

*(Published in the Topeka Metro News July 21, 2025)*

**ORDINANCE NO. 20577**

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 3.62 acres of property located at the northwest intersection of SE 21<sup>st</sup> St. and SE Adams St. from “M-1” Two-Family Dwelling District and “M-2” Multiple-Family Dwelling District to “C-2” Commercial District. (Z25/04) (*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 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:

A TRACT OF LAND CONSISTING OF A PART OF LOTS 701 THROUGH 719, ODD AND INCLUSIVE, ON ADAMS STREET, LOTS 700 THROUGH 719 ON JEFFERSON STREET, AND PART OF LOTS 178 THROUGH 216, EVEN AND INCLUSIVE, ALL IN HEERY’S 2ND SUBDIVISION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, AS DESCRIBED BY AARON C. DAVIS, PS 1368, ON MAY 1, 2025, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 701 ON ADAMS STREET IN SAID HEERY’S 2ND SUBDIVISION; THENCE S. 88° 00' 49" W. (BASIS OF BEARINGS) ON THE NORTH LINE OF SAID LOT 701 ON ADAMS STREET FOR 11.26 FEET TO A ½" REBAR WITH CLS 263 ID CAP, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF ADAMS STREET AS ESTABLISHED BY DISTRICT COURT CASES NO. 122881 AND 131747, SHAWNEE COUNTY, KANSAS; THENCE S. 03° 17' 19" W. FOR 75.25 FEET ON SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF LOT 707 ON ADAMS STREET IN SAID HEERY’S 2ND SUBDIVISION, SAID POINT BEING 15.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 707 ON ADAMS STREET; THENCE S. 00° 26' 40" W. ON SAID WESTERLY RIGHT OF WAY LINE FOR 64.99 FEET TO A POINT 10.00 FEET NORTH OF THE NORTH LINE OF LOT 713 ON ADAMS STREET IN SAID HEERY’S 2ND SUBDIVISION ; THENCE S. 88° 01' 41" W. PARALLEL WITH THE NORTH LINE OF SAID LOT 713 ON ADAMS STREET FOR 20.02 FEET; THENCE S. 00° 26' 40" W. FOR 10.00 FEET ON THE NORTH LINE OF SAID LOT 713 ON ADAMS STREET; THENCE N. 88° 01' 41" E. ON THE NORTH LINE OF SAID LOT 713 ON ADAMS STREET FOR 5.00 FEET, SAID POINT BEING 30.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 713 ON ADAMS STREET; THENCE S. 00° 26' 40" W. FOR 25.00 FEET TO THE NORTH LINE OF LOT 715 ON ADAMS STREET IN SAID HEERY’S 2ND SUBDIVISION; THENCE N. 88° 01' 50" E. ON THE NORTH LINE OF SAID LOT 715 ON ADAMS STREET FOR 10.01 FEET TO A POINT 20.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 715; THENCE S. 00° 26' 40" W. FOR 74.99 FEET TO THE SOUTH LINE OF LOT 719 ON ADAMS STREET IN SAID HEERY’S 2ND SUBDIVISION, SAID POINT BEING 20.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 719 ON ADAMS STREET; THENCE S. 00° 26' 40" W. FOR 18.42 FEET TO THE NORTH LINE OF LOT 216 ON 21ST STREET IN SAID HEERY’S 2ND SUBDIVISION, SAID POINT BEING 20.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 216 ON 21ST STREET; THENCE S. 00° 26' 40" W. FOR 69.96 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 216 ON 21ST STREET; THENCE S. 44° 07' 44" W. FOR 43.32 FEET TO A POINT ON THE EAST LINE OF LOT 212 ON 21ST STREET IN SAID HEERY’S 2ND SUBDIVISION, SAID POINT BEING 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 212 ON 21ST STREET; THENCE S. 88° 00' 23" W. FOR 90.95 FEET TO THE EAST LINE OF LOT 206 ON 21ST STREET IN HEERY’S

2ND SUBDIVISION, SAID POINT BEING 30.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 206 ON 21ST STREET; THENCE S. 77° 45' 58" W. FOR 56.21 FEET; THENCE S. 88° 00' 23" W. FOR 70.00 FEET TO THE WEST LINE OF LOT 198 ON 21ST STREET IN SAID HEERY'S 2ND SUBDIVISION, SAID POINT BEING 20.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 198 ON 21ST STREET; THENCE S. 88° 00' 23" W. FOR 50.00 FEET TO THE EAST LINE OF LOT 196 ON 21ST STREET IN SAID HEERY'S 2ND SUBDIVISION, SAID POINT BEING 20.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 196 ON 21ST STREET; THENCE S. 88° 00' 23" W. FOR 124.89 FEET TO THE WEST LINE OF LOT 188 ON 21ST STREET IN SAID HEERY'S 2ND SUBDIVISION, SAID POINT BEING 20.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 188 ON 21ST STREET; THENCE N. 00° 29' 02" E. ON THE WEST LINE OF SAID LOT 188 FOR 110.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 188; THENCE N. 00° 26' 52" E. FOR 18.42 FEET TO THE SOUTHWEST CORNER OF LOT 719 ON JEFFERSON STREET IN SAID HEERY'S 2ND SUBDIVISION; THENCE N. 00° 26' 52" E. ON THE WEST LINE OF LOTS 701 THROUGH 719, ODD AND INCLUSIVE, ON JEFFERSON STREET IN SAID HEERY'S 2ND SUBDIVISION FOR 249.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 701 ON JEFFERSON STREET; THENCE N. 88° 00' 49" E. ON THE NORTH LINE OF SAID LOT 701 FOR 124.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 701 ON JEFFERSON STREET; THENCE CONTINUING N. 88° 00' 49" E. FOR 50.00 FEET TO THE NORTHWEST CORNER OF LOT 700 ON JEFFERSON STREET IN SAID HEERY'S 2ND SUBDIVISION; THENCE CONTINUING N. 88° 00' 49" E. ON THE NORTH LINE OF SAID LOT 700 ON JEFFERSON STREET FOR 124.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 700 ON JEFFERSON STREET; THENCE CONTINUING N. 88° 00' 49" E. FOR 16.00 FEET TO THE NORTHWEST CORNER OF LOT 701 ON ADAMS STREET IN SAID HEERY'S 2ND SUBDIVISION; THENCE N. 88° 00' 49" E. ON THE NORTH LINE OF SAID LOT 701 ON ADAMS STREET FOR 113.71 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.62 ACRES

FROM "M-1" Two-Family Dwelling District and "M-2" Multiple-Family Dwelling District to "C-2" Commercial 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, July 15, 2025.

CITY OF TOPEKA, KANSAS

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Michael Padilla, Mayor

ATTEST:

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Brenda Younger, City Clerk