



City of Topeka
Governing Body Action Form
City Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
August 18, 2026

DATE:	August 18, 2026	
CONTACT PERSON:	Dan Warner, AICP, Planning Division Director	DOCUMENT #:
SECOND PARTY/SUBJECT:	Topeka Bible Church Inc	PROJECT #: PUD26/05
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 on property located at 1135 SW College Avenue from "R-2" Single Family Dwelling District to "PUD" Planned Unit Development (R-2 and O&I-2 use groups). (PUD26/05) (Council District No. 6)

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 facilitate the reuse of 35,532 square feet of the south end of the existing building for health care services.)

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:

PUD26/05 is a request by Topeka Bible Church to rezone property from "R-2" Single Family Dwelling District to

"PUD" Planned Unit Development (R-2 and O&I-2 uses). The rezoning facilitates the continued use of the existing building for religious assembly on the north end of the building and the reuse of the south end of the building for health care services. The building was originally constructed around 1914 and used as a nursing home until 2000. A portion of the building has been repurposed and used for religious assembly by Topeka Bible Church since 2003.

The proposed reuse of the building is not consistent with the Future Land Use Map of the Elmhurst Neighborhood Plan. (2001), which envisions medium density residential use for the property. It does conform to the policies of the Land Use and Growth Management Plan (2040), which encourages adaptive reuse of older, existing buildings and preservation of vacant buildings that help to define the character of the neighborhood.

The applicant conducted a neighborhood information meeting on Monday, June 22, 2026. The applicant, applicant's representative and Planning Department staff attended the meeting. The applicant's summary of the meeting is attached to this packet.

Planning Department staff recommended approval per the attached staff report. The Planning Commission recommended approval by a vote of 7-1-0 at the close of its July 20, 2026, public hearing.

BUDGETARY IMPACT:

Approval of the zone change will have no budgetary impact.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

[Presentation - PUD26/05 & Z26/07](#)
[Ordinance \(PUD26/05\)](#)
[Planning Commission Minutes \(July 20, 2026\)](#)
[Planned Unit Development - Topeka Bible Church \(PUD26/05\)](#)
[Staff Report \(July 20, 2026\)](#)
[Aerial Map \(PUD26/05\)](#)
[Zoning Map \(PUD26/05\)](#)
[Elmhurst Land Use Plan Map \(PUD26/05\)](#)
[Neighborhood Meeting Summary \(June 26, 2026\)](#)
[Neighborhood Meeting Sign-in \(June 26, 2026\)](#)