

(Published in the Topeka Metro News August 25, 2025)

ORDINANCE NO. 20594

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 12.6 acres of land located at 4100 SW 40th Street and the SW corner of SW 40th and Gage Boulevard FROM Planned Unit Development (PUD) with “C-4” uses and “RR-1” Residential Reserve District ALL TO “PUD” Planned Unit Development with C-4 Commercial zoning to allow continued operation of a lawn and garden center with landscape materials and expansion of C-4 uses to include additional storage of landscape materials, lawn and garden equipment and supplies, and related contractor services. ***(PUD 25/08) (Council District No. 7)***

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:

AREA 1 LEGAL DESCRIPTION:

Lot 1, Block A, Blackburn Subdivision.

AREA 2 LEGAL DESCRIPTION:

A part of Government Lot 7 in the South half of the Northeast Quarter of Section 22, Township 12 South, Range 15 East of the 6th PM, Shawnee County Kansas, described as follows: Commencing at the Southeast corner of said Government Lot 7; thence North on the East line of said Lot 7, 300' ±; thence West 50'± to the point of beginning; thence West 400' ±; thence North 202' ±; thence East 400'±; thence South 202'± to the point of beginning. Contains 1.68 acres ±.

Subject to:

1. Use and development of the site in accordance with the Planned Unit Development (PUD) Master Plan for Blackburn Revision No. 2 by Weedzero LLC.

Section 2. The PUD Master Plan for Blackburn Revision No. 2 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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, Kansas on August 19, 2025.

ATTEST:

Michael A. Padilla, Mayor

Brenda Younger, City Clerk