

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

ORDINANCE NO. 20563

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 at 2030 SE 41st Street FROM "R-1" Single Family Dwelling District TO "PUD" Planned Unit Development allowing seasonal sale of fireworks in addition to uses permitted by the standards of R-1 zoning. **(PUD 25/05) (Council District No. 4)**

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:

Lot 1, Block A, Crossroads Wesleyan Church

FROM "R-1" Single Family Dwelling District TO "PUD" Planned Unit Development allowing seasonal sale of fireworks in addition to uses permitted by the standards of R-1 zoning

Subject to:

1. Use and dimensional standards applicable to R-1 residential zoning shall apply except as stated in these conditions.
2. The off-street parking regulations of the zoning code (chapter 18.240 of Development Code) shall apply.
3. All signage including temporary signs shall comply with Topeka sign regulations (chapter 18.10 of Development Code).
4. In addition to R-1 uses, seasonal sales of fireworks or related merchandise, limited to a time period of June 26 through July 7, or as may be restricted by the annual license for retail fireworks sales issued by the City of Topeka.
5. At the time of this rezoning, sale of fireworks requires a license by the City of Topeka. The owner or operator is required to comply with any and all licensing requirements of local, state, and federal government.
6. A "site plan" showing the location of the fireworks stand and associated pedestrian and vehicular access and circulation is required prior to retail sales of fireworks. A basic site plan or diagram, either to scale or not to scale, is acceptable and production by a design professional is not necessary. Said site plan may be submitted and approved as part of a license issued by the City of Topeka.

PASSED AND APPROVED by the Governing Body, City of Topeka, Kansas on May 20, 2025.

ATTEST:

Michael A. Padilla, Mayor

Brenda Younger, City Clerk

To Be Codified _____
Not To Be Codified X