



## Rezoning Application Form (Includes PUD Rezoning and PUD Amendments)

City of Topeka Planning Department  
620 SE Madison, 3<sup>rd</sup> Floor (Unit #11)  
Topeka, KS 66607-1118  
Phone 785-368-3728 Fax 785-368-2535  
www.topeka.org/planning

### Requested Action and Site Information

Property Owner(s): John P. & Barbara R. Hoffer

Street Address: 4840 SW 69<sup>th</sup> St.

City: Auburn State: KS Zip: 66402 E-mail: none

Work phone: \_\_\_\_\_ Cell phone: 785-221-4521 Fax: 785-266-9598

Authorized Owner Representative (if any): Diane Elliott

Realty Professionals of Topeka

Street Address: 2900 SW Wanamaker Dr., Ste 200

City: Topeka State: KS Zip: 66614 E-mail: topekahomefinder@aol.com

Work phone: 785-271-8400 Home phone: \_\_\_\_\_ Fax: 785-271-5676

Authorized Professional Agent (Engineer, Architect, Planner, Attorney, etc.) – if different from above

Schmidt, Beck & Boyd Engineering, LLC

Street Address: 1415 SW Topeka Blvd.

City: Topeka State: KS Zip: 66612 E-mail: mark.boyd@sbbeng.com

Work phone: 785-215-8630 Home phone: \_\_\_\_\_ Fax: 785-215-8634

### Authorization

I (we) am (are) the owner(s) of record for the subject property and hereby authorize filing of this application and any agent listed in this application to represent the owner(s). I (we) allow posting of signage on the property by the City of Topeka for the requested zoning change. I (we) declare that all submitted information is complete and accurate. I (we) hereby acknowledge that all zoning application procedures have been reviewed and understood as part of this submittal.

Owner 1 Name: John Hoffer

Owner 1 Signature: John P. Hoffer Date: 2/6/14

Owner 2 Name: Barbara R. Hoffer

Owner 2 Signature: Barbara R. Hoffer Date: 2-6-14

## Applicant Information

**Type of Application:**

1. Re-zoning from: "RR-1" to: "PUD"

2. If a Planned Unit Development (PUD) rezoning include proposed zoning district use group(s): \_\_\_\_\_

"M-2", "O&I-2", "C-2", & "C-4"

**Address or Location of Property to be Re-Zoned:** \_\_\_\_\_

NE corner of SW Ulrich Rd. & SW 17th St.

**Legal Description of Property\*:** lot(s) \_\_\_\_\_ block \_\_\_\_\_ subdivision \_\_\_\_\_

lot(s) \_\_\_\_\_ block \_\_\_\_\_ subdivision \_\_\_\_\_

\*if unplatted, attach metes and bounds description Unplatted. See attached legal.

**Total Area** (acres or square feet): 74.77 AC.

**Existing Use(s) on the property:** Vacant land.

**How long has the existing use been active on the property?** always

**Proposed Use(s), if known** (please describe to ensure conformity to the proposed zoning district):

This property will be developed into mixed-use of retail, commercial, office & low to medium density residential. multi-family

**Was a Pre-Application Meeting or Zoning Inquiry completed with Staff?** yes If yes, when? 12/6/13

**Is neighborhood meeting required?** yes If yes, indicate date, time, and place: not yet determined

**This application will not be scheduled for public hearings until all property taxes and any special assessments due are current.**

### PLANNING OFFICE USE ONLY

Date submitted: \_\_\_\_\_

Date notice sent: \_\_\_\_\_

Application No.: \_\_\_\_\_

Date advertised: \_\_\_\_\_

Filing fee: \_\_\_\_\_ Receipt no.: \_\_\_\_\_

Date of hearing: \_\_\_\_\_

Property Taxes Current? Yes \_\_\_ No \_\_\_

Council district: \_\_\_\_\_

Parcel No.: \_\_\_\_\_

NIA/NA: \_\_\_\_\_

Items Missing? Yes \_\_\_ No \_\_\_ List any incomplete items: \_\_\_\_\_

C0401088  
CAPITAL TITLE INSURANCE COMPANY, LC  
2858 SW Villa West Drive  
Topeka, Kansas 66614

*Cynthia A. Beck*

04530

STATE OF KANSAS  
SHAWNEE COUNTY  
RECEIVED FOR RECORD

0157872 FEB 21 2004

2004 FEB 24 A 11: 52

REGISTER OF DEEDS  
MARILYN L. NICHOLS

**CORPORATION WARRANTY DEED  
(Kansas Statutory Form)**

*Vacant*

Grantor: **Wesleyan Investment Foundation, Inc.,**  
a corporation duly organized under the laws of the State of Indiana

For One Dollar and other valuable considerations conveys and warrants to

Grantee: **John P. Hoffer and Barbara R. Hoffer, as joint tenants with the right of survivorship  
and not as tenants in common**

the following described real estate:

A Tract of Land in the Northwest Quarter of Section 5, Township 12 South, Range 15 East of the 6<sup>th</sup> P.M., Shawnee County, Kansas, being a portion of a tract of land described in Book 3858, at Page 554 and more particularly described as follows: Beginning at the Southwest Corner of said Northwest Quarter; thence on a Kansas State Plane Grid bearing of North 00 degrees 53 minutes 12 seconds East (measured), North 00 degrees 00 minutes 00 seconds East (deed) along the West line of said Northwest Quarter, a distance of 1539.24 feet to a point 1063.91 feet South of the Northwest Corner of said Northwest Quarter; thence North 87 degrees 53 minutes 50 seconds East, parallel with the North line of said Northwest Quarter, a distance of 1654.24 feet to a point on the West line of a tract of land as described in Book 1701, at Page 228 in the Office of the Shawnee County Register of Deeds; thence South 00 degrees 39 minutes 26 seconds East (measured), South 01 degrees 32 minutes 41 seconds East (deed) along the West line of said tract a distance of 585.09 feet to the Southwest Corner of said tract of land as described in Book 1701, at Page 228; thence North 87 degrees 54 minutes 18 seconds East (measured), North 87 degrees 01 minutes 06 seconds East (deed) along the South line of said tract a distance of 970.31 feet (measured), 970.26 feet (deed) to the Southeast Corner of said tract of land as described in Book 1701, at Page 228; thence South 00 degrees 32 minutes 57 seconds West (measured), South 00 degrees 19 minutes 55 seconds East (deed) along the East line of said Northwest Quarter a distance of 945.37 feet (measured), 945.29 feet (deed) to the Southeast Corner of said Northwest Quarter; thence South 87 degrees 43 minutes 45 seconds West (measured), South 86 degrees 50 minutes 22 seconds West (deed) along the South line of said Northwest Quarter, a distance of 2646.34 feet (measured), 2646.27 feet (deed) to the point of beginning

*T.S. John P. Hoffer and Barbara R. Hoffer, 4840 SW 69th, Auburn, Kansas. 66402*

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.**

**TO HAVE AND TO HOLD** The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party(ies) of the second part and unto his/her/their heirs and assigns forever; the said party of the first part hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; and that said party of the first part will warrant and defend the title to the said premises unto the said party(ies) of the second part and unto his/her/their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF,** The said party of the first part has caused these presents to be signed by its President, and the corporate seal to be hereto attached on February 23, 2004.

Wesleyan Investment Foundation, Inc.

*Craig A. Dum*  
By: Craig A. Dum, *President*

