

March 11, 2016

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

Based upon the action requested below, the City of Topeka is requiring the listed applicant to hold a neighborhood information meeting prior to the Planning Commission public hearing:

Monday, March 28, 2016 at 6:00 pm
2134 N Kansas Avenue
***Meeting is located at the subject site in Bill's Diner**
(see attached map)

You have been identified as a property owner of record within **300'** of the project boundary or a City-registered neighborhood association within ½ mile. The public is invited to attend this meeting to find out more details from the applicant and have an opportunity to ask questions about their proposed development as described below.

Project Information

Action Requested: A Conditional Use Permit to allow a "Outdoor Recreation Type III" (Case # CU16/4)

Name of Owner/Purchaser: Donald T. Bell (owner)/Bill Brading and Lee Browning (purchasers)

Name of Applicant's representative: Mark Boyd, Schmidt, Beck, and Boyd Engineering LLC
(mark.boyd@sbbeng.com)

Location of Development: 2134 N. Kansas Avenue (1.45 acres)

Existing Zoning: "C-4" Commercial District

Comprehensive Plan Designation: *Community Commercial* as designated on the City of Topeka's Future Land Use Map in the Land Use and Growth Management Plan - 2040.

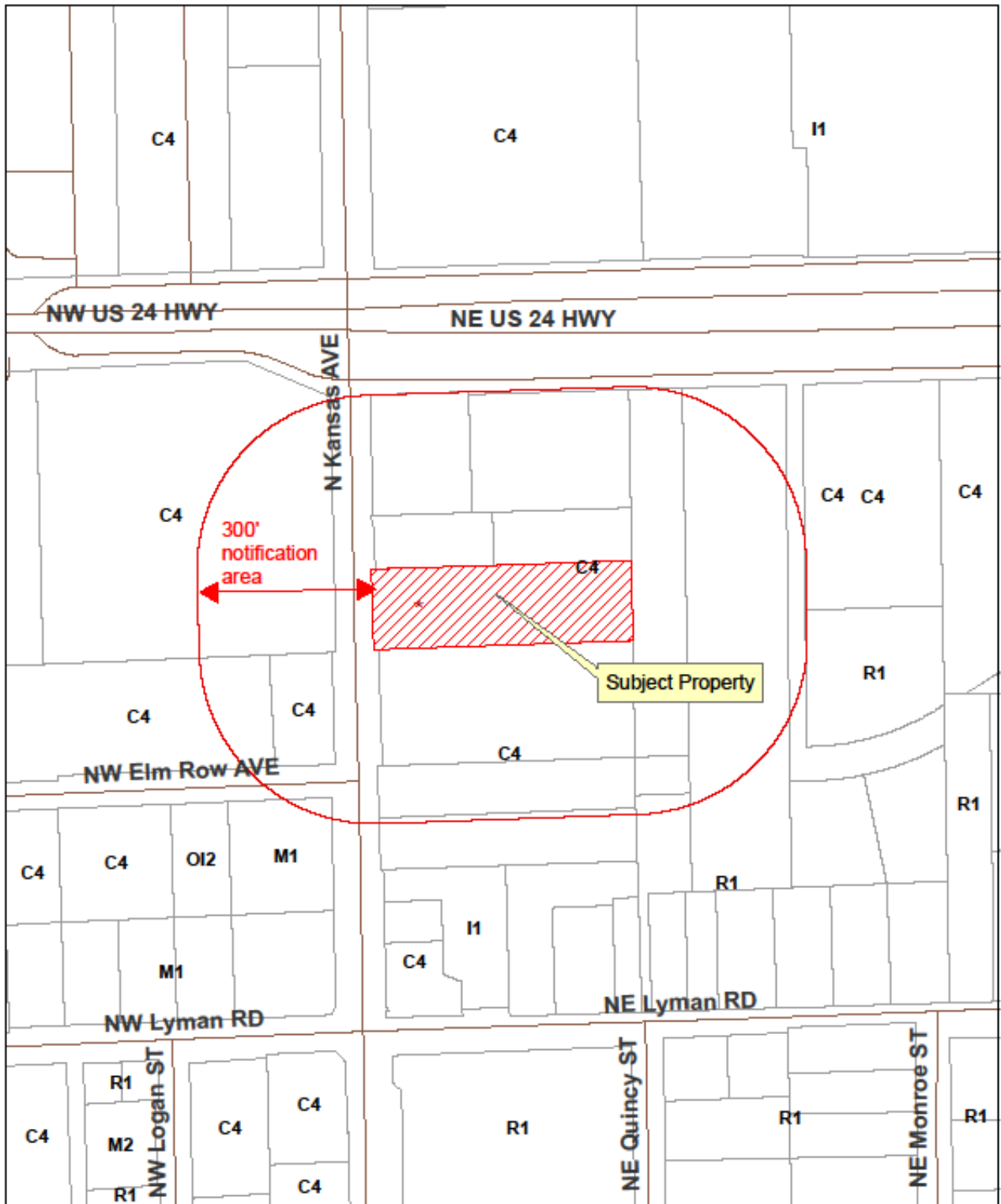
Scope of Project: To allow a seasonal, outdoor music concert venue, operating during the months of April – October primarily Friday and Saturdays, maximum hours of operation from 7:00 pm to 2:00 am. The site is located to the rear of the diner on the subject property.

Council District: Sandra Clear - #2

Planning Commission Public Hearing: *Tentative* – Monday, April 18, 2016 at 6:00 pm City Council Chambers

If unable to attend, questions may be submitted prior to the meeting to be included in the developer's report to the City. Questions or comments should be sent to:

City of Topeka Planning Department
ATTN: Annie Driver, Planner II
620 SE Madison, 3rd Floor Unit 11, Topeka, KS 66607
(785)368-3010 or adriver@topeka.org



* = Meeting Location:
 2134 N Kansas Avenue

