



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
April 21, 2026

DATE:	April 21, 2026	
CONTACT PERSON:	Dan Warner, AICP,	DOCUMENT #:
	Planning & Development	
	Director	
SECOND PARTY/SUBJECT:	Calupi Investments LLC	PROJECT #: Z26/02
CIP PROJECT:	No	
ACTION OF COUNCIL:		JOURNAL #:
		PAGE #:

DOCUMENT DESCRIPTION:

ORDINANCE introduced by City Manager Dr. Robert M. Perez amending the “District Map” referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code, by providing for certain changes in zoning on 1.14 acres of property located at 2450 SE 25th Street FROM “R-1” Single-Family Dwelling District TO “M-1a” Limited Multiple-Family Dwelling District. (Z26/02) (Council District No.4)

Voting Option Requirements: (1) Approve Planning Commission's recommendation, 6 votes are required of the Governing Body (2) Reject or Amend Planning Commission's recommendation, 7 votes are required of the Governing Body; or (3) Remand back to Planning Commission, 6 votes are required of the Governing Body.

(Approval will allow multiple-family residential development consisting of one or more buildings not to exceed four units per building.)

VOTING REQUIREMENTS:

The Governing Body have the following voting options:

1. Approve the Planning Commission's recommendation by adopting the ordinance. A minimum of 6 votes are required of the Governing Body.
2. Amend the Planning Commission's recommendation by amending the ordinance. A minimum of 7 votes is required of the Governing Body.
3. Refuse to approve the Planning Commission's recommendation by rejecting the ordinance. A minimum of 7 votes are required of the Governing Body.
4. Remand to the Planning Commission for further consideration, with a statement specifying the basis for the governing body's failure to approve or disapprove. A minimum of 6 votes are required of the Governing Body.

POLICY ISSUE:

Whether to adopt the Planning Commission's recommendation to rezone the property.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

Z26/02 is a request by Calupi Investments LLC to rezone property at 2450 SE 25th St from "R-1" Single-Family Dwelling District to "M-2" Multiple-Family Dwelling District, a zoning classification which allows up to 25 dwelling units per acre and with more than four units per building.

A change in zoning to allow medium density residential development, including two-family and limited multiple-family residential development (often referred to as "missing middle housing"), is generally consistent with the Land Use & Growth Management Plan and is supported by the Citywide Market Study and Strategy, which recognizes a profound need for more housing.

The applicant conducted a Neighborhood Information Meeting on Monday, March 2, at 5:30 PM via Microsoft Teams. No one other than the applicant and Planning Department staff attended the meeting. However, the pastor and a congregant of the adjacent Apostolic Church of Jesus Christ spoke at the Planning Commission public hearing in opposition to the proposed rezoning.

Planning Department staff recommended M-1 Two-Family Dwelling District or M-1a Limited Multiple-Family Dwelling District zoning per the attached staff report. The Planning Commission voted 6-2 to recommend "M-1a" Limited Multiple-Family Dwelling District, a classification which allows up to 15 units per acre and buildings with no more than four units per building.

BUDGETARY IMPACT:

Approval of the zoning change has no budgetary impact on the City.

SOURCE OF FUNDING:

Not applicable.

ATTACHMENTS:

[Ordinance](#)
[Presentation - Z26/02 Calupi Investments LLC](#)
[Planning Commission Minutes \(Z26-02\)](#)
[Staff Report \(Z26-02\)](#)
[Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Calupi Rezone Traffic Comments](#)
[TFD Zoning Review February 6, 2026](#)
[Conceptual Development Presentation - 2450 SE 25th Street](#)