

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

**ORDINANCE NO. 20598**

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 0.88 acres of property located near the southeast intersection of SW 29<sup>th</sup> Street and SW Armstrong Drive FROM “C-4” Commercial District TO “M-3” Multiple-Family Dwelling District. (Z25/05) *(Council District No. 8)*

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:

Lot 8, Block A, Crestridge Square Subdivision No. 2, in the City of Topeka, Shawnee County, Kansas, EXCEPT that part described as follows: Beginning at the Southwest corner of Lot 8; thence Northerly, on the West line of Lot 8, on a curve concave Westerly, having a radius measure of 50.00 feet and an arc length of 56.07 feet, the chord of which bears North 09 degrees, 16 minutes 55 seconds West, 53.18 feet; thence North-Northwesterly on the West line of Lot 8, on a curve concave Easterly, having a radius measure of 30.00 feet, an arc length of 21.68 feet, the chord of which bears North 20 degrees 42 minutes 22 seconds West, 21.21 feet; thence North 00 degrees 00 minutes 00 seconds West on the West line of Lot 8, 14.16 feet; thence South-Southeasterly, on a curve concave Easterly, having a radius measure of 30.00 feet and an arc length of 25.23 feet, the chord of which bears South 24 degrees 05 minutes 48 seconds East, 24.49 feet; thence South-Southeasterly, on a curve concave Westerly, having a radius measure of 60.00 feet and an arc length of 70.23 feet, the chord of which bears South 14 degrees 39 minutes 27 seconds East, 66.29 feet; thence South 90 degrees 00 minutes 00 seconds West on the South line of Lot 8, 10.70 feet to the point of beginning, ALSO EXCEPT the North 60 feet of said Lot 8.

FROM “C-4” Commercial District TO “M-3” 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 All ordinances or parts of ordinances in conflict herewith are hereby repealed.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.

PASSED AND APPROVED by the Governing Body, City of Topeka, Kansas, September 9, 2025.

ATTEST:

CITY OF TOPEKA, KANSAS

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Michael Padilla, Mayor

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Brenda Younger, City Clerk