



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
June 16, 2026

DATE:	June 16, 2026		
CONTACT PERSON:	Dan Warner, AICP, Planning & Development Department Director	DOCUMENT #:	PUD26/01
SECOND PARTY/SUBJECT:	Noller Topeka Properties LC	PROJECT #:	
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 3.09 acres of property located at the southwest corner of the intersection of SW 21st Street and Topeka Boulevard FROM "M-1" Two-Family Dwelling District to "PUD" with C-4 use group, limited to automotive uses. (PUD26/01) (Council District No.3)

Voting 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 development of a vehicle storage lot immediately adjacent to the existing Laird Noller development.)

VOTING REQUIREMENTS:

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POLICY ISSUE:

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

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to the adopt the ordinance.

BACKGROUND:

PUD26/01 is a request by Noller Topeka Properties LC to rezone property immediately west of the existing Noller development at the intersection of SW 21st St & SW Topeka Blvd. The rezoning proposes changing from "M-1" Two-Family Dwelling District to "PUD" with C-4 use group, limited to automotive uses. It is an expansion of the existing PUD which covers the current extent of the Laird Noller development.

The rezoning will allow for the development of a storage lot for excess vehicle merchandise. Per the conditions of the PUD Master Plan, there will be no public access to the lot, and it will be exclusively for storage of vehicles in association with the neighboring auto dealership. The applicant is purchasing the land from USD 501 and is open space at the east edge of the school district's soccer field.

The applicant conducted a neighborhood meeting on April 2, 2026. The applicant, applicant's representative, and planning staff were present. Several community members attended the meeting, all of whom expressed general support for the project. One person, living in the Country Club Residential Historic District approximately 500 feet south of the dealership, contacted staff to raise concerns about their view of a new parking lot but did not attend the meeting. The project will be required to have a landscape buffer surrounding the vehicle lot.

Planning Department staff recommended approval for the attached staff report. The Planning Commission recommended approval by a vote of 9-0-0 at the close of its May 18, 2026, public hearing.

BUDGETARY IMPACT:

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

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

[Ordinance - PUD26-01 Laird Noller](#)
[Planning Commission Minutes - PUD26/01 Laird Noller](#)
[Presentation - CU206/01 and PUD2601](#)
[Staff Report \(May 18, 2026\)](#)
[Zoning Map](#)
[Aerial Map](#)
[Future Land Use Map](#)
[Master Plan - PUD26/01](#)