

# SORT Planning Committee Agenda

## Meeting

April 09, 2020

1. Goals and Guiding Principles
  - Review exercise from Meeting
2. Vision Statement
  - Ideas and draft Vision Statement
3. Land Use
  - Current Land Use and Zoning
  - Future Land Use
4. Housing
  - Design Guidelines
5. Future Meetings



Bryson Risley, Neighborhood Planner & Planning Analyst  
City of Topeka Planning & Development Department  
602 SE Madison, 3<sup>rd</sup> Floor, Topeka, KS, 66607  
(785) 368 – 3005 [brisley@topeka.org](mailto:brisley@topeka.org)



## Draft Vision Statement:

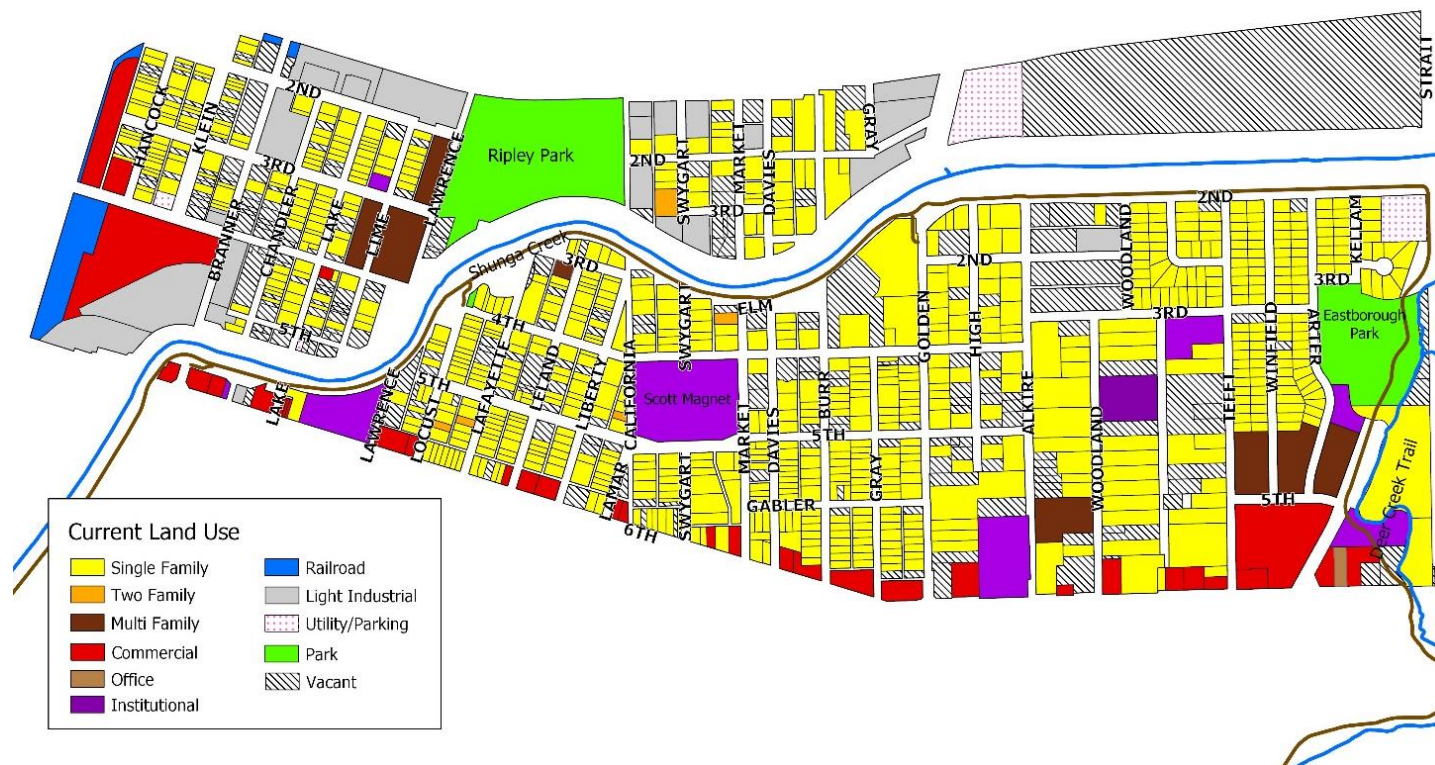
It has been a wonderful 10 years. Among the important things that happened, was the certification of the southern Shunga Creek Levy, which helped continue the boom in reinvestment of East Topeka North. Developers identified underutilized land and began to fill the neighborhood with high quality housing, space for small business startups, and helped provide the money needed to improve the image of 6<sup>th</sup> street. The increase in high quality housing, for all income levels, attracted young working class families who continue to add to the diversity of the neighborhood. Neighbors all know each other, whether it be from the walks they take throughout their neighborhood to their visits to 6<sup>th</sup> Street, where families can pick up all of their necessities from small “mom and pop” businesses. Eastbro Shopping Center, once again is thriving, being a destination for all residents of East Topeka. The improvements to Ripley Park and Eastborough Park act as hubs for the community and kids can regularly be seen playing pickup games of basketball and soccer. Partnerships with 6<sup>th</sup> Street businesses allow for the park to hold large community events that draw people of all ages. On a warm summer evening you can see families taking a stroll along the Shunga Creek Trail to cap off their day.

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## Existing Land Use

- Predominantly single family neighborhood. Commercial and industrial uses on the edges.
- Still some two family uses in R-2 zoned area. The change to Mixed-use along 6<sup>th</sup> allowed existing uses to be conforming.
- Land use map includes vacant lots and parking lots. As you can see there are some large pockets that contain vacant properties. 228 vacant lots in the study area making up 57 acres.

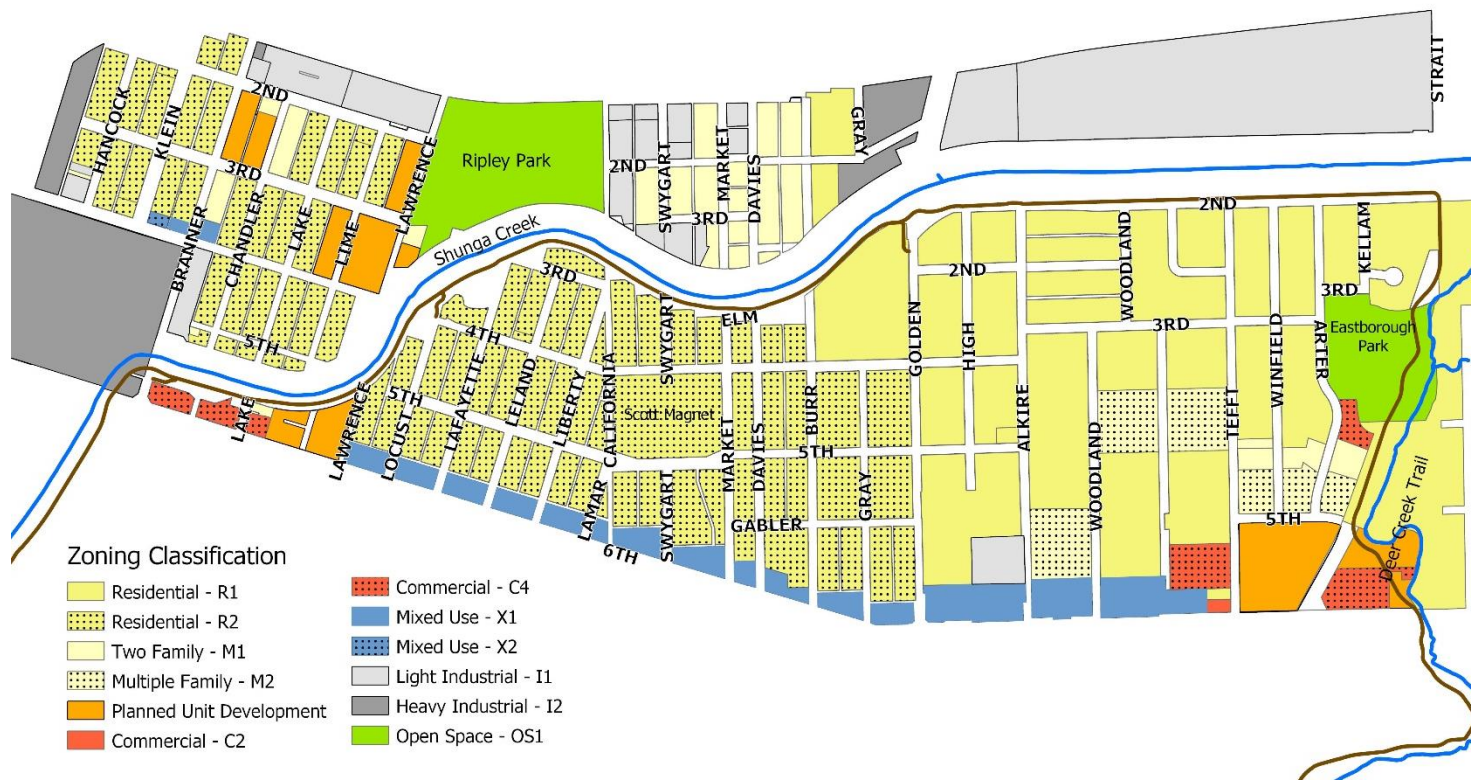


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## Zoning

- Much of the necessary zoning changes were done following the 2002 Revitalization Plan.
- Major change was the rezoning of SE 6<sup>th</sup> Street to Mixed use to accommodate the residential and commercial uses.
- There is a parcel just south of the study area that will be rezoned.



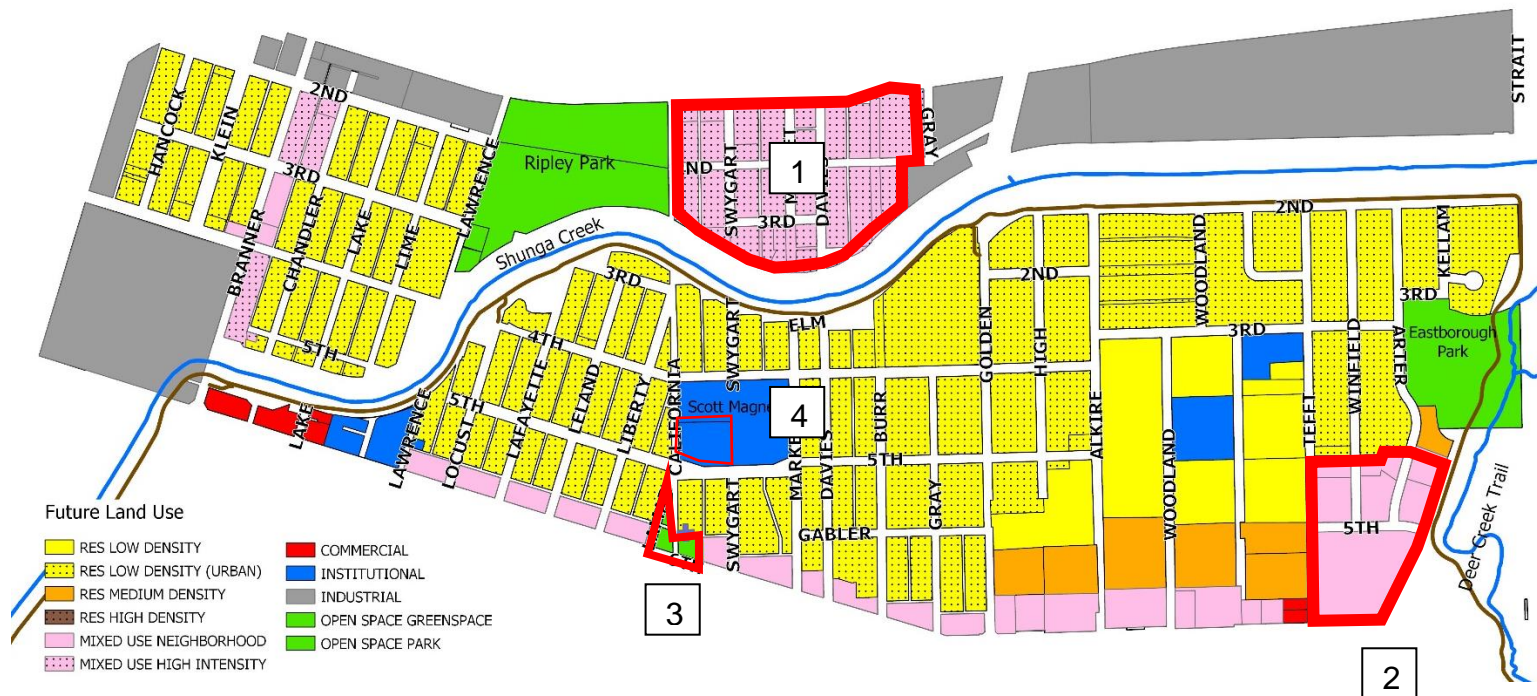
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## Future Land Use

1. View this area as potential to develop into a high intensity mixed use area with some commercial mixed with the existing industrial and improved housing
2. We see a revitalization of the Eastboro Shopping Center happening in conjunction with the rehabilitation/new construction of the Deer Creek Apartments this could be a mixed use area.
3. In the 2002 plan this intersection was seen as a gateway into the neighborhood. Does that vision still stand?
4. This segment of Scott Magnet originally was listed as park space it has been changed to institutional to clarify this is not county park space.



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## Housing – Design Guidelines

- What is the existing neighborhood character?
- Should we identify a character or feel? Or allow new development to follow varying housing styles?
- Do these preferred styles still apply?

### Examples of Preferred In-fill Housing Designs\*



Most Acceptable



Acceptable



Acceptable



Least Acceptable

### Characteristics of infill housing:

- Functional front porch,
- Proportionate window/wall space
- At least one steeper front-gable roof pitch
- Garage that doesn't dominate the front of the house.
  - Do we want this to remain?  
Newer subdivision tend to have attached garages.
  - Where alleys are present, it is recommended that garage access be taken from the rear of the lot or from a side street if it is a corner lot.
- One and two story homes are acceptable.

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