

(Published in the Topeka Metro News September 15, 2025)

ORDINANCE NO. 20597

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 amending the district zoning classification to add the Monroe School zoning overlay pursuant to Section 18.280 of the Topeka Municipal Code. (Z25/07) *Council Districts 1 and 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 properties described in attached Exhibits A and B, which are attached hereto and incorporated by reference, FROM “R1” Single Family Dwelling District, “M1” Two Family Dwelling District, “M2” Multiple Family Dwelling District, “O&I1” Office and Institutional District, “I1” Light Industrial District, and “I2” Heavy Industrial TO “R1-MO” Single Family Dwelling and Monroe School Overlay District , “M1-MO” Two Family Dwelling and Monroe School Overlay District, “M2- MO” Multiple Family Dwelling and Monroe School Overlay District , “O&I1-MO” Office and Institutional and Monroe School Overlay District, “I1-MO” Light Industrial and Monroe School Overlay District , and “I2-MO” Heavy Industrial and Monroe School Overlay 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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, September 9, 2025.

CITY OF TOPEKA, KANSAS

Michael Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk

EXHIBIT A
MONROE SCHOOL OVERLAY DISTRICT

Legal Description for Monroe School Overlay District,
15th and Monroe area, situated in the E ½ of Sec. 6-T12S-R16E of the 6th P.M.

A tract of land in the East Half of Section 6, Township 12 South, Range 16 East of the 6th P.M. in Shawnee County, Kansas, described as follows: BEGINNING at the Northwest corner of Lot 470 on Quincy Street in Ritchie's Addition, also being the southerly right of way of existing SE 14th Street; thence Easterly along the said southerly right of way line to the centerline of existing SE Monroe Street; thence Northerly along the said centerline to the westerly extension of the South line of Lot 468 on SE Monroe Street in Ritchie's Addition; thence Easterly along said westerly extension to the southwest corner of said Lot 468; thence continuing Easterly along the south line of said Lot 468 and its easterly extension to the centerline of the A.T. & S.F. railroad right of way; thence Southerly along said centerline to the westerly extension of a southerly line of Decker Subdivision; thence Easterly along said westerly extension and said southerly line of said Decker Subdivision to a westerly line of said Decker Subdivision; thence Southerly along said westerly line and its southerly extension to the southerly right of way line of existing SE 15th Street; thence Easterly along the said southerly right of way line to its intersection with the north right of way line of existing SE 17th Street; thence Westerly along the said north right of way line to the northerly extension of east line of Lot 413 in Keith's Third Addition; thence Southerly along said northerly extension and the said east line to the Southeast corner of said Lot 413 which is on the north right of way line of an existing alley; thence Westerly along the said north right of way line and its westerly extension to the west right of way line of existing SE Madison Street; thence Southerly along the said west right of way line to the north right of way line of existing SE 18th Street; thence Westerly along the said north right of way line and its westerly extension to the centerline of the abandon Mo. Pac. Railroad right of way line; thence Southerly along said centerline to the easterly extension of the northerly line of Block C of John D. Knox & Co's Addition; thence westerly along the said easterly extension and said northerly line to the north line of Keith's Subdivision; thence Westerly along the said north line to the easterly right of way line of the abandon A.T. & S.F. railroad; thence northerly along said easterly right of way line to easterly extension of the south lines of Lots 119 through 141, odd, on SE 17th Street in Richard's Addition also being the north right of way line of an existing alley; thence Westerly along said extension and said north right of way line to the easterly right of way line of existing SE Quincy Street; thence Northerly along said right of way line to the POINT OF BEGINNING. The above described tract contains 27.1 acres, more or less.

EXHIBIT B

