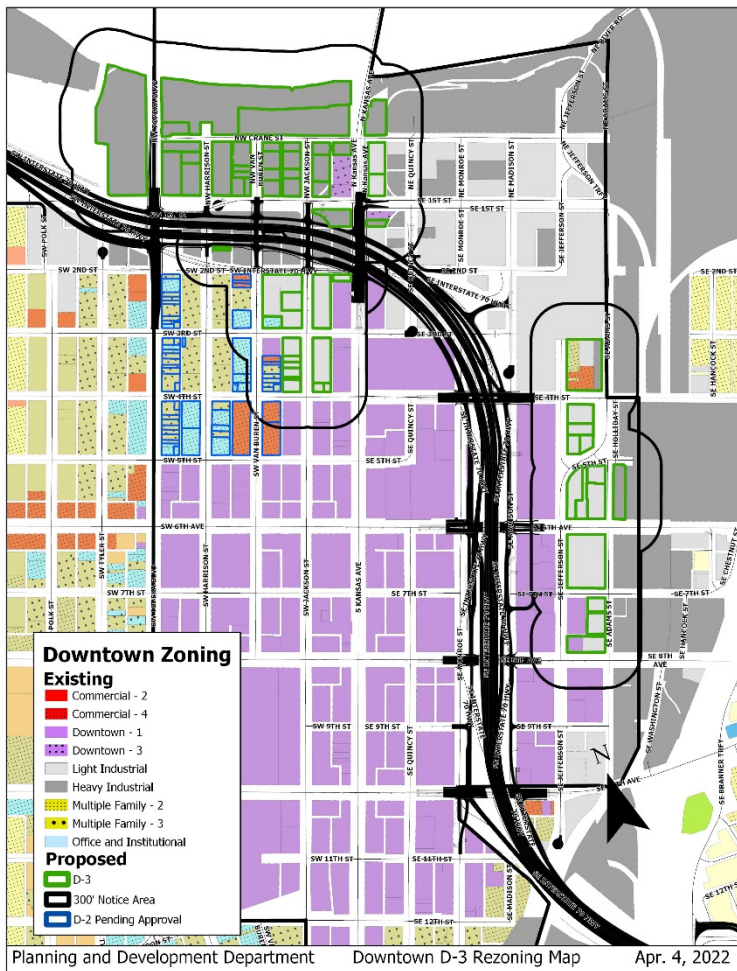


D-3 Downtown Re-zoning Neighborhood Information Meeting



Thursday, April 21, 2022 at 11:30-12:30

At 620 SE Madison, 1st floor, Holliday Conference Room. Contact Bryson Risley at brisley@topeka.org or 785-368-3005 for more information. This is anticipated to go to the Topeka Planning Commission for a public hearing May 16th, 2022.

Dear Property Owner:

We invite you to attend the D-3 Downtown rezoning neighborhood information meeting.

The City of Topeka Planning Commission initiated the rezoning of properties in Downtown Topeka to "D-3" Downtown District from "M-2" Multiple Family, "C-4" Commercial, "O&I-2" Office and Institutional, "D-1" Downtown, "I-1" Light Industrial and "I-2" Heavy Industrial.

You have been identified as a property owner who owns one or more properties, or a portion of a property proposed to be rezoned "D-3" Downtown District — the area is generally bounded by the Kansas River (north), SW Topeka Blvd (west), ½ block east of SE Adams Street (east), and 8th Avenue (south).

There are three additional components to this Rezoning:

1. Updated Zoning Use Matrix of Section 18.60 that changed certain allowed uses in the "D-3" District
2. Updated Special Use Requirements found in 18.225.010
3. Updated Downtown Design Guidelines of Section 18.200.090.

The "D-3" Downtown District permits uses as indicated in TMC 18.60 Zoning Use Matrix <https://cot-wp-uploads.s3.amazonaws.com/wp-content/uploads/planning/DowntownDDist/ProposedMatrix.pdf>, which is on the Topeka Planning Department webpage at <https://www.topeka.org/planning/downtownddistricts/> We will discuss the overall process and provide an overview of updates to the code sections.

If you have any questions, please contact:

Dan Warner or Bryson Risley, City of Topeka Planning Department, at 785-368-3728 (dwarner@topeka.org or brisley@topeka.org).

ADA Notice: For reasonable accommodations for this event, contact 785-368-3728 at least three working days in advance.