RESOLUTION NO. 8939

A RESOLUTION introduced by Interim City Manager Doug Gerber, setting the public hearing for consideration of the adoption of a Redevelopment Project Plan for the Wheatfield Village Redevelopment District.

BE IT RESOLVED by the Governing Body that, as the Planning Commission has determined that the Wheatfield Village Project Plan is consistent with the intent of the City's Comprehensive Plan, the Governing Body will hold a public hearing on the advisability of adopting the Project Plan for the Wheatfield Village Redevelopment District pursuant to K.S.A. 12-1772.

BE IT FURTHER RESOLVED that the City Clerk shall do the following:

(1) Deliver a copy of the Project Plan to the Board of County Commissioners for Shawnee County and the Unified School District 501 Board of Education;

(2) Publish in the official City newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing: (a) a copy of this Resolution; and (b) a sketch delineating the project area;

(3) Mail a copy of this Resolution by certified mail, return receipt requested, to the Board of County Commissioners for Shawnee County and Unified School District 501 Board of Education; and

(4) Mail a copy of this Resolution by certified mail, return receipt requested, to each owner and occupant of land within the proposed redevelopment project area not more than 10 days following the date of adoption of this Resolution.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Governing Body will meet for the purpose of holding a public hearing as provided by K.S.A. 12-1772 in the Council Chambers, 214 E. 8th Street, at 6:00 p.m. on September 12, 2017 to consider the advisability of the adoption of a
Redevelopment Project Plan for the Wheatfield Village Redevelopment District.

(1) **Boundaries of the Wheatfield Village Redevelopment District.** The boundaries for the Wheatfield Village Redevelopment District, established on June 26, 2017, in Ordinance No. 20072 are identified in Exhibit A which is attached herein and incorporated by reference.

(2) **Boundaries of the Proposed Wheatfield Village Project Area.** The boundaries of the project area proposed for the Wheatfield Village Project Plan are identified in Exhibit B which is attached herein and incorporated by reference.

(3) **Project Plan, Summary of Feasibility Study, Relocation Assistance, Financial Guarantee of Prospective Developer, Description and Map.** The Project Plan, including a summary of the feasibility study, relocation assistance, map and description of the area to be redeveloped are available for inspection at the office of the City Clerk on Monday through Friday, except holidays, during regular business hours from 8:00 a.m. to 5:00 p.m.

(4) **Adoption of Project Plan.** The Governing Body may, upon conclusion of the public hearing, pass an ordinance by two-thirds (2/3) majority adopting the proposed Wheatfield Village Project Plan.

ADOPTED and APPROVED by the Governing Body on August 8, 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 and the extension thereof, said line also being the East Right of Way line of Southwest Fairlawn Road, a distance of 207.79 feet to the Northwest corner of Lot 1, Block A, Phillips 66 Subdivision No.2; thence East on the North line of said Lot 1, Block A Phillips 66 Subdivision No.2, a distance of 150.00 feet; thence South on the East line of said Lot 1, Block A, of Phillips 66 Subdivision No.2 and it's extension thereof a distance of 180 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 1,380 feet more or less to the point of beginning.
While the City of Topeka, KS makes every effort to maintain and distribute accurate information, NO WARRANTIES AND/OR REPRESENTATIONS OF ANY KIND are made regarding information, data, or services provided. In no event shall the City of Topeka, Kansas be liable in any way to the users of this data. Users of the data shall hold the City of Topeka, Kansas harmless in all matters and accounts arising from the use and/or accuracy of this data.

EXHIBIT A

TIF District – Wheatfield
TIF PROJECT AREA 1 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 extension of the North line of said Shunga Plaza Subdivision to the East Right of Way line of Southwest Fairlawn Road; thence Southerly on said East Right of Way line to the intersection with the North Right of Way line of Southwest 29th Street; thence Easterly on the North Right of Way of Southwest 29th Street a distance of 150 feet more or less; thence Southerly to a point 20 feet South of the South curb line of Southwest 29th Street; thence Westerly and Southwesterly parallel with 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 1,380 feet more or less to the point of beginning.