



**City of Topeka**  
**Governing Body Action Form**  
**City Council Chambers**  
**214 SE 8th Street**  
**Topeka, Kansas 66603**  
[www.topeka.org](http://www.topeka.org)  
October 7, 2025

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<b>DATE:</b>	<b>October 7, 2025</b>	
<b>CONTACT PERSON:</b>	<b>Dan Water, AICP, Planning Division Director</b>	<b>DOCUMENT #:</b>
<b>SECOND PARTY/SUBJECT:</b>	<b>Calupi Investments LLC</b>	<b>PROJECT #: Z25/02</b>
<b>CIP PROJECT:</b>	<b>No</b>	
<b>ACTION OF COUNCIL:</b>	<b>9-9-2025; Deferred to October 7, 2025</b>	<b>JOURNAL #:</b>
		<b>PAGE #:</b>

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**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 0.52 acres of property located at 625 SW Polk FROM “O&I-2” Office & Institutional District TO “M-3” Multiple-Family Dwelling District. (Z25/02) (Council District No.1) (Deferred from the Meeting of September 9, 2025)

**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.)*

**VOTING REQUIREMENTS:**

Governing Body Voting Options:

- Approve the Planning Commission's recommendation by adopting the ordinance. A minimum of 6 votes are required of the Governing Body.
- Amend the Planning Commission's recommendation by amending the ordinance. A minimum of 7 votes are required is required of the Governing Body.
- Refuse to approve the Planning Commission's recommendation by rejecting the ordinance. A minimum of 7 votes are required of the Governing Body.
- 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:**

Z25/02 is a request by Calupi Investments LLC to rezone property at 625 SW Polk from "O&I-2" Office & Institutional District to "M-3" Multiple-Family Dwelling District.

The subject property is adjacent to multiple family residential and office and institutional zoning on its north, east, and south sides. The proposed zoning is consistent with the Old Town Neighborhood Plan.

A neighborhood information meeting was held on June 4, 2025. A prospective developer of the property with plans to develop a 12-unit apartment building attended and gave a general description of his plans. Several owners and residents of the neighborhood attended, including the Old Town Neighborhood Improvement Association president. The Old Town Neighborhood has discussed the property for a public park neighborhood park with Shawnee County officials. The attendees expressed their concern that the proposed rezoning will undermine that effort.

The Planning Commission held a hearing for this case (Z25/02) on Monday, June 16, 2025, and voted 8-0 to continue the application until the August meeting because the applicant was not present, with the expectation that the applicant or applicant's representative appear before the Planning Commission in person.

On Monday, August 18, 2025, the Planning Commission voted 6-1 to approve the rezoning request. Planning staff recommended approval per the attached staff report.

**BUDGETARY IMPACT:**

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

**SOURCE OF FUNDING:**

Not Applicable.

**ATTACHMENTS:**

[Ordinance](#)  
[Presentation](#)  
[Planning Commission Minutes Z2502 \(August 18, 2025\)](#)  
[Staff Report](#)  
[Neighborhood Meeting Summary Z2502](#)  
[Aerial\\_Map](#)  
[Zoning\\_Map](#)  
[Planning Commission Minutes Z2502 \(June 16, 2025\)](#)  
[Future Land Use Map](#)  
[Old Town NIA Statement](#)