



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 & Development Director	DOCUMENT #:	
SECOND PARTY/SUBJECT:	Azura Credit Union	PROJECT #:	Z26/05
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 0.12 acres of property located at 916 SW Polk St FROM "M-1a" Limited Multiple-Family Dwelling District TO "O&I-2" Office & Institutional District. (Z26/05) (Council District No. 1)

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 expansion of existing parking lot associated with the Azura Credit Union development located immediately adjacent to the 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 rezone the property.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to adopt the ordinance.

BACKGROUND:

Z26/05 is a request by Azura Credit Union to rezone property at 916 SW Polk St from "M-1a" Limited Multiple-Family Dwelling District TO "O&I-2" Office & Institutional District. The rezoning will allow Azura Credit Union to expand their parking lot for their corporate headquarters located at 610 SW 10th Ave. A rezoning is necessary because a commercial or office property cannot extend their parking into a residentially zoned district.

The applicant conducted a Neighborhood Information Meeting on Wednesday, May 27, 2026, held at 610 SW 10th Ave. Three residents, including Historic Old Town NIA President ShaMecha King Simms, attended the meeting, in addition to City staff and applicant's representatives. The residents noted that while they did not oppose this particular rezoning, they worried about future encroachment of non-residential uses into residential areas of the Old Town neighborhood. A neighborhood meeting summary is attached.

Planning staff recommended approval, per the attached staff report. The Planning Commission recommended approval by a vote of 5-0-1 at a public hearing held Monday, June 15, 2026.

BUDGETARY IMPACT:

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

SOURCE OF FUNDING:

Not applicable.

ATTACHMENTS:

[Ordinance - \(Z26/05\)](#)

[Planning Presentation - July 21 2026](#)

[Planning Commission Case Minutes \(June 15, 2026\)](#)

[Staff Report \(June15, 2026\)](#)

[Aerial Map](#)

[Zoning Map \(Z26/05\)](#)

[Future Land Use Map](#)

[Neighborhood Information Meeting Minutes & Attendance \(June 1, 2026\)](#)

[City Demolition Delay Policy](#)