

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE** introduced by Interim City Manager, Douglas Gerber 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 property located at the northwest intersection of SE Croco Road and SE 6<sup>th</sup> Street by amending and expanding the boundary of the master PUD plan to include property at 3636 SE 6<sup>th</sup> Avenue/Street and 347/349 SE Croco Road, currently zoned “RR-1” Residential Reserve District ALL TO “PUD” Planned Unit Development District (I-1 use group)( **(PUD16/5A) (Council District No. 3)**)

**BE IT ORDAINED BY THE COUNCIL 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:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M., AND INCLUDING ALL OF RESER'S CROCO SUBDIVISION, ALL IN SHAWNEE COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RESER'S CROCO SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST A DISTANCE 60.01 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 31 MINUTES 03 SECONDS WEST ON SAID SOUTH LINE A DISTANCE OF 200.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 46 SECONDS WEST A DISTANCE OF 300.00 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 03 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 46 SECONDS WEST A DISTANCE OF 1642.97 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 54 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST A DISTANCE OF 399.26 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 54 SECONDS EAST A DISTANCE OF 957.50 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST ON SAID EAST LINE A DISTANCE OF 280.21 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 54 SECONDS WEST A DISTANCE OF 52.52 FEET TO THE NORTHEAST CORNER OF RESER'S CROCO SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST ON THE EAST LINE OF SAID RESER'S CROCO SUBDIVISION A DISTANCE OF 1173.69 FEET; THENCE SOUTH 44 DEGREES 16 MINUTES 36 SECONDS WEST CONTINUING ON SAID EAST LINE A DISTANCE OF 39.26 FEET TO THE SOUTH LINE OF SAID RESER'S CROCO SUBDIVISION; THENCE SOUTH 88 DEGREES 31 MINUTES 03 SECONDS WEST ON SAID SOUTH LINE A DISTANCE OF 877.60 FEET TO THE POINT OF BEGINNING.

from “RR-1” Residential Reserve District ALL TO “PUD” Planned Unit Development District (I-1 use

group)

**subject to:**

- 1. Use and development of the site in accordance with the Master Planned Unit Development Plan for Reser's Fine Foods.**

**Section 2.** The amendment to the Master Planned Unit Development Plan for Reser's Fine Foods 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 Master PUD Plan and prior to building permit and/or land development on the site, site development plans 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 Council of the City of Topeka, \_\_\_\_\_,

2017

\_\_\_\_\_  
Larry E. Wolgast, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Younger, City Clerk

To Be Codified \_\_\_\_\_  
Not To Be Codified   X