES 25 SECONDS; THENCE ON AZ. 201 DEGREES 47 MINUTES 06 SECONDS, A DISTANCE OF 146.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 311.50 FEET, AN ARC LENGTH OF 133.06 FEET, A DELTA ANGLE OF 24 DEGREES 28 MINUTES 25 SECONDS; THENCE ON AZ. 177 DEGREES 18 MINUTES 41 SECONDS, A DISTANCE OF 52.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.29 FEET, A DELTA ANGLE OF 90 DEGREES 02 MINUTES 18 SECONDS; THENCE ON AZ. 177 DEGREES 18 MINUTES 21 SECONDS, A DISTANCE OF 27.00 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE TO THE LEFT; THENCE COINCIDENT WITH SAID NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD AZ. OF 222 DEGREES 18 MINUTES 41 SECONDS, AND A CHORD LENGTH OF 35.36 FEET TO THE POINT OF CUSP; THENCE ON AZ. 267 DEGREES 18 MINUTES 41 SECONDS, A DISTANCE OF 13.50 FEET; THENCE ON AZ. 177 DEGREES 18 MINUTES 41 SECONDS, A DISTANCE OF 81.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SUBDIVISION; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID SUBDIVISION ON AZ. 267 DEGREES 18 MINUTES 41 SECONDS, A DISTANCE OF 339.53 TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE COINCIDENT WITH THE WEST LINE OF SAID SUBDIVISION ON AZ. 358 DEGREES 45 MINUTES 12 SECONDS, A DISTANCE OF 210.07 FEET; THENCE ON AZ. 73 DEGREES 08 MINUTES 56 SECONDS, A DISTANCE OF 114.57 FEET TO THE POINT OF CUSP OF A NON-TANGENT CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID NON-TANGENT CURVE HAVING A RADIUS OF 198.50 FEET, AN ARC LENGTH OF 82.26 FEET, A DELTA ANGLE OF 23 DEGREES 44 MINUTES 35 SECONDS, A CHORD AZ. OF 349 DEGREES 28 MINUTES 04 SECONDS, AND A CHORD LENGTH OF 81.67 FEET TO A POINT OF A COMPOUND CURVATURE; THENCE COINCIDENT WITH SAID COMPOUND CURVE HAVING A RADIUS OF 693.50 FEET, AN ARC LENGTH OF 385.55 FEET, A DELTA ANGLE OF 31 DEGREES 51 MINUTES 12 SECONDS TO A POINT OF
REVERSE CURVATURE; THENCE COINCIDENT WITH SAID REVERSE CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.43 FEET, A DELTA ANGLE OF 81 DEGREES 12 MINUTES 36 SECONDS; THENCE ON AZ. 313 DEGREES 01 MINUTES 32 SECONDS, A DISTANCE OF 9.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE COINCIDENT WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 263.50 FEET, AN ARC LENGTH OF 195.39 FEET, A DELTA ANGLE OF 42 DEGREES 29 MINUTES 06 SECONDS; THENCE ON AZ. 268 DEGREES 45 MINUTES 12 SECONDS, A DISTANCE OF 131.69 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE COINCIDENT WITH SAID WEST LING ON AZ. 358 DEGREES 45 MINUTES 12 SECONDS, A DISTANCE OF 698.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT CONTAINS 12.12 ACRES, MORE OR LESS.

WHEREAS, this development will contain ninety-six (96) housing units targeted to the elderly; and

WHEREAS, the development will also contain a community building which will have the following amenities: recreational activity room, meeting room, full kitchen, washer and dryer in commons area, lounge with fireplace, as well as a pickup, and drop off point for transportation services; and

WHEREAS, the development will also include a large landscaped area with walking paths and uncovered seating benches; and

WHEREAS, the units in the development will each have refrigerators, ranges, range hoods, dishwashers, garbage disposals, two full baths (one with shower, one with tub and shower), washer and dryer hookups, cable access, Internet access, and attached two-car garages.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Topeka, Kansas, that it supports the development of the aforesaid housing project in our community, subject to city ordinances, and the building permit process.
BE IT FURTHER RESOLVED that this Resolution is effective until December 31st, 2006. In the event that any of the characteristics mentioned above should change prior to the issuance of a building permit, this Resolution shall be null and void.

ADOPTED and APPROVED by City Council JAN 10 2006.

CITY OF TOPEKA, KANSAS

William W. Bunten, Mayor

Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY
DATE 1/4/06 BY \[Signature\]