

(Published in the Topeka Metro News March 24, 2025)

ORDINANCE NO. 20553

ORDINANCE introduced by City Manager Dr. Robert M. Perez amending the “District Map” referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code, by providing for certain changes in zoning on 10.1 acres of property located at SW Arvonía Pl from “C-4” Commercial District to “M-2” Multi-Family Dwelling District. (Z25/01) *Council District 9*

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the “District Map” referred to and made part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code (TMC), be, and the same is hereby amended, by reclassifying the following described property:

All that part of a tract of land described in a Limited Warranty Deed filed in Book 4868, at Page 208 (all documents mentioned hereon are as filed in the Shawnee County Register of Deeds Office), lying in the Northeast Quarter of Section 05, Township 12 South, Range 15 East, of the Sixth Principal Meridian in the City of Topeka, Shawnee County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 22nd day of January 2025 as follows: Commencing at a 5/8” rebar marking the Southwest corner of said Northeast Quarter; thence North 88°16’32” East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1983 (NAD 2011 by OPUS observation) North Zone)(North 89°41’23” East deed) on the South line of said Northeast Quarter, a distance of 343.64 feet (all distance references are in U.S. Survey Feet)(342.81 feet deed) to the Southwest corner of Lot 1, Block A, SHIDELER PLAZA SUBDIVISION, a recorded subdivision filed in Book 35 at Page 135; thence departing said South line North 01°43’31” West (North 00°18’37” West deed) (North 01°56’21” West plat) on the West line of said Lot 1, a distance of 796.30 feet (796.08 feet plat) to the Northwest corner of said Lot 1, said point being the Southwest corner of Tract 2, Kansas Warranty Deed, recorded in Book 4381 at Page 85; thence continuing North 01°43’31” West (North 00°18’37” West deed)(North 01°56’21” West deed) on the West line of said Tract 2, a distance of 24.59 feet (25.00 feet deed) to a 1/2” rebar marking the Northwest corner of said Tract 2 and the POINT OF BEGINNING; thence continuing North 01°43’31” West (North 00°18’37” West deed), a distance of 611.02 feet (611.08 feet deed) to a 1/2” rebar with a CLS-20 cap marking a point on the South line of Lot 1, Block A, WEST HILL SUBDIVISION, a recorded subdivision filed in Book 38 at Page 95; thence South 89°27’59” East (South 88°02’24” East deed and plat) on last said South line, a distance of 457.93 feet (458.49 feet deed) to a 5/8” rebar marking the Southeast corner of last said Lot 1 and the Southwest corner of Lot 1, Block A, SHIDELER PLAZA SUBDIVISION NO. 5, a recorded subdivision filed in Book 53 at Page 37; thence continuing South 89°27’59” East (North 88°02’24” West plat) on the South line of last said Lot 1, a distance of 254.94 feet (254.97 feet plat) to a 1/2” rebar marking the Southeast corner of said Lot 1 and a point of curvature on the West right-of-way line of Southwest Arvonía Place as dedicated by said SHIDELER PLAZA SUBDIVISION; thence Southerly on a non-tangent curve to the left, on said West line, having an initial tangent bearing of South 05°48’55” West, a radius of 937.50 feet, a delta angle of 07°27’39” and an arc length of 122.08 feet to a 1/2” rebar with a CLS-20 cap; thence South 01°38’44” East (South 00°18’37” East deed) (North 01°56’21” West plat) on said West line, a distance of 50.14

feet to a 1/2" rebar with a CLS-20 cap marking a point of curvature; thence Southerly on a curve to the left, on said West line, tangent to the last described course, having a radius of 937.50 feet, a delta angle of 19°53'38" and an arc length of 325.51 feet (325.52 feet deed and plat) to a 1/2" rebar with a CLS-20 cap; thence South 21°32'23" East (South 20°12'16" East deed) (North 21°50'00" West plat) on said West line, a distance of 123.91 feet to a 1/2" rebar marking the Northeast corner of said Lot 1, Block A, SHIDELER PLAZA SUBDIVISION; thence departing said West right-of-way line South 88°16'32" West (South 89°41'23" West deed) (South 88°03'39" West plat) on the North line of said Lot 1 being North of and parallel with the South line of said Northeast Quarter, a distance of 252.21 feet (252.18 feet deed) to a 1/2" rebar marking the Southeast corner of said Tract 2; thence departing said North line North 01°43'28" West (North 00°18'37" West deed) (North 01°56'21" West deed) on the East line of said Tract 2, a distance of 24.59 feet (25.00 feet deed) to a 1/2" rebar marking the Northeast corner of said Tract 2; (Continued on next page) (Continued from previous page) thence South 88°16'32" West (South 89°41'23" West deed) (South 88°03'39" W deed) on the North line of said Tract 2 being North of and parallel with the South line of said Northeast Quarter, a distance of 549.44 feet (550.00 feet deed) to the Point of Beginning.

FROM "C-4" Commercial District to "M-2" Multi-Family Dwelling District."

Section 2. 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 Governing Body, City of Topeka, Kansas March 18, 2025.

CITY OF TOPEKA, KANSAS

Michael Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk