

(Published in the Topeka Metro News _____)

ORDINANCE NO. 20587

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 11.72 acres of property located at 2701 N Kansas Avenue & 2703 N Kansas Avenue FROM "R-1" Single-Family Residential District and "C-4" Commercial District TO "M-2" Multiple-Family Dwelling District. (Z25/06) (*Council District 2*)

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:

Part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 11 South, Range 16 East of the 6th P.M., in the City of Topeka, Shawnee County, Kansas, described as follows: Beginning at a point 722.90 feet North of the Southeast corner of said Quarter Section; thence Westerly on a curve to the left having a radius of 6,025.33 feet, a distance of 242.14 feet; thence Westerly 254.40 feet; thence Northerly at right angles, 20 feet; thence Westerly 791.71 feet to a point on the East line of U. S. Highway 75, which is 25 feet East and 780.23 feet North of the Southwest corner of said Southeast Quarter of the Northwest Quarter Section; thence South along the East line of U. S. Highway 75, 120.23 feet, more or less; thence Easterly 635 feet, more or less; thence Southerly 330 feet, more or less; thence Easterly 660 feet, more or less, to a point 330 feet, more or less, North of the Southeast corner of the Southeast Quarter of said Northwest Quarter; thence North 392.90 feet, more or less, to the point of beginning.

Commonly known as 2701 N Kansas Ave., Topeka KS 66617

AND

A part of the Southwest Quarter (SW/4) of Section number Seventeen (17) Township number Eleven (11) Range number Sixteen (16) described as follows: to wit: Beginning at North East corner of the Southwest Quarter (SW/4) of Section 17, Township 11, Range 16; thence South eighteen (18) feet to a hedge fence; thence West Forty (40) rods; thence North Sixteen (16) feet more or less to the North line of said Quarter Section; thence East along the North line of said Quarter Section to the place of beginning, all in Shawnee County, State of Kansas; also Commencing at the Southeast corner of the NW 1/4 of Section 17, Township 11, South, of Range 16 East of the 6th P.M., thence West Forty (40) rods; thence North Twenty (20) rods; thence East Forty (40) rods; thence South Twenty (20) rods to the place of beginning. NOW PLATTED as Lots 1 and 2, Block A, DeBacker Subdivision, Shawnee County, Kansas

Commonly known as 2703 N Kansas Ave., Topeka KS 66617

FROM "R-1" Single-Family Residential District and "C-4" Commercial District TO "M-2" Multiple-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. This ordinance shall be set for publication within fourteen (14) days following receipt of written notification from the applicant so long as such notification is received on or before December 15, 2025; and this ordinance shall thereafter take effect and be in force upon publication as provided by law. Provided, if notification is not received by such date, this Ordinance shall not be published, shall not take effect and shall be null and void.

PASSED AND APPROVED by the Governing Body, City of Topeka, Kansas, August 12, 2025.

CITY OF TOPEKA, KANSAS

Michael Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk