

(Published in the Topeka Metro New June 2, 2025)

## ORDINANCE NO. 20562

**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 on property located along the east side of SE Fremont lying between SE 29<sup>th</sup> and SE 31<sup>st</sup> Streets containing 14.9 acres from “PUD” Planned Unit Development (Multiple Family Dwellings), R-1 Single Family Dwelling District and “M-3” Multiple Family Dwelling District all to “PUD” Planned Unit Development (M-2 Multiple Dwelling District, Community Center, and neighborhood retail commercial uses.). **(PUD 25/04) (Council District No. 3)**

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

**Section 1.** That the “District Map” referred to and made a 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:

### **Zoning Area Description:**

#### *Phase I:*

*The West 5 acres of the South 10 acres of the Northeast Quarter of the Northeast Quarter of Section 18, Township 12 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas.*

*ALSO*

*Lot 1, Block B, Golf Park Subdivision, in the City of Topeka, Shawnee County, Kansas.*

*ALSO*

*The portion of SE Colfax Street that will be vacated with a future replat.*

#### *Phase II:*

*Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block A, Hi-Crest Apartments Subdivision, an Addition to the City of Topeka, Shawnee County, Kansas.*

*ALSO*

*The portion of East 30th Street Terrance that will be vacated with a future replat.*

**subject to:**

**1. Use and development of the site in accordance with the Planned Unit Development (PUD)**

**Master Plan for Fremont Hill.**

**Section 2.** The PUD Master Plan for Fremont Hill shall be recorded with the Shawnee County Register of Deeds in accordance with Section 18.190.060(b) of the Topeka Municipal Code (TMC). Following the recording of the PUD Master Plan and prior to building permit and/or land development on the site, site development plans as required by the PUD Master Plan shall be submitted for review and administrative approval by the Planning Director.

**Section 3.** This Ordinance Number shall be fixed upon the "District Map".

**Section 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 5.** 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, KS on May 20, 2025

ATTEST:

\_\_\_\_\_  
Michael A. Padilla, Mayor

\_\_\_\_\_  
Brenda Younger, City Clerk

To Be Codified \_\_\_\_\_  
Not To Be Codified   X