

1 (Published in the Topeka Metro News February 27, 2023)

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3 **RESOLUTION NO. 9388**

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5 A RESOLUTION introduced by City Manager Stephen Wade making certain findings  
6 pursuant to the Kansas Rural Housing Incentive District Act with  
7 regard to an application submitted by Mission Ridge, LLC to establish  
8 a Rural Housing Incentive District and requesting that the Secretary of  
9 Commerce review the Resolution and advise the Governing Body

10  
11 WHEREAS, K.S.A. 12-5241 et seq. (“the Act”) authorizes the City of Topeka (“City”)  
12 to establish a Rural Housing Incentive District (“RHID”), the first step of which is to conduct  
13 a housing needs analysis to determine what housing needs exist within the community; and

14 WHEREAS, after conducting such analysis, the Governing Body may adopt a  
15 resolution making certain findings regarding the establishment of a RHID and providing the  
16 legal description of the proposed RHID and a map depicting the existing parcels in the  
17 proposed RHID; and

18 WHEREAS, after publishing such resolution, the Governing Body shall send a copy  
19 to the Secretary of Commerce (“Secretary”) requesting that the Secretary review the  
20 resolution and advise the Governing Body whether the Secretary concurs with the findings;  
21 and

22 WHEREAS, the City has performed a housing needs analysis (“the Analysis”); and

23 WHEREAS, based upon the Analysis, the Governing Body proposes to commence  
24 proceedings necessary to create the Mission Ridge RHID, in accordance with the Act.

25 NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE  
26 CITY OF TOPEKA, KANSAS, that:

27 Section 1. The Governing Body adopts and incorporates by reference the  
28 Analysis, a copy of which is on file in the office of the City Clerk and accessible on the

29 City's website <https://www.topeka.org/finance/rhid> and based on a review of the  
30 Analysis makes the following findings and determinations.

31 Section 2. The Governing Body finds that there is a shortage of quality housing of  
32 various price ranges in the City despite the best efforts of public and private housing  
33 developers.

34 Section 3. The Governing Body finds that this shortage of quality housing can be  
35 expected to persist and that additional financial incentives are necessary in order to  
36 encourage the private sector to construct or renovate housing in the City.

37 Section 4. The Governing Body finds that the shortage of quality housing is a  
38 substantial deterrent to the future economic growth and development of the City.

39 Section 5. The Governing Body finds that the future economic well-being of the City  
40 depends on the Governing Body providing additional incentives for the construction or  
41 renovation of quality housing in the City.

42 Section 6. Based upon the findings and determinations contained herein, the  
43 Governing Body proposes to establish an RHID pursuant to the Act, within the boundaries  
44 of the real estate legally described in Exhibit A, attached hereto and incorporated by  
45 reference, and as shown on the map depicting the existing parcels of land attached hereto  
46 and incorporated by reference as Exhibit B.

47 Section 7. The City Clerk is directed to publish this resolution one time in the  
48 Topeka Metro News and to send a certified copy of this resolution to the Secretary for the  
49 latter's review and concurrence with the findings herein.

Section 8. This resolution shall take effect after its adoption and publication once in  
the Topeka Metro News.

50 ADOPTED and APPROVED by the Governing Body on February 21, 2023.

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CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

ATTEST:

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

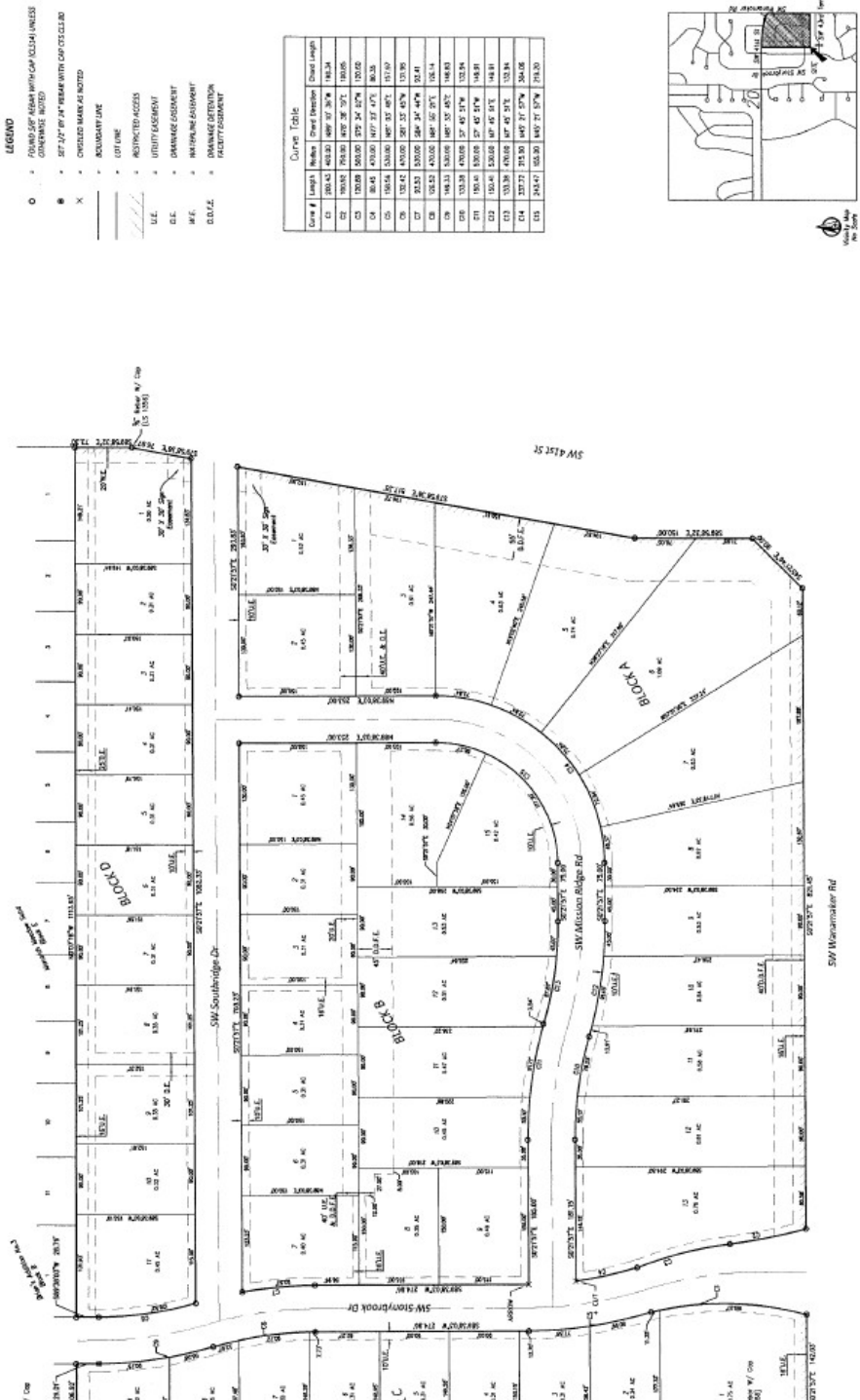
**EXHIBIT A (Legal Description)**

Mission Ridge Subdivision No. 2: All of Blocks A, B, C, and D of Mission Ridge Subdivision located in the Southeast Quarter of Section 20, Township 12 South , Range 15 East of the 6<sup>th</sup> P.M., in the City of Topeka, Shawnee County, Kansas

# EXHIBIT B (Map; Existing Parcels in Proposed RHID)

## Mission Ridge Subdivision No. 2

A replat of Block A, B, C, and Block D Mission Ridge Subdivision in the City of Topeka, Shawnee County, Kansas.



Curve #	Length	Radius	Chord Distance	Chord Length
C1	188.642	455.82	189.7	30.9
C2	190.828	470.82	192.0	32.8
C3	193.014	485.82	194.3	34.7
C4	195.200	500.82	196.6	36.6
C5	197.386	515.82	198.9	38.5
C6	199.572	530.82	201.2	40.4
C7	201.758	545.82	203.5	42.3
C8	203.944	560.82	205.8	44.2
C9	206.130	575.82	208.1	46.1
C10	208.316	590.82	210.4	48.0
C11	210.502	605.82	212.7	49.9
C12	212.688	620.82	215.0	51.8
C13	214.874	635.82	217.3	53.7
C14	217.060	650.82	219.6	55.6
C15	219.246	665.82	221.9	57.5

**LEGEND**

- FOUNDING SURVEY WITH CAP OR CROWN UNLESS OTHERWISE NOTED
- SET 1/2" OF 1/4" PIER WITH CAP OR CROWN
- ✕ CROWNED MARK AS NOTED
- ADJACENT LINE
- CITY LINE
- RESTRICTED ACCESS
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- WATERLINE EASEMENT
- DRAINAGE EASEMENT FACILITY EASEMENT

**CFS ENGINEERS**  
 1100 W. 15th St., Topeka, KS 66604  
 Phone: 781-233-1111  
 Fax: 781-233-1112

Scale: 1" = 40'

North Arrow