



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	DOCUMENT #:	Z26/04
	Planning Division		
	Director		
SECOND PARTY/SUBJECT:	Kanza OZ LLC	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 a 0.17-acre property located at 1117 SE Madison Street from "M-2" Multiple Family Dwelling District to "D-2" Downtown District. (Z26/04) (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 facilitate use of the site for stormwater detention to support development of single-story parking garages on the adjacent property.)

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:

Z26/04 is a request to change the zoning on property at 1117 SE Madison Street from "M-2" Multiple Family Dwelling District to "D-2" Downtown District for future use as stormwater detention necessary for the expansion of single-story parking garages on the adjacent land.

The proposed zoning is consistent with the Water Tower District of the Downtown Topeka Master Plan.

The applicant conducted a neighborhood information meeting at 5:30 pm on Thursday, May 28, 2026. The applicant and Planning staff attended this meeting. Three representatives of the Shawnee County Historical Society attended the meeting. The attendees asked questions and expressed concerns about traffic, drainage, and aesthetics regarding the applicant's project and the Union at Tower apartments under construction.

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

BUDGETARY IMPACT:

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

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

[Ordinance \(Z26/04\)](#)
[Planning Presentation - July 21 2026](#)
[Planning Commission Case Minutes \(June 15, 2026\)](#)
[Staff Report \(June 15, 2026\)](#)
[Aerial Map \(Z26/04\)](#)
[Zoning Map \(Z26/04\)](#)
[Water Tower District Future Land Use](#)
[Tower Current Zoning Map](#)
[Tower Future Zoning Map](#)