

RESOLUTION NO. 9663

CONDITIONAL USE PERMIT

RESOLUTION introduced by City Manager Dr. Robert M. Perez, in accordance with Section 18.60.010 of the Topeka Municipal Code, approving a Conditional Use Permit for a "Public Utility Facility Type II" (sanitary sewer pump station) on property located at 3559 SE Shoreline Dr. and zoned "R-1" Single-Family Dwelling District, all being within the City of Topeka, Shawnee County, Kansas. (CU25/01) (Council District No. 4)

BE IT RESOLVED by the Governing Body of the City of Topeka, Kansas, that the application under the provisions of TMC 18.60.010, approving a Conditional Use Permit to allow for the replacement of a "Public Utility Facility Type II" (sanitary sewer pump station) on property zoned "R-1" Single Family Dwelling District, located at 3559 SE Shoreline Dr and more specifically legally described as follows:

PORTIONS OF LOTS 1, 33, 35 AND 36, BLOCK 'M', SHAWNEE LAKE SUBDIVISION C, FILED IN PLAT BOOK:19, PAGE:7, AND REFILED IN PLAT BOOK:20, PAGE:19, IN THE OFFICE OF THE SHAWNEE COUNTY REGISTER OF DEEDS, TOPEKA, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 35; **THENCE** COINCIDENT WITH THE WEST LINE OF SAID LOT 35, NORTH 41 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 10.00 FEET; **THENCE** NORTH 48 DEGREES 14 MINUTES 54 SECONDS EAST TO THE SOUTHEAST CORNER OF A UTILITY EASEMENT DESCRIBED IN DEED BOOK:2551, PAGE:276 AND THE **POINT OF BEGINNING**

THENCE COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF THE UTILITY EASEMENT DESCRIBED IN DEED BOOK:2551, PAGE:276, NORTH 41 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE COINCIDENT WITH THE NORTHWESTERLY BOUNDARY OF THE UTILITY EASEMENT DESCRIBED IN DEED BOOK:2551, PAGE:276, NORTH 48 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 65.00 FEET;

THENCE COINCIDENT WITH THE NORTHEASTERLY BOUNDARY OF THE UTILITY EASEMENT DESCRIBED IN DEED BOOK:2551, PAGE:276, SOUTH 41 DEGREES 45 MINUTES 06 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT;

THENCE SOUTH 43 DEGREES 24 MINUTES 02 SECONDS EAST A DISTANCE OF 20.59 FEET TO THE NORTHWESTERLY CORNER OF A UTILITY EASEMENT DESCRIBED IN DEED BOOK:2551, PAGE:260, DOCUMENT #19890016399;

THENCE COINCIDENT WITH THE NORTHEASTERLY BOUNDARY OF THE UTILITY EASEMENT DESCRIBED IN DEED BOOK:2551, PAGE:260, DOCUMENT #19890016399, SOUTH 41 DEGREES 45 MINUTES 06 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT;

THENCE COINCIDENT WITH THE SOUTHEASTERLY BOUNDARY OF THE UTILITY EASEMENT DESCRIBED IN DEED BOOK:2551, PAGE:260, DOCUMENT #19890016399, SOUTH 48 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 78.25 FEET TO A POINT ALONG THE NORTH BOUNDARY OF A UTILITY EASEMENT DEDICATED WITHIN LOT 33, BLOCK M, SHAWNEE LAKE SUBDIVISION C, FILED IN PLAT BOOK:19, PAGE:7, AND REFILED IN PLAT BOOK:20, PAGE:19;

THENCE SOUTH 88 DEGREES 23 MINUTES 18 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF A UTILITY EASEMENT DEDICATED WITHIN LOT 1, BLOCK M, SHAWNEE LAKE SUBDIVISION C, FILED IN PLAT BOOK:19, PAGE:7, AND REFILED IN PLAT BOOK:20, PAGE:19;

THENCE COINCIDENT WITH THE SOUTH BOUNDARY OF A UTILITY EASEMENT DEDICATED WITHIN LOT 1, BLOCK M, SHAWNEE LAKE SUBDIVISION C, FILED IN PLAT BOOK:19, PAGE:7, AND REFILED IN PLAT BOOK:20, PAGE:19, NORTH 01 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 22.38 FEET;

THENCE NORTH 31 DEGREES 44 MINUTES 21 SECONDS WEST, A DISTANCE OF 20.31 FEET TO A POINT ON THE WEST BOUNDARY OF A UTILITY EASEMENT DEDICATED WITHIN LOT 36, BLOCK M, SHAWNEE LAKE SUBDIVISION C, FILED IN PLAT BOOK:19, PAGE:7, AND REFILED IN PLAT BOOK:20;

THENCE NORTH 48 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**

be, and the same is hereby approved, **subject to:**

1. Use and development of the site in accordance with the approved CUP Site Plan, including landscape plan and building elevations, for CU25/01 Shawnee II Sanitary Sewer Pump Station

ADOPTED AND APPROVED by the Governing Body of the City of Topeka on May 20, 2025.

Michael Padilla, Mayor

ATTEST:

Brenda Younger, City Clerk