RESOLUTION NO. 8907

A RESOLUTION introduced by Interim City Manager Douglas Gerber, providing notice of a public hearing concerning the establishment of a Redevelopment District within the City (Wheatfield Village TIF project) pursuant to K.S.A. 12-1770 et seq., as amended.

WHEREAS, pursuant to K.S.A. 12-1770 et seq., as amended (the “Act”), the City of Topeka, Kansas (the “City”), is authorized to assist in the development and redevelopment of eligible areas within the City in order to promote, stimulate and develop the general and economic welfare of the State of Kansas and its communities; and

WHEREAS, the City hereby finds and determines it desirable to encourage the development and redevelopment of certain real property within the City generally located at the northwest corner of Southwest 29th Street and Fairlawn Road in the City and to consider the establishment of a redevelopment district at such location (the “Redevelopment District”); and

WHEREAS, pursuant to the Act, the City must adopt a resolution stating that the City is considering the establishment of the Redevelopment District and include in such resolution notice that a public hearing will be held to consider the establishment of said Redevelopment District.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, that

1. Notice is hereby given that a public hearing to consider the establishment by the City of the Redevelopment District shall be held in the Council Chambers, 214 SE 8th Street in Topeka, Kansas, on June 26, 2017, at 6:00 p.m.
2. The proposed boundaries of the Redevelopment District are set forth in Exhibit A attached hereto and incorporated herein by reference.

3. A description of the proposed district plan for the Redevelopment District which identifies all of the project areas and the general manner of all buildings, facilities and improvements in each project area that are proposed to be constructed or improved in each project area are attached hereto as Exhibit B and incorporated herein by reference.

4. A description and map of the proposed Redevelopment District are available for public inspection during regular office hours in the Office of the City Clerk, at Topeka City Hall, 215 SE 7th Street, Room 166, Topeka, Kansas.

5. At the public hearing, the Governing Body of the City will consider findings necessary for the establishment of the proposed Redevelopment District.

6. A copy of this Resolution shall be sent by certified mail, return receipt requested, to the Board of Commissioners of Shawnee County, Kansas and the Board of Education of Unified School District No. 501, Shawnee County, Kansas. Copies of this Resolution also shall be mailed by certified mail, return receipt requested, to each owner and occupant of land within the District not more than 10 days following the date of adoption of this Resolution. This Resolution and Exhibits A and B attached to this Resolution and a map delineating the area to be included in the Redevelopment District attached hereto as Exhibit C shall be published once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing.

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ADOPTED and APPROVED by the Governing Body on May 25, 2017.

CITY OF TOPEKA, KANSAS

______________________________
Larry E. Wolgast, Mayor

ATTEST:

______________________________
Brenda Younger, City Clerk
DISTRICT BOUNDARY

A portion on the Southeast Quarter of Section 9, the Southwest Quarter of Section 10, the Northwest Quarter of Section 15, and the Northeast Quarter of Section 16, all in Township 12 South, Range 15 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas described as follows:

Beginning at a point on the West line of said Southwest Quarter of Section 10 at a point 813.39 feet North of the Southwest corner of said Quarter Section, said point being on the extension of the North line of Shunga Plaza Subdivision and in the center of Shunga Creek; thence Southeasterly on the North line of said Shunga Plaza Subdivision a distance of 261.00 feet more or less, to a point 50-feet easterly of the West line of Lot 2, Block D of said Shunga Plaza Subdivision; thence South on a line parallel with and 50-feet easterly of the West line of said Lot 2, Block D a distance of 226.45 feet more or less, to the center of Southwest 28th Street as shown on the Plat of said Shunga Plaza Subdivision; thence West on the center of said Southwest 28th Street a distance of 50.08 feet, more or less to the East lines of Lots 5 and 6, Block B, Shunga Plaza Subdivision extended; thence South on the East lines of Lots 5 and 6, Block B of said Shunga Plaza Subdivision a distance of 174.97 feet more or less; thence West on the North line of Lot 2, Block A, Butler Plaza Subdivision No.2, a distance of 134.94 feet; thence Northwesterly, continuing on said North line a distance of 18.31 feet to the West line of said Lot 2; thence South on the West line of said Lot 2 and Lot 1, Block A, said line also being the East Right of Way line of Southwest Fairlawn Road, a distance of 107.79 feet; thence East on the South line of said Lot 1, Block A, a distance of 150.00 feet; thence South on the West line of said Lot 1, Block A, Butler Plaza Subdivision No.2, and the East line of Lot 1, Block A, of Phillips 66 Subdivision No.2 and it’s extension thereof a distance of 280 feet more or less to the South curb line of Southwest 29th Street; thence Westerly and Southwesterly on said South curb line and its extension a distance of 680 feet more or less to a point 100 feet measured at right angles to the center of the west-bound lanes of Interstate-470; thence Northwesterly and Northerly along a line being parallel with of 100 feet Northeasterly of said center of the west-bound lanes, a distance of 1,275 feet more or less to the center of Shunga Creek; thence Easterly on the center of said Shunga Creek a distance of 1,580 feet more or less to the point of beginning.
EXHIBIT B

PROPOSED DISTRICT PLAN

The District shall consist of one (1) or more redevelopment project areas, which are anticipated to include a mix of uses including retail, restaurant, and other commercial uses and residential uses with associated amenities, along with associated infrastructure including but not limited to structured and/or surface parking, landscaping, lighting, utilities, storm water improvements, sidewalks/walkways, streets/drives, ingress/egress improvements, green space, signalization and other infrastructure improvements.