



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 7, 2026

DATE:	April 7, 2026		
CONTACT PERSON:	Dan Warner, AICP,	DOCUMENT #:	
	Planning & Development		
	Director		
SECOND PARTY/SUBJECT:	City of Topeka	PROJECT #:	V26S/01
CIP PROJECT:	No		
ACTION OF COUNCIL:		JOURNAL #:	
		PAGE #:	

DOCUMENT DESCRIPTION:

PUBLIC HEARING regarding the petition by the City of Topeka relating to the vacation of a public street right of way for SE Colfax Street, lying north of SE 31st Street.

ORDINANCE introduced by City Manager Dr. Robert M. Perez relating to the vacation of a 60-foot-wide public street right of way for a segment of SE Colfax Street lying north of SE 31st Street within the City of Topeka, Shawnee County, Kansas. (V26S/01) (Council District No. 3)

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

(Approval will vacate the existing unbuilt segment of public street right of way for SE Colfax Street, lying north of SE 31st Street. Approval will facilitate the development of a new multiple family residential development on the west side of the street right-of-way.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to approve or reject the vacation of the public street right-of-way, finding that (1) no private rights will be injured, and (2) the public will suffer no loss or inconvenience.

STAFF RECOMMENDATION:

Staff recommends the Governing Body conduct the public hearing and move to the adopt the ordinance.

BACKGROUND:

The City of Topeka initiated the request to vacate the right-of-way for a segment of SE Colfax Street that lies north of SE 31st Street at the request of the developer of the land on the west side of the right-of-way. The

land on the west side of the right-of-way is being developed for a 176-unit multi-family residential project by Johnson Betts Meadows LP. The Governing Body approved the PUD zoning for the project in May 2025. The site plan for the project includes a private drive and parking located in the right-of-way for Colfax Street.

Johnson Betts Meadows LP asked the City to initiate the vacation because 1) site development as planned is based on vacation of the right-of-way, and 2) the developer attempted but did not succeed in obtaining written authorization from the owner of the adjoining property, James Brooks and Alicia Bullocks-Brooks. The Brooks are the only other property owner directly affected by the vacation of the right-of-way. If vacation is approved, the east one half of the north half of the street segment will revert to the Brooks.

Planning staff met with James Brooks and Alicia Bullocks-Brooks and described the process, the Johnson-Betts Meadows project, and how the right-of-way vacation affects them. At that meeting the owner verbally expressed their objection to the vacation. Following that meeting, Planning staff sent the attached written notice of the public hearing to the Brooks.

All County and City agencies have had had the opportunity to review the requested vacation and expressed no objection. The City of Topeka Utilities and Public Works Department do not object to the proposed vacation.

Pursuant to Kansas Statutes and the Topeka Municipal Code, the vacation has been advertised for two consecutive weeks and at least 20 days prior to the public hearing.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

[Notice of Public Hearing \(April 7, 2026\)](#)

[Ordinance - V26S/01](#)

[Presentation - V26S/01](#)

[Aerial Map.pdf](#)

[Property Owner Notice](#)

[Vacation Request to City of Topeka](#)

[Exhibit \(V26S/01\)](#)

[Plat Exhibit](#)