



**City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 9, 2026**

DATE:	June 9, 2026		
CONTACT PERSON:	Dan Warner, AICP, Planning and Development Director	DOCUMENT #:	
SECOND PARTY/SUBJECT:	Oldcastle Infrastructure Inc.	PROJECT #:	A26/01
CIP PROJECT:	No		
ACTION OF COUNCIL:		JOURNAL #:	
		PAGE #:	

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez, annexing land to the City of Topeka, Kansas, in accordance with K.S.A 12-520, located at 5230 NW 17th Street. (A26/01) (Council District No. 2)

Voting Requirement: Action requires at least six (6) votes of the Governing Body.

(Approval would extend the City water main from the existing water main approximately 1/2 mile to the east in order to connect to City water.)

VOTING REQUIREMENTS:

Action requires at least six (6) votes of the Governing Body.

POLICY ISSUE:

Whether to approve the annexation of 19.8 acres located at 5230 NW 17th Street.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

Oldcastle Infrastructure Inc., is building an extension of the City water main from the existing water main approximately 1/2 mile to the east in order to connect to City water. City of Topeka utility regulations require annexation when the property is connecting to a City water or sanitary sewer main.

Land Use Growth Management Plan 2040

The property lies within the Employment Tier of the Urban Growth Area. The return on investment from

developing these areas with industrial uses is generally higher than developing similar areas with residential uses. It may be prudent to extend urban infrastructure to areas in the Employment Tier to serve single or a limited number of users.

The subject property is designated as Industrial by the Topeka Future Land Use Map. The current and enhanced manufacturing use aligns with the Future Land Use identified in the Land Use and Growth Management Plan 2040.

All five of the required services are or can be available to the site, following the water line extension, as it abuts the City boundary. The water line extension is being paid for by the Developer to serve the property. Policy does not require connection to sanitary sewer at this time.

Unilateral annexations of this type, one which the property owner has consented to the annexation and the property is contiguous to the City, requires City of Topeka Governing Body approval.

Street Network

The site is currently accessible from NW 17th Street.

BUDGETARY IMPACT:

Services

There are no additional costs to serve the proposed annexation for Fire, Police, and Forestry.

Streets

Estimated annualized cost is \$1,674.

Water

Estimated annualized cost is \$164. The project is expected to generate an annualized revenue of \$3,122 over the life cycle of the asset.

Stormwater

Estimated annualized cost is minimal. The project is expected to generate an annualized revenue of \$31,172.

Sewer

The site is not currently connected to the public sanitary sewer. The nearest sanitary sewer main is over one quarter mile east of the property.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

[Ordinance Oldcastle \(A26/01\)](#)
[Presentation - Oldcastle Annexation \(A26-01\)](#)
[Oldcastle Fact Sheet](#)
[A26-01 Case Minutes Oldcastle Infrastructure Inc](#)
[Memo to Planning Commission \(March 16, 2026\)](#)
[Maps](#)