

MASTER PLANNED UNIT DEVELOPMENT
PARADISE PROVIDENCE PLACE REVISION NO. 2

BOOK _____ PAGE _____

DATE _____ TIME _____

Area "B" Description:

Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 and 25, Block 8
AND
Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32 and 34, Block 8, ALL in the Bell View Addition, City of Topeka, Shawnee County, Kansas.
ALSO
All the West Half of vacated Bellview Avenue adjacent to said Lots 1 through 25 odd, Block 8 in said Bell View Addition.
ALSO
All of vacated alley running North and South between Lots 1 through 26 and all of said Alley adjacent to Lots 28 through 34 in Block 8, Bell View Addition, City of Topeka, Shawnee County, Kansas.

Project Performance Objectives:

Revision #2 to the master plan will allow the existing Religious Assembly use to operate a Crisis Center Type II in conjunction with and accessory to the religious assembly use. The Crisis Center will provide food, a seasonal emergency shelter on a temporary and transient basis, clothing, training and human and social services to people in need within the community; and to become integrated with the adjacent residential community where the majority of the units are reserved for senior adults, living in one- and two-bedroom duplexes.

General Notes:

- The Owner/Applicant shall provide The Planning Department A PUD Master Plan suitable for recording with The Shawnee County Register of Deeds in accordance with TMC 18.190.060(B). The owner shall follow the same schedule for Minor Amendments.
- All restrictions set forth by Paradise Providence Place master PUD Plan as recorded in Book 45 Page 13 on October 31, 2007 shall remain in effect unless stated otherwise on this amendment.
- All applicable base zoning regulations shall apply unless stated otherwise on this plan.
- Interior rooms and uses shown on this graphic is for informational purposes only.

Utility Notes:

- Property owners shall be admonished from placing any permanent or semi-permanent obstruction in permanent sewer, drainage or utility easements. This includes, but is not limited to, trees, shrubs, fences, retaining walls, buildings or other miscellaneous obstructions that interfere with access or egress of maintenance vehicles or equipment for the operation and maintenance of the utilities or pipe lines located in the easement. Any permanent or semi-permanent obstruction located in the permanent sewer or utility easement may be removed by personnel representing the governing body, to provide for the proper operation and maintenance of that utility line, without cost or obligation for replacement, cost of removal, and/or replacement shall be the responsibility of the property owner.
- Water service shall be provided by City of Topeka Water Department.
- Sanitary Sewer service shall be provided by City of Topeka Public Sanitary Sewer system.
- If necessary, all fire hydrant locations and required turnarounds shall be approved by The City of Topeka Fire Department as part of the improvement plans prior to the start of construction.

Circulation, Parking Traffic and Maintenance of Improvements Notes:

- All drives, lanes, and privately owned access ways providing accessibility to structures, buildings, and uses within the planned unit development shall be considered and serve as mutual rights of access for owners, tenants, invited guests, clients, customers, supports and utility service personnel and emergency service providers, including law enforcement, fire protection, and ambulance services. All access ways providing general accessibility to, and circulation among, the uses within the planned unit development shall be maintained at all times in good serviceable condition with the maintenance of said access ways being the responsibility of the owner(s).
- A 40-foot sight triangle shall be maintained at all entrances, with no obstructions over 30 inches above grade within this area.
- Area B shall retain the location of the existing access points onto SE 11th Street, one lying 70 feet East of the East Right-of-Way for SE Long Street, and the other aligning with the SE Bellview Avenue Right-of-way. When necessary, a new access point onto SE Long Street shall replace the existing access located near the South property boundary. Said proposed access point shall be located North of the South line of Lot 34, Block 8, Bell View Addition.
- A Joint Use Area between the owners of Area "A" and Area "B" has been recorded at The Shawnee County Register of Deeds Office on Document 2018R16655.
- If necessary, any new drives, parking areas, approaches and/or walks shall be constructed to The City of Topeka Standards.

Signage Notes:

- Permitted signage shall be limited to a maximum of two (2) signs consisting of either two (2) monument signs or one (1) monument sign and one (1) wall sign, only one of which may be internally illuminated with the size of the illuminated portion of the sign not to exceed 25 square feet in area. Monument signage shall be limited to a maximum sign area of 40 square feet and not more than 5 feet in height. Wall signage shall be limited to a flat wall mounted sign on the face of the building not exceeding a maximum sign area of 40 square feet. Monument signage may be located at the entrance to the development or at street intersections.
- Signs must be approved by separate sign permit application(s).
- TMC 18, Division 2 Signs governs all other signs unless specifically stated herein.

Landscaping Notes:

- If necessary, a Landscape Plan for the any development in this area must be submitted at the time of Site Plan Review, including point values, types, quantities as determined by The City of Topeka's Landscape Regulations TMC 18.235 and as stated herein, must be approved by The Planning Director at the time of site development for any new improvements, including TMC 18.235.070 regarding additional points for the removal of existing significant trees. Landscaping must be provided and emphasized along visible street frontages and Interstate 70.
- If necessary, the care, maintenance and ownership parking areas, utilities, access ways, fencing and landscaping shall be the responsibility of the owner(s). All landscaping must be installed pursuant to the schedule and properly maintained. If any portion of the landscaped material dies, it must be replaced by the next planting season.

Building and Structure Notes:

- The existing building in Area "B" is approximately a 33,500 sf single story structure, used for Religious Services in the sanctuary, Administrative Offices, Food Pantry – for public, Clothing Pantry – for public, Residence for two (2) Caretakers, Temporary Residence for up to six (6) people, and Emergency overnight shelter for up to twenty (20) people. All residences share a single kitchen and have a common living and restroom space.
- All residential uses, food and clothing pantry, and any associated accessory uses shall comply with applicable City of Topeka Building and Life Safety Codes.
- A Crisis Center Type II and any other residential use is limited to the West wing of the building. A day care center is limited to the East wing of the building.

Floodplain Note:

According to "FIRM" Map Community Panel Number(s) 20177C0217E, effective September 29, 2011 this property is in Flood Zone X, area of minimal flood hazard.

Project Program:

Total Area: 7.00 Acres, more or less
Area "A" Description: Lot 1, Block "A", Ybarra Place Subdivision, City of Topeka, Shawnee County, Kansas.
Area "A": 3.13 Acres M/L
Existing Structures: There are 15 Duplexes within this area.
Proposed Structures: There are no modifications to Area "A" with this revision.
Zoning Use Group: Refer to the Master Planned Unit Development Paradise Providence Place Revision No. 1, recorded in Book 54, Page 60 at The Shawnee County Register of Deeds Office.

Area "B": 2.83 Acres M/L
Existing Structure: Approximately 33,500 sf Single Story Structure
Proposed Structure: There are no proposed structures with this revision.
Zoning Use Group: M-2 plus the addition of a Crisis Center Type II
Permitted Uses: Community Center and Day Care Center Type II; OR Religious Assembly; and Crises Center Type II along with a Day Care Center Type II, operated in association with and accessory to the religious assembly. The Crisis Center Type II includes a temporary residence for a maximum of six (6) individuals until said individuals are able to secure employment; and a place of residence, a seasonal emergency overnight shelter (24 hour) for a maximum of twenty (20) additional persons. The seasonal emergency overnight shelter is only permitted from October 16-April 15 and only in coordination with and at the request of the City of Topeka. In addition to the aforementioned uses, a caretaker's residence for up to two (2) caretakers and/or security staff is permitted on a full-time basis and a food and clothing bank are allowed as part of the Crisis Center Type II.
Additional Notes: All activities associated with meal preparation and service and merchandise and food distribution shall be interior to the building.

Filed for record in the office of The Shawnee County Register of Deeds this _____ day of _____, 2025, at _____ o'clock ____ m.

Rebecca J. Nioce, Register of Deeds

This Planned Unit Development Master Plan was approved in accordance with the provisions of Chapter 18.190 of the Comprehensive Zoning Regulations of the City of Topeka, Shawnee County, Kansas. The Plan may only be amended as set out in TMC 18.190.070, or as prescribed in the resolution that created the Planned Unit Development, or as may subsequently be approved, amended, and recorded.

OWNER'S CERTIFICATE:
Open Arms Outreach Ministries, Inc. and all future assigns, agree to comply with the conditions and restrictions of the PUD named PARADISE PROVIDENCE PLACE REVISION NO. 2 and the PUD Master Plan.

IN TESTIMONY WHEREOF, the owner, Open Arms Outreach Ministries, Inc. a Kansas Corporation, have caused these presents to be signed this _____ day of _____, 2025

Tina Carter

STATE OF KANSAS
COUNTY OF SHAWNEE, SS:

Be it remembered that on this _____ day of _____, 2025, before me, the undersigned, a notary public in and for the County and State aforesaid came Tina Carter, _____ of Open Arms Outreach Ministries, Inc., who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public _____ My Commission Expires _____

CERTIFICATION OF MASTER PUD PLAN APPROVAL:

Dan Warner, AICP Planning Director _____ Date _____

STATE OF KANSAS
COUNTY OF SHAWNEE, SS:

Be it remembered that on this _____ day of _____, 2025, before me, the undersigned, a notary public in and for the County and State aforesaid came Dan Warner, who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal the day and year last written above.

Notary Public _____ My Commission Expires _____

Rev.	By	Date	Description
1	JEM	12/20/25	Planning Commission comments

PREPARED FOR:
Open Arms Ministries, Inc.
2202 SW Moundview Drive
Topeka, Kansas 66614

SBB Engineering, LLC
transportation-site development-surveying
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 / www.sbbeng.com

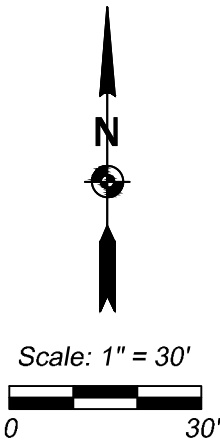


SHEET TITLE: MASTER PLANNED UNIT DEVELOPMENT
PARADISE PROVIDENCE PLACE REVISION NO. 2
PROJECT LOCATION:
Open Arms Ministries, Inc.
2401 SE 11th Street
Topeka, Kansas 66607

SBB Proj. No.: 17-185-1
Drawn by: JEM
Checked by: PLL
Date: 11/01/2024
Drawing No.:

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DATE _____ TIME _____



Rev. By

Date

Description

1	JEM	12/2025	Planning Commission comments

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