



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

DATE:	July 21, 2026		
CONTACT PERSON:	Dan Warner, AICP Planning Division Director	DOCUMENT #:	Z26/06
SECOND PARTY/SUBJECT:	Valley Self Storage	PROJECT #:	
CIP PROJECT:			
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 10 acres of property located at 4212 and 4236 SW Burlingame Road FROM “R-1” Single-Family Dwelling District TO “I-1” Light Industrial District. (Z26/06)
(Council District No. 5)

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 the use of the property for light industrial development.)

VOTING REQUIREMENTS:

The Governing Body has 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 or Reject the Planning Commission's recommendation by amending the ordinance. A minimum of 7 votes is required of the Governing Body.
3. 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 approve the zoning change.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

Z26/06 is a request for a zoning change from R-1 Single-Family Dwelling District to I-1 Light Industrial District. The zoning change is intended to allow development of a self-storage facility on the property. However, the rezoning as recommended will allow other land uses under I-1 zoning.

The proposed rezoning is in conformance with the land use policies and principles of the Land Use and Growth Management Plan - 2040

The applicant conducted a neighborhood information meeting on June 1, 2026. The applicant and Planning Department staff attended the meeting. The owners of the adjacent parcels attended the meeting and asked questions about drainage, stormwater management, trash collection and lighting.

Planning Department staff recommended approval as stated in the attached staff report. The Planning Commission recommended approval by a vote of 6-0-0 on June 15, 2026

BUDGETARY IMPACT:

Approval will have no impact on the City's adopted budget.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

[Ordinance - Z26/06](#)
[Planning Presentation - July 21 2026](#)
[Planning Commission Minutes \(June 15, 2026\)](#)
[Staff Report \(June 15, 2026\)](#)
[Aerial Map \(Z26/06\)](#)
[Zoning Map \(Z26/06\)](#)
[Future Land Use \(Z26/06\)](#)
[Neighborhood Meeting Attendance List \(June 3, 2026\)](#)
[Neighborhood Meeting Summary \(June 3, 2026\)](#)