



CITY OF
TOPEKA

A G E N D A

TOPEKA PLANNING COMMISSION

MONDAY, APRIL 20, 2020
6:00P.M.

Meeting Held Electronically Only via Video Conference
For information on live viewing,
contact the Planning & Development Department.

Members of the Topeka Planning Commission

Brian Armstrong, 2020 Chairperson

Ariane Messina

Corey Dehn

Marc Fried

Wiley Kannarr

Jim Kaup

Corliss Lawson

Katrina Ringler

Matt Werner

Topeka Planning Staff

Bill Fiander, AICP, Planning Director

Carlton O. Scroggins, AICP, Planner III

Dan Warner, AICP, Planner III

Mike Hall, AICP, Planner III

Tim Paris, Planner II

Annie Driver, AICP, Planner II

Taylor Ricketts, Planner I

Bryson Risley, Planner I

Melissa Fahrenbruch, Planner I

Kris Wagers, Administrative Officer



ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.



CITY OF
TOPEKA

TOPEKA PLANNING COMMISSION

Agenda for Monday, April 20, 2020

- A. Roll call**
- B. Approval of minutes – March 16, 2020**
- C. Presentation and discussion** on the draft Citywide Housing Market Study and Strategy for the
City of Topeka (Andy Pfister, Development Strategies)
- D. Communications to the Commission**
- E. Adjournment**



CITY OF
TOPEKA

MINUTES

TOPEKA PLANNING COMMISSION

Monday, March 16, 2020

6:00PM – Municipal Building, 214 SE 8th Street, 2nd floor Council Chambers

Members present: Brian Armstrong (Chair), Corey Dehn, Marc Fried, Wiley Kannarr, Jim Kaup, Ariane Messina, Katrina Ringler, Matt Werner (8)

Members Absent: Corliss Lawson (1)

Staff Present: Bill Fiander, Planning & Development Director; Dan Warner, Comprehensive Planning Manager; Mike Hall, Current Planning Manager; Kris Wagers, Administrative Officer; Mary Feighny, Legal

Roll Call – Chairman Brian Armstrong called the meeting to order with eight members present for a quorum.

Approval of Minutes from February 17, 2020

Motion to approve by Ms. Ringler, **second** by Mr. Kaup. **APPROVED** (4-0-4 with Armstrong, Fried, Kannarr, and Messina abstaining)

Declaration of conflict of interest/ex parte communications by members of the commission or staff –

None

Action Items

P20/06 Greenhill Pointe Subdivision by Drippe Construction, Inc., comprising 57.31 acres, the centerline of the tract being approximately 2,100 ft. north of NW 46th Street and 1,000 ft west of NW Green Hills Road all being within unincorporated Shawnee County.

Mr. Hall presented the staff report and staff's recommendation for approval. He explained that subdivisions within the 3-mile boundary are regulated by the city even though they are outside the city limits. The property is outside the Urban Growth Area (UGA), so urban densities are not supported. The proposed density is similar to the density of the subdivision(s) on the east side of Greenhills Road.

Mr. Dehn asked if the Shawnee County Planning Commission would consider this project and Mr. Hall said it does not; the city maintains sole authority over subdivisions within the 3-mile area.

Mr. Kaup asked if there had been a traffic impact study, especially in light of poor sight lines for access off 46th Street. It was generally agreed that a traffic study would likely be required if lots 9 and/or 10 were someday developed, though that would be in the far distant future. Regarding the current proposal, the project was reviewed by the Shawnee County Planning Department and Shawnee County Public Works, neither of which asked that a traffic study be done. The agenda packet includes a letter of support from the county, and Mr. Armstrong noted that from a traffic engineering viewpoint, he doesn't believe the projected 200 trips per day would necessitate a traffic study.

Jeff Laubach of Schmidt, Beck & Boyd announced he was present for questions, as was the property owner. Mr. Dehn asked for and received confirmation that the homes will be single-family dwellings.

Mr. Armstrong asked if the applicant has a timeline for building, and Mr. Laubach stated they're aiming

draft

for next year; utilities will perhaps be put in later this fall. He added that this schedule is tentative.

Mr. Armstrong **opened the floor for public comment**. With nobody coming forward to speak, Mr. Armstrong **declared the public hearing portion closed**.

Ms. Messina expressed concern about the number of vacant properties in Topeka and stated she's not comfortable supporting growth outside the city limits.

Mr. Dehn explained that he lives in the area and supports the proposal. He appreciates the two large lots remaining undeveloped and believes this addresses neighbor concerns about a loss of trees and wildlife. He mentioned that he wishes there were a turn lane on 46th Street but acknowledged that the traffic generated from this project won't have a large impact. Mr. Armstrong stated that 46th Street is perhaps part of a countywide sales tax project.

Ms. Ringler asked for clarification on what the Planning Commission is being asked to approve. Ms. Feighny stated that it would be a motion to approve the plat subject to the conditions in the staff report. She explained that this is not a recommendation to Council; City Council's authority is to accept dedications of property in the plat. The Planning Commission's responsibility is to determine whether the proposed project meets our subdivision regulations. Mr. Fiander added that the subdivision regulations contain a standard that it must be consistent with our Comprehensive Plan, which is covered in depth in the staff report.

Mr. Kaup noted that City Council is tasked with deciding whether to accept the dedications of public right of way included in the plat. If approved by Planning Commission, plat conditions will stand if Council approves the dedications.

Mr. Fiander stated that since he became director, this is the first time he's seen a major plat outside the city on property not being annexed; it's not a common occurrence. There are very straight-forward rules about connecting to utilities, but this project includes an acceptable exemption from annexation. A main reason this is a rare occurrence is that projects such as this require construction of street(s) at the expense of the applicant, which is quite costly.

Mr. Hall noted that the sewer line was installed well before the current land use plan was adopted. The current land use plan is a departure from past policy. Mr. Fiander explained that if there is concern about more proposals of this type coming in the future, it is within the purview of the Planning Commission to recommend changes to the Land Use and Growth Management Plan (LUGMP).

Mr. Fried inquired about minimum lot size requirements. Mr. Fiander reviewed the LUGMP's density recommendations. Staff worked with the developer to create a density comparable to/compatible with that density to the east of Greenhills Road.

Ms. Messina stated she does have concerns about future projects.

Motion by Mr. Dehn to approve the Greenhill Pointe Subdivision plat, subject to conditions listed in the staff report, **second** by Mr. Kannarr. **APPROVED** (7-1-0 with Ms. Messina dissenting)

Crossroads Wesleyan Church

A20/01 by The Kansas District of the Wesleyan Church requesting annexation of Crosswind Wesleyan Subdivision, an approximately 29-acre subdivision on property located at 2030 SE 41st Street to allow for church to be built on Lot 1 of the subdivision. Lot 2 is to be used for future church related outdoor activities.

Mr. Warner reviewed the memo provided in the agenda packet and recommendation for a finding that annexing the subject property is consistent with the Comprehensive Plan. The annexation proposal will go before the Governing Body for approval; the Planning Commission is tasked with determining

whether the proposal is consistent with growth management principles of the Land Use and Growth Management Plan (LUGMP).

Mr. Armstrong asked for and received confirmation that the commission will be considering re-zoning of a portion of the property.

Mr. Armstrong **opened the floor to public comment** and, with nobody coming forward to speak, **closed the public comment period.**

Motion by Mr. Kaup for a finding that the proposed annexation is consistent with the Comprehensive Plan, **second** by Mr. Dehn. (**APPROVAL** 8-0-0)

Z20/01 by Topeka Planning Commission requesting to amend the district zoning map from RR-1 Residential Reserve District to R-1 Single Family Dwelling District on a 2.2 acre tract located at the northeast corner of SE 41st Street and SE California Avenue all being contiguous to the corporate city limits.

Mr. Hall presented the staff report and recommendation of approval, explaining that the land under consideration is just a portion of that being considered for annexation. At this time, the applicant does not intend to change the current use of the remainder of the property, and it is consistent with a zoning of RR-1.

Mr. Kaup asked for and received verification that the proper notifications had been sent out and legal ads published. Mr. Hall noted that this information is included on page 5 of the staff report. The required property owner notification distances are 200' within the City and 1,000' outside the City.

It was noted that Ed Southhall was present representing the applicant and would stand for questions.

Mr. Kaup recommended a change to a comment on the final plat, which is still in draft phase. The change was in regard to the applicant giving consent to a petition for a benefit district, as opposed to simply not objecting to a petition. Staff thanked him for his recommendation and will review the language.

Motion by Mr. Werner to recommend to the Governing Body approval of the reclassification of the property from RR-1 Residential Reserve District to R-1 single Family Dwelling District, **second** by Ms. Messina. (**APPROVAL** 8-0-0)

Communications to the Commission

Mr. Fiander explained that in light of the Corona Virus outbreak, there will likely be changes to how public meetings will be held for the time being. Commissioners and the public will be apprised of changes.

With no further agenda items, meeting was adjourned at 6:54PM.



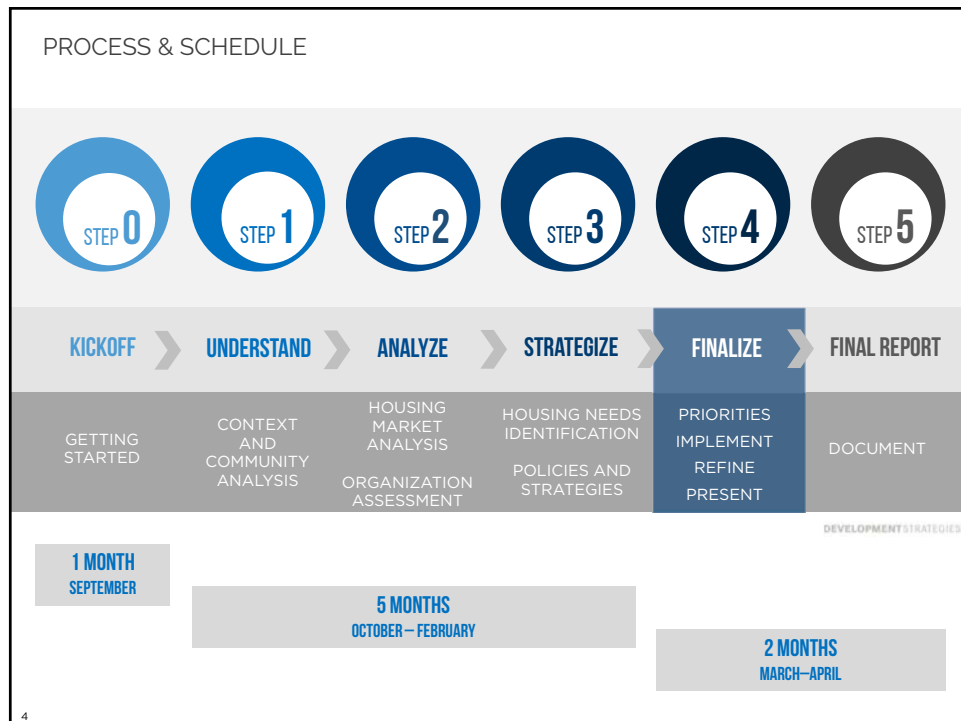
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<h2>Session Goals</h2>	<ul style="list-style-type: none"> • Purpose of study • Describe our market analysis • Focus on key conclusions • Brief strategies that impact the Planning Commission
<h2>Keep in Mind</h2>	<p>There are no silver bullet solutions</p> <p>The city cannot solve Topeka's housing challenges—its resources are finite and role is limited</p> <p>There is a need to:</p> <ul style="list-style-type: none"> • Expand community capacity • Develop new partnerships • Increase overall commitment to housing • Expand financial resources

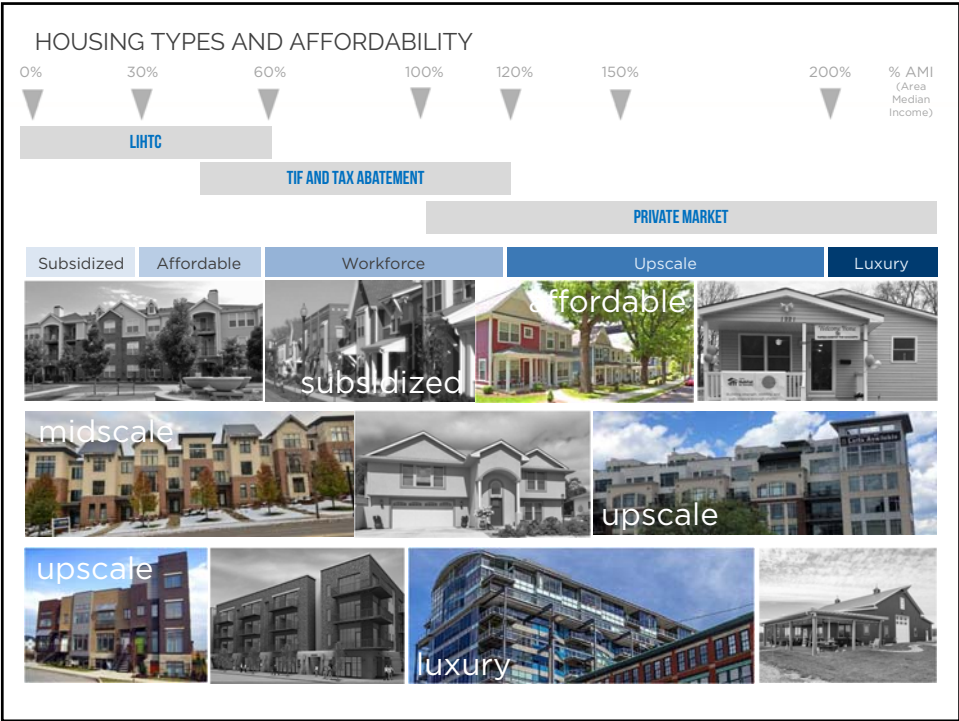
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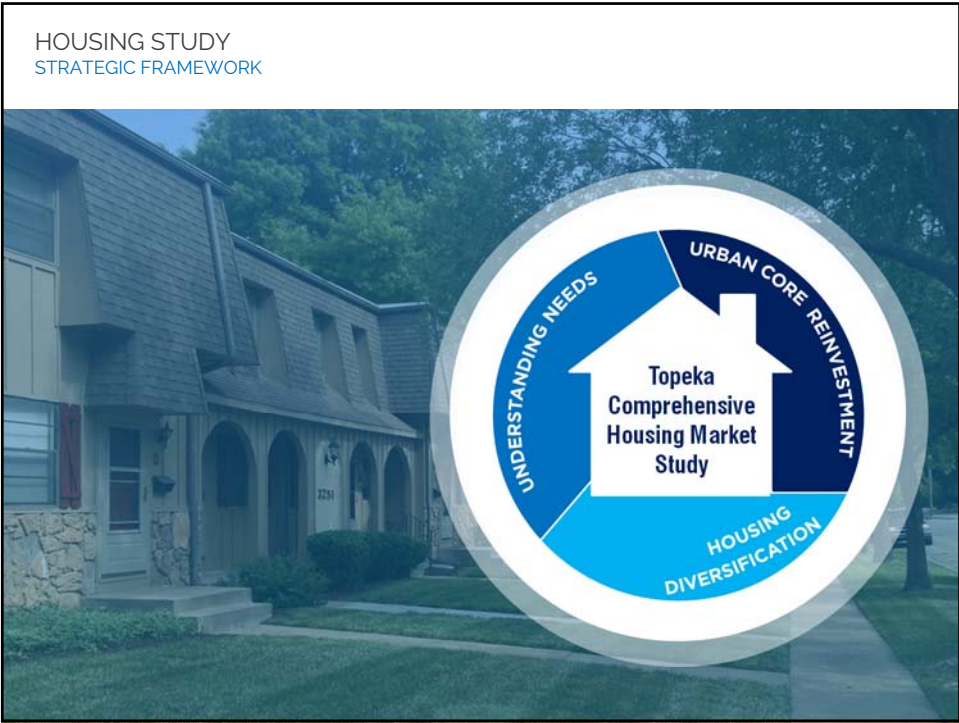
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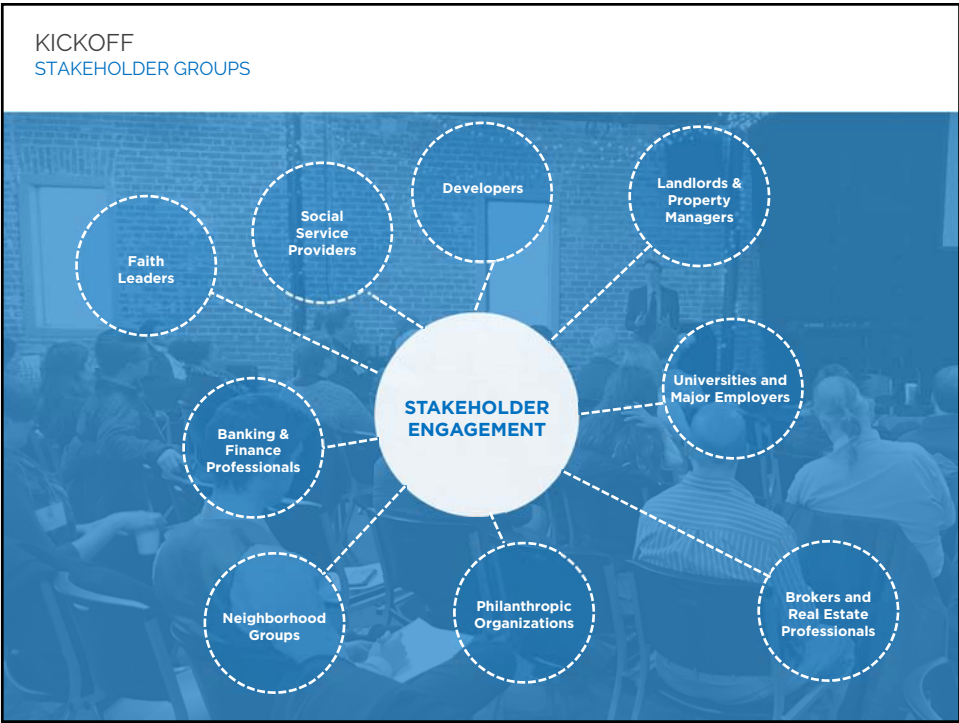
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HOUSING STUDY MARKET ANALYSIS SUMMARY	
KEY FINDINGS	NEED
30% of Topeka Households are Cost Burdened .	Quality affordable rental housing (<\$700/mo.).
Potential homebuyers can't find suitable homes .	Moderately-priced for-sale housing (\$120k-\$225K).
Lack of reinvestment in core neighborhoods.	Reinvestment in the existing housing stock.
Topeka has a high rate of homelessness and evictions for a city of its size.	Transitional housing for homeless and other vulnerable households.
There are limited maintenance-free housing for growing senior population.	A variety of Senior housing options.
Topeka's wages for entry level jobs do not support housing stability .	Affordable housing with better access to jobs (and higher-paying jobs).
High-wage earners frequently choose to live outside the city.	Upscale rental and for-sale housing.
Single-family homes are the dominant new construction housing type.	New missing middle and multifamily development.

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HOUSING GOALS

WHAT WE HEARD

1. Leverage housing (re)-investment to **stabilize Topeka's core neighborhoods.**
2. Improve housing stability for Topeka's vulnerable residents — **housing as opportunity**
3. Support **new housing development**, particularly **affordable** and **moderate-income** options.
4. Address **problem landlords, absentee owners, and vacant properties.**
5. Expand the **housing ecosystem** by building new partnerships to fund the Affordable Housing Trust Fund and create a CDC network.

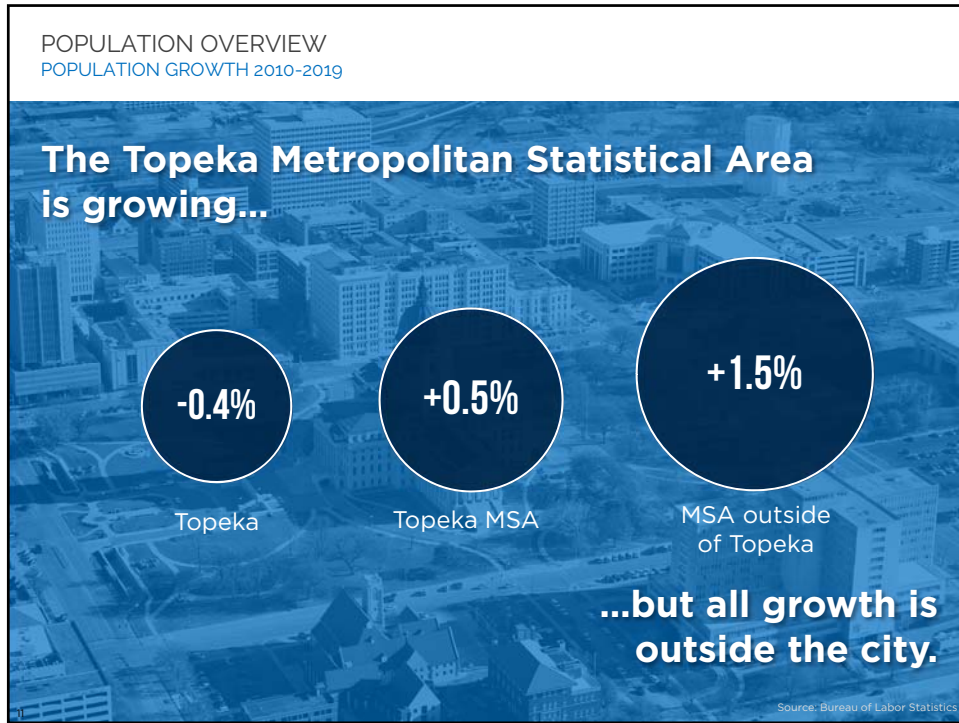
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HOUSING STUDY

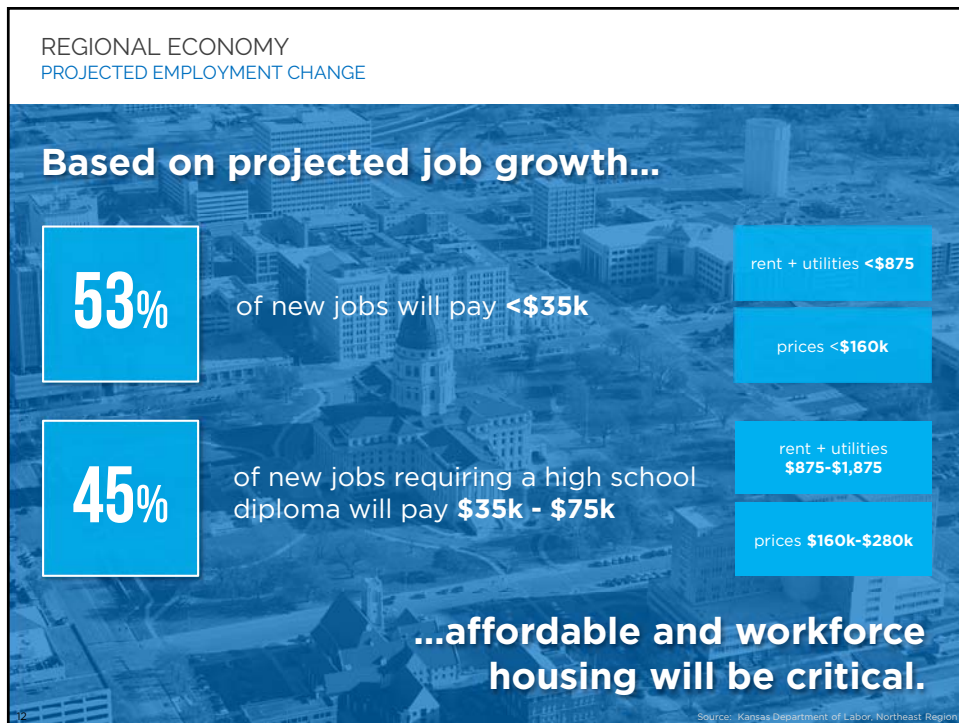
UNDERSTANDING



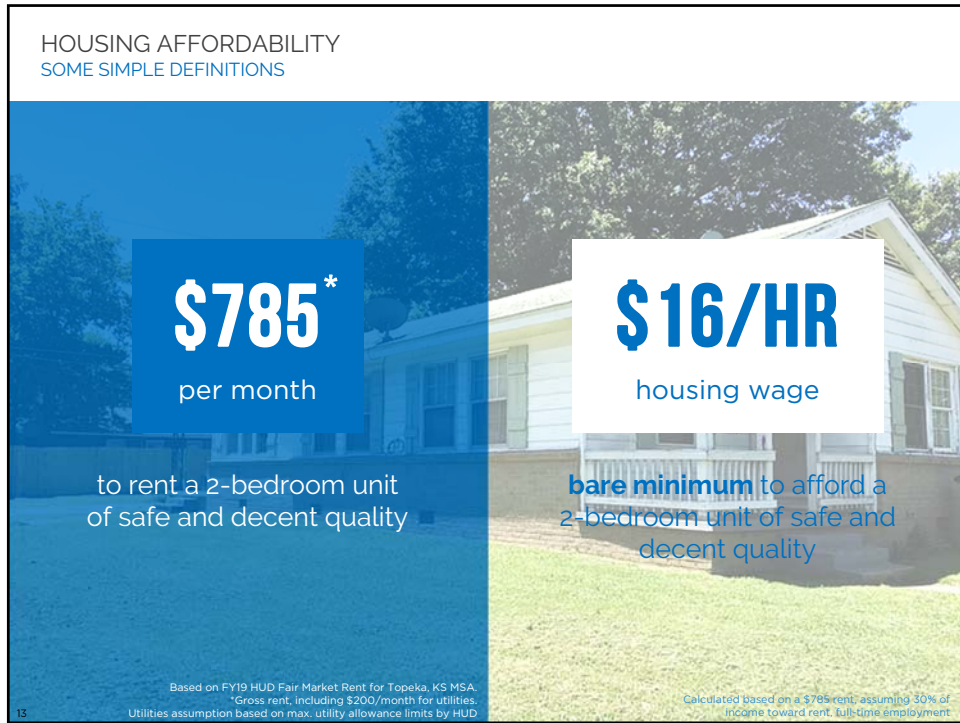
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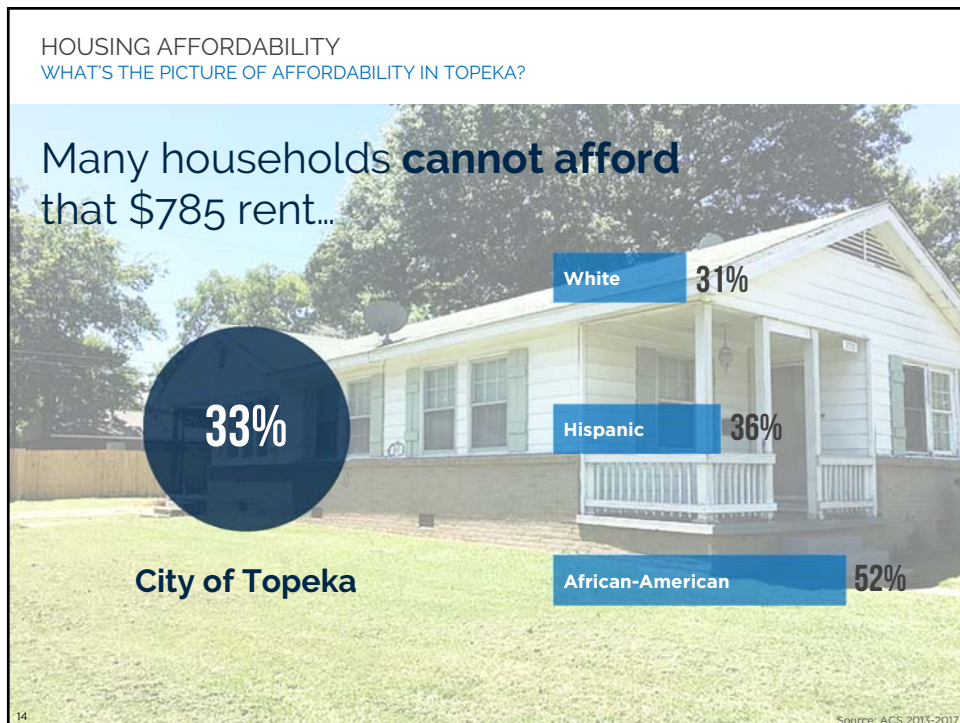
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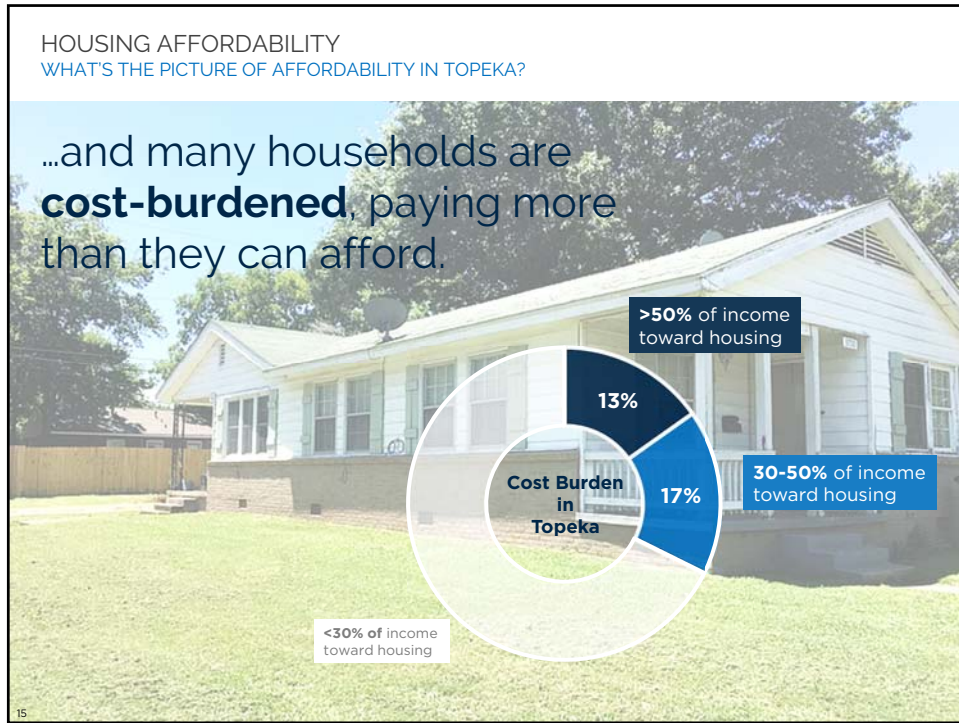
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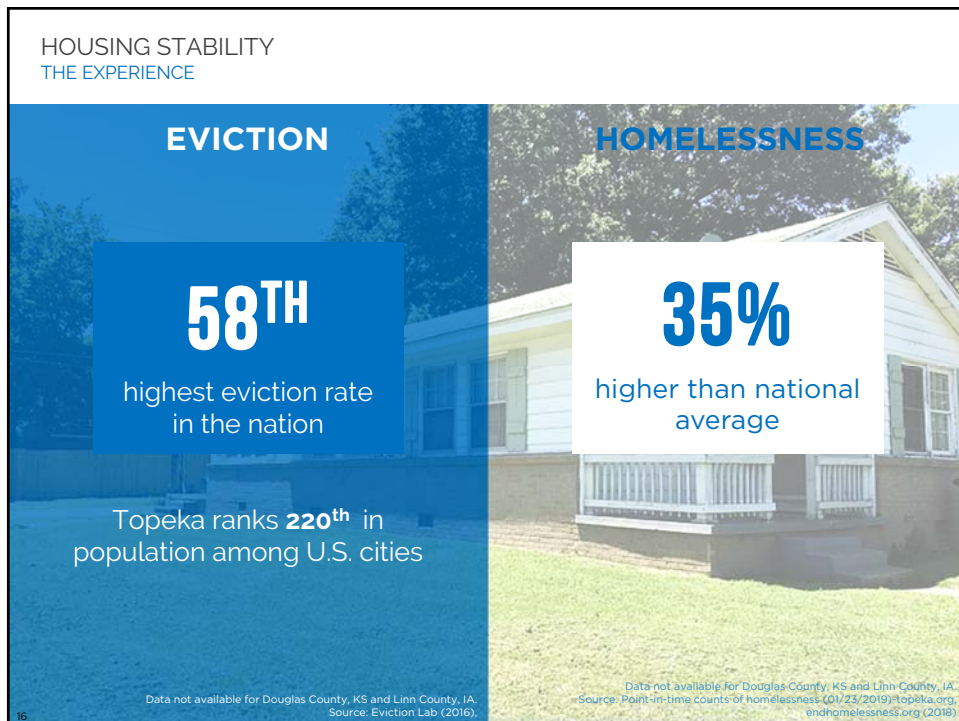
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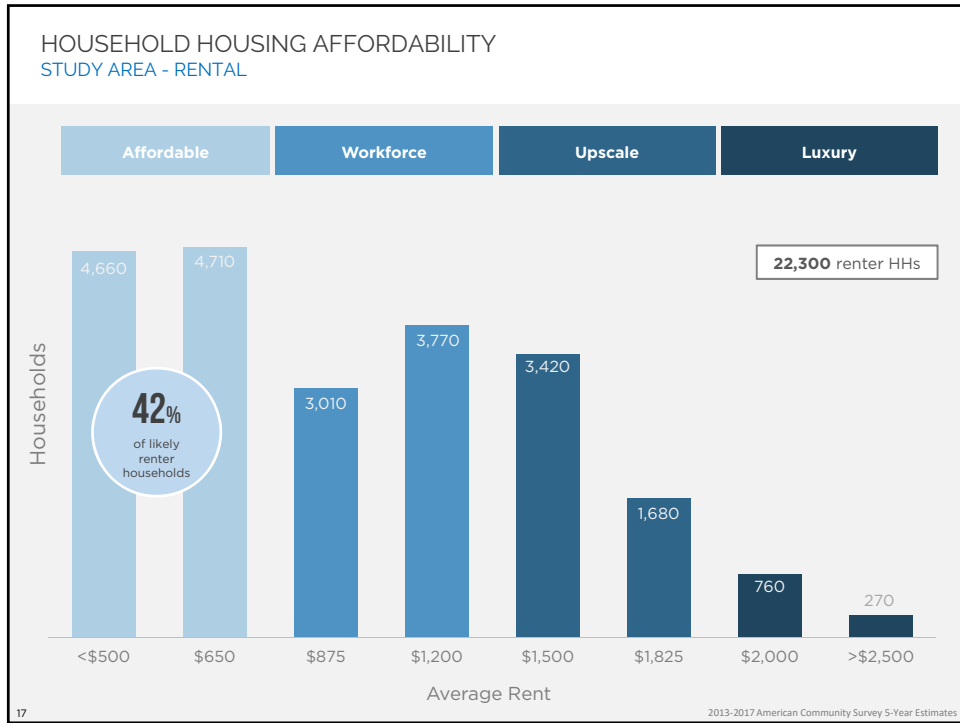
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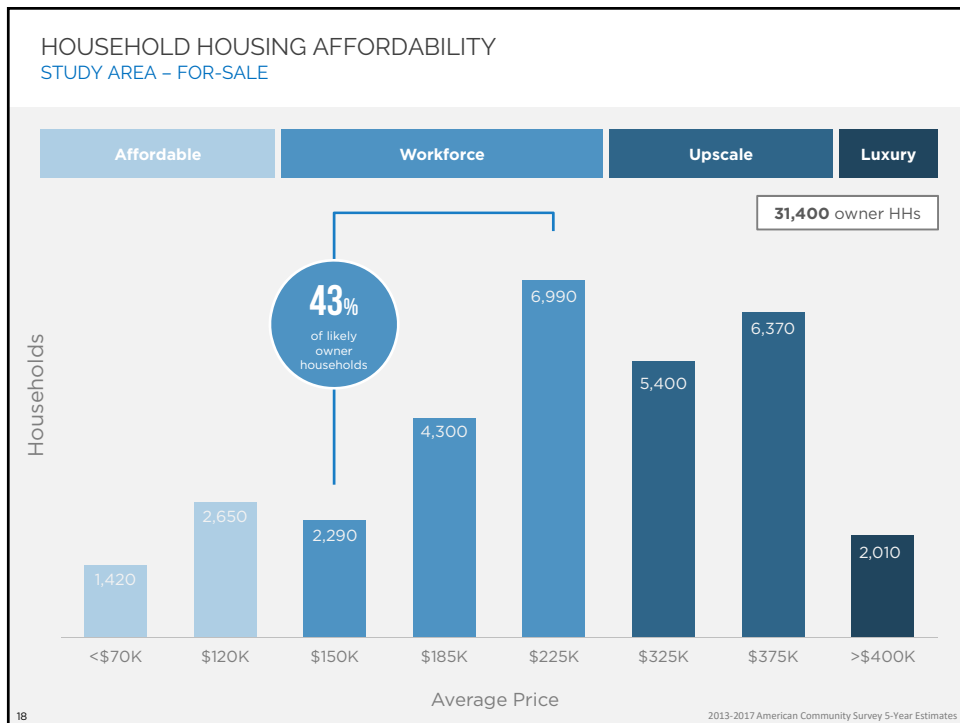
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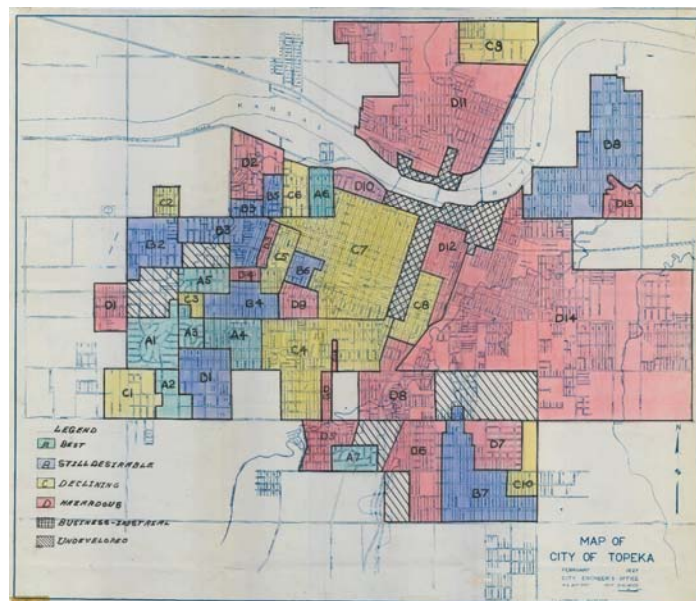
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HOUSING STUDY
STRATEGIC FRAMEWORK



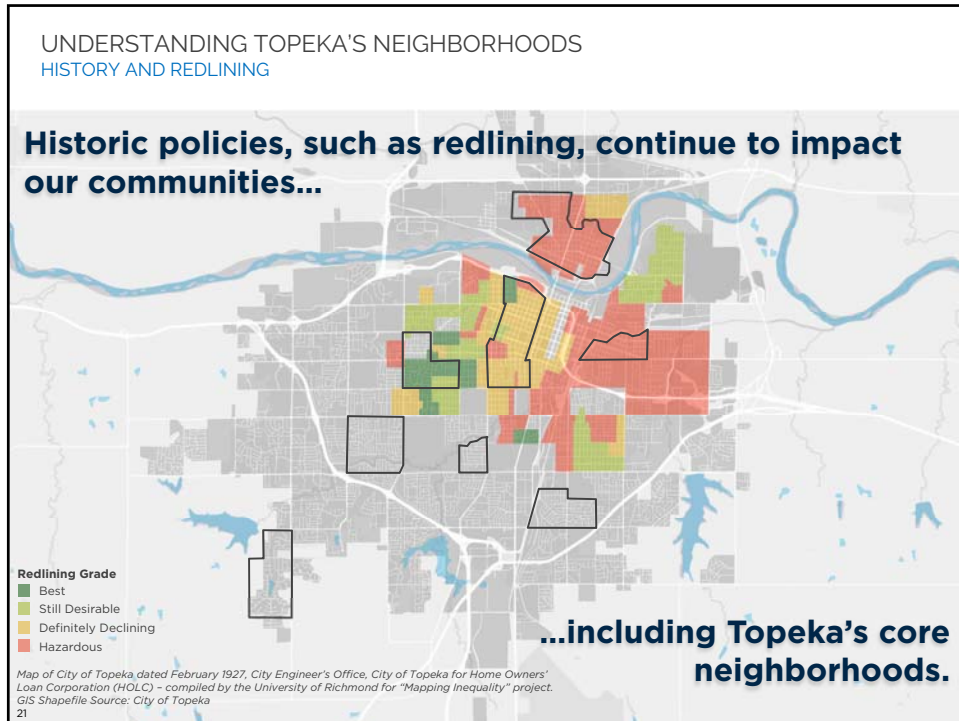
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UNDERSTANDING TOPEKA'S NEIGHBORHOODS
HISTORY AND REDLINING

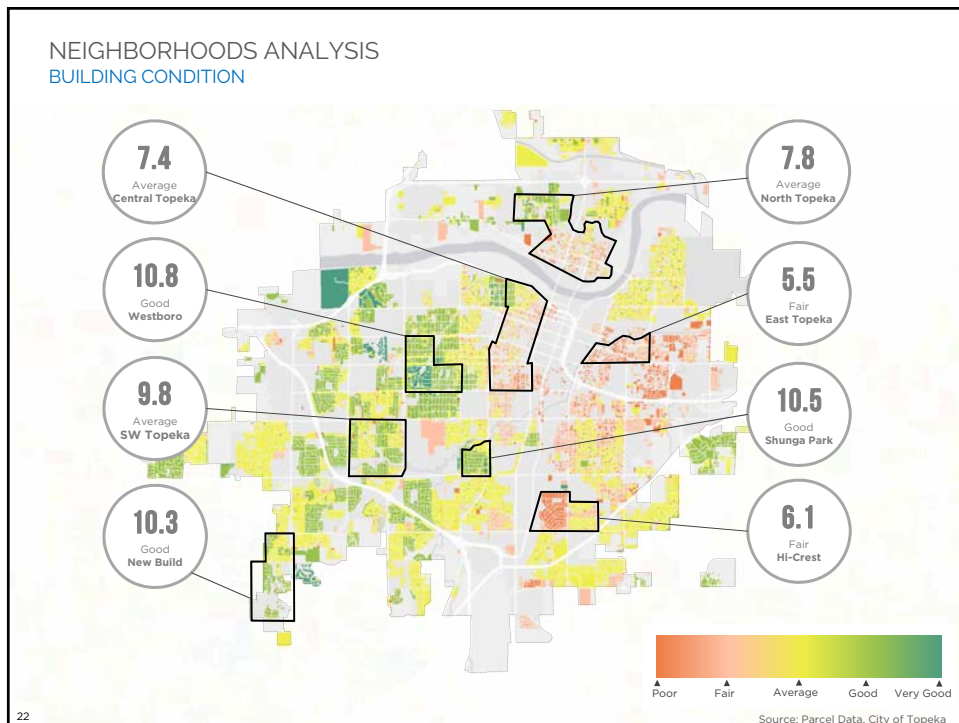


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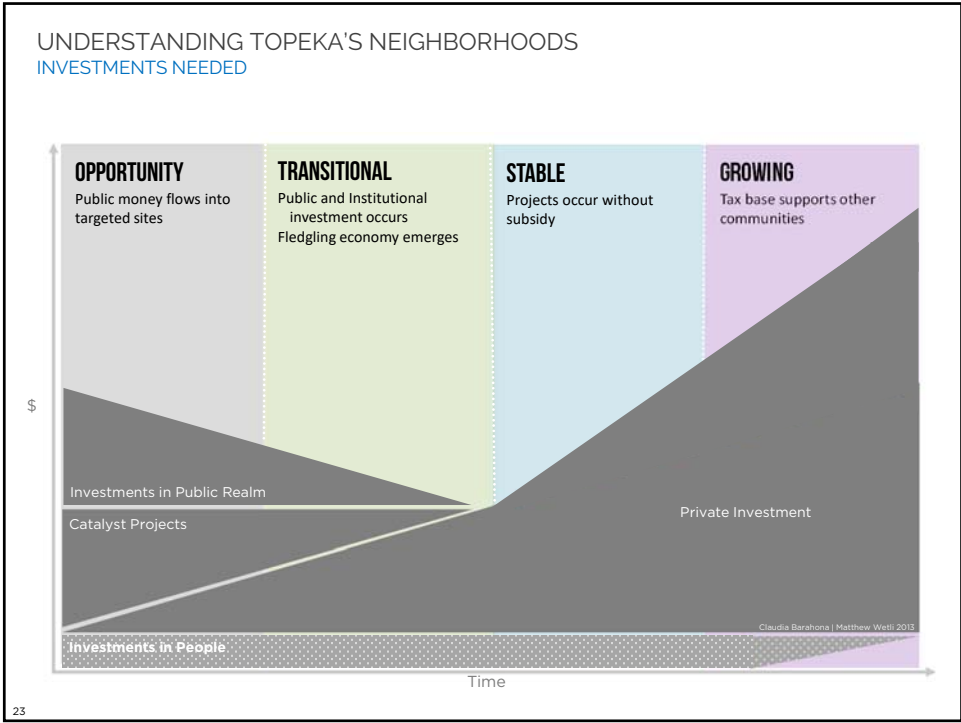
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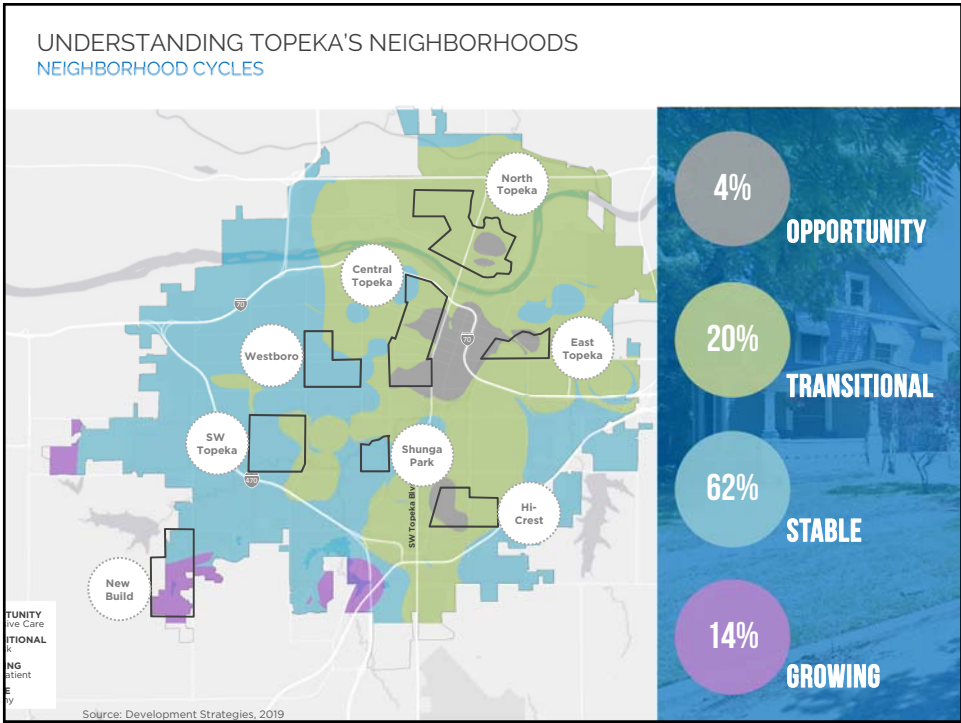
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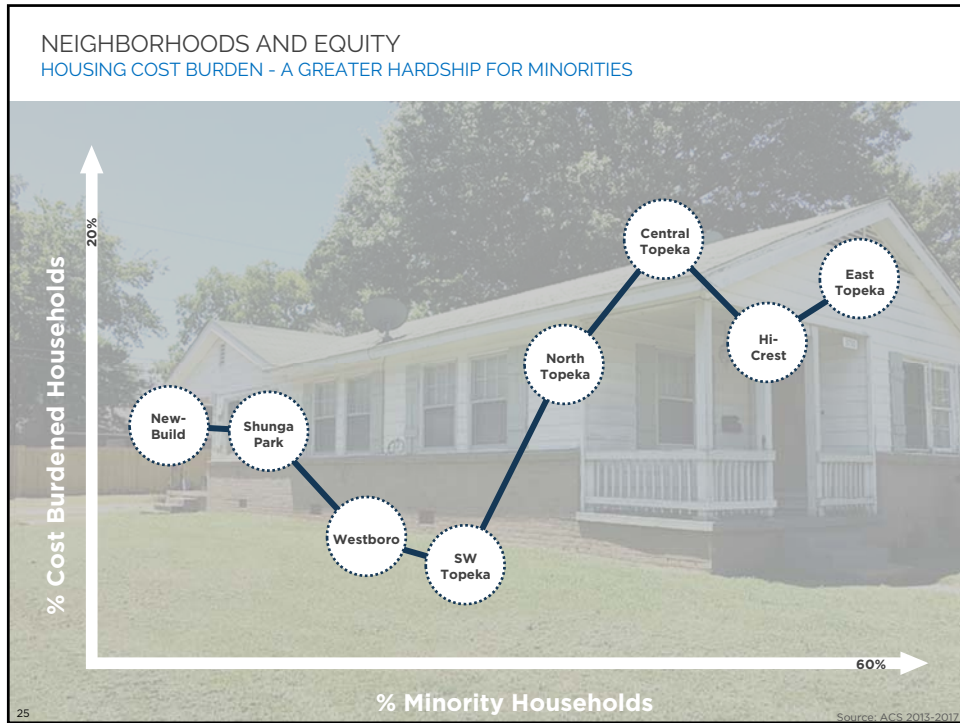
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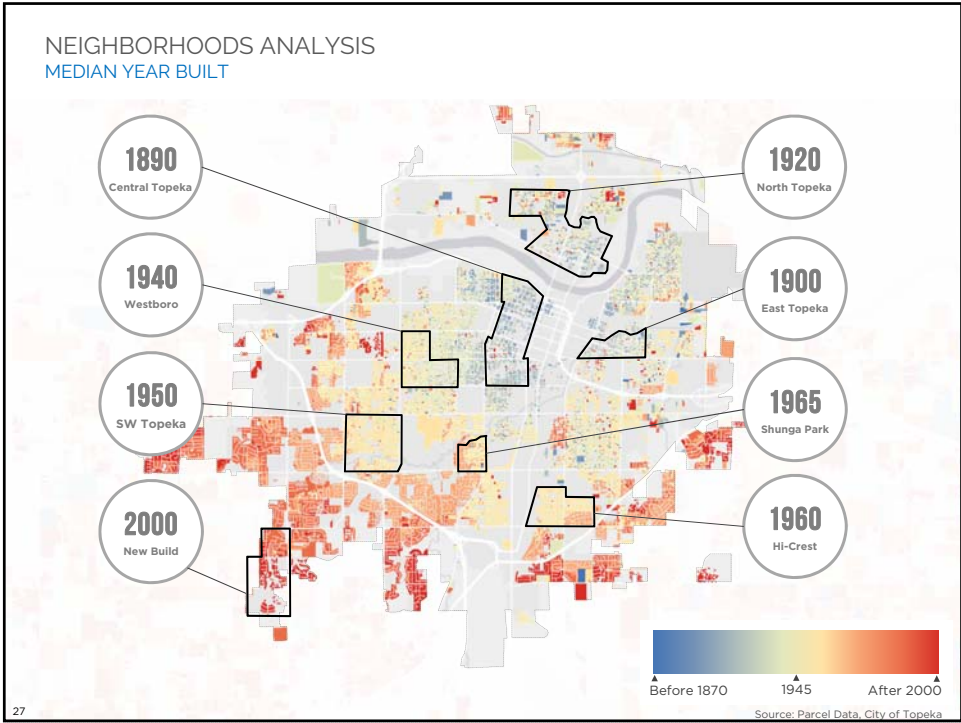
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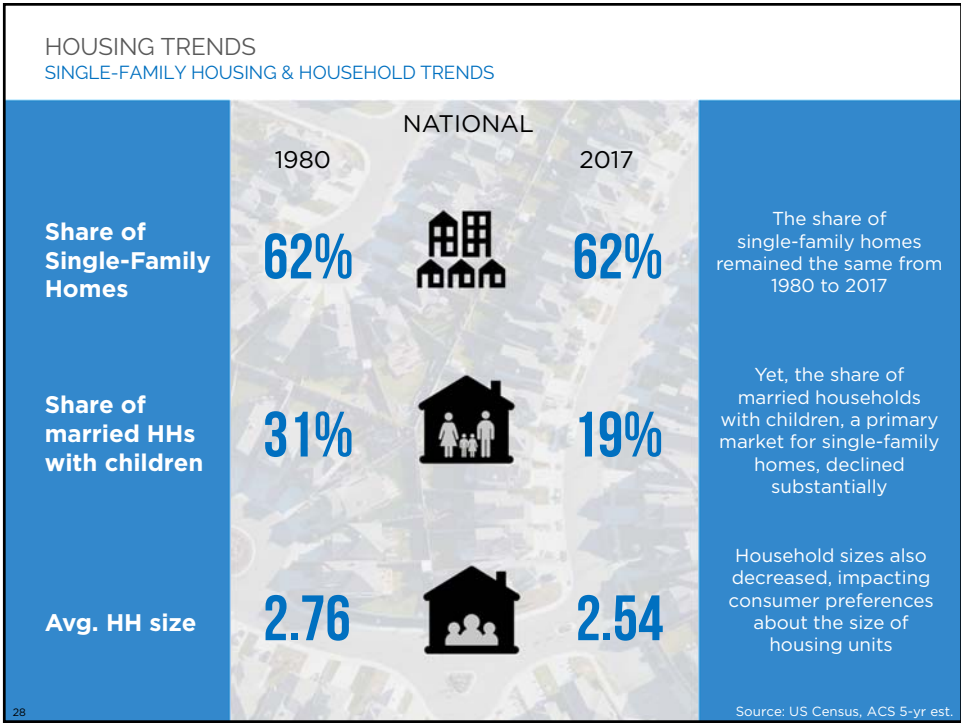
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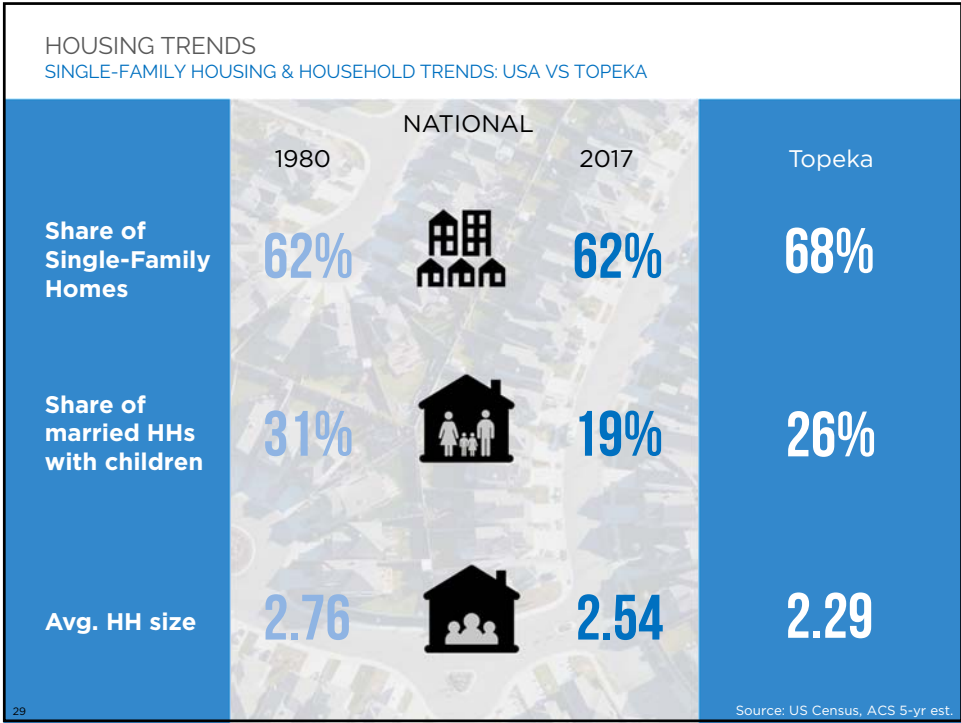
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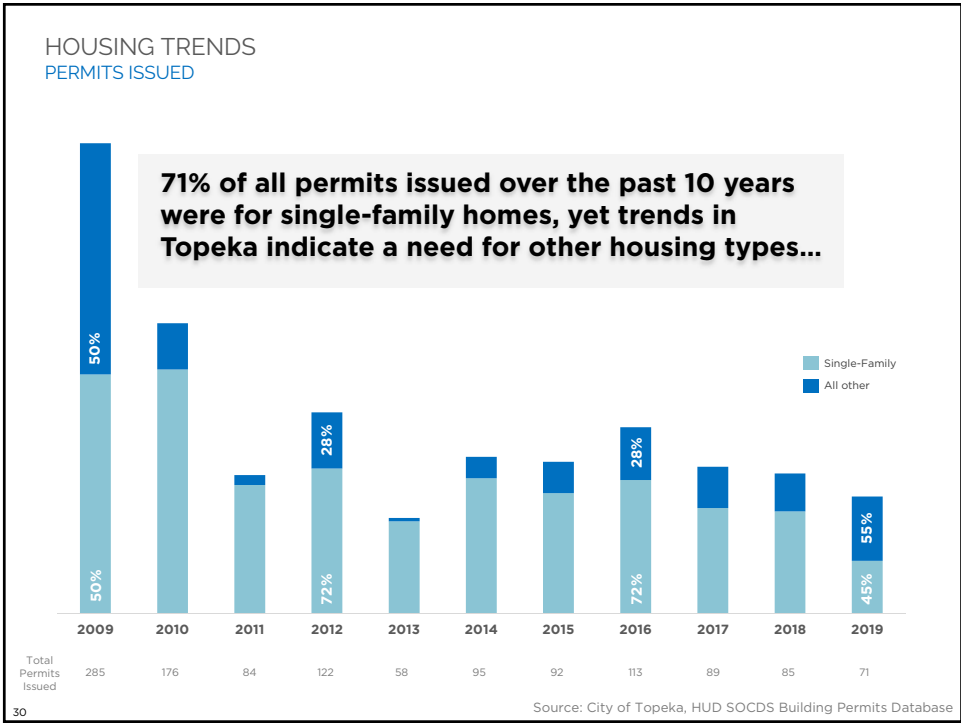
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ECONOMIC

MEDIAN ANNUAL WAGES OF OCCUPATIONS WITH HIGH PROJECTED NEAR-TERM GROWTH

A mix of affordable, workforce, moderately-priced, and upscale housing is needed to support economic growth



Source: Kansas Department of Labor, KSNT
^{*}: average wages

220 jobs retained
 Planned expansion; within 5 years

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Housing Affordability

Market Analysis

DEMAND

What are current needs?

NEW DAY

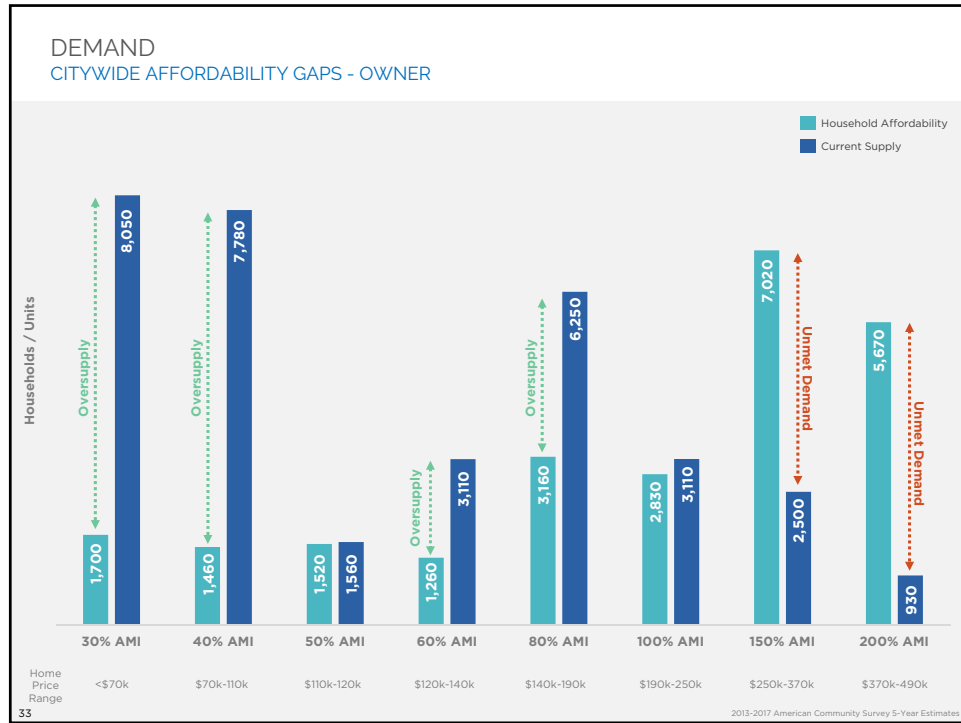
Board of Education

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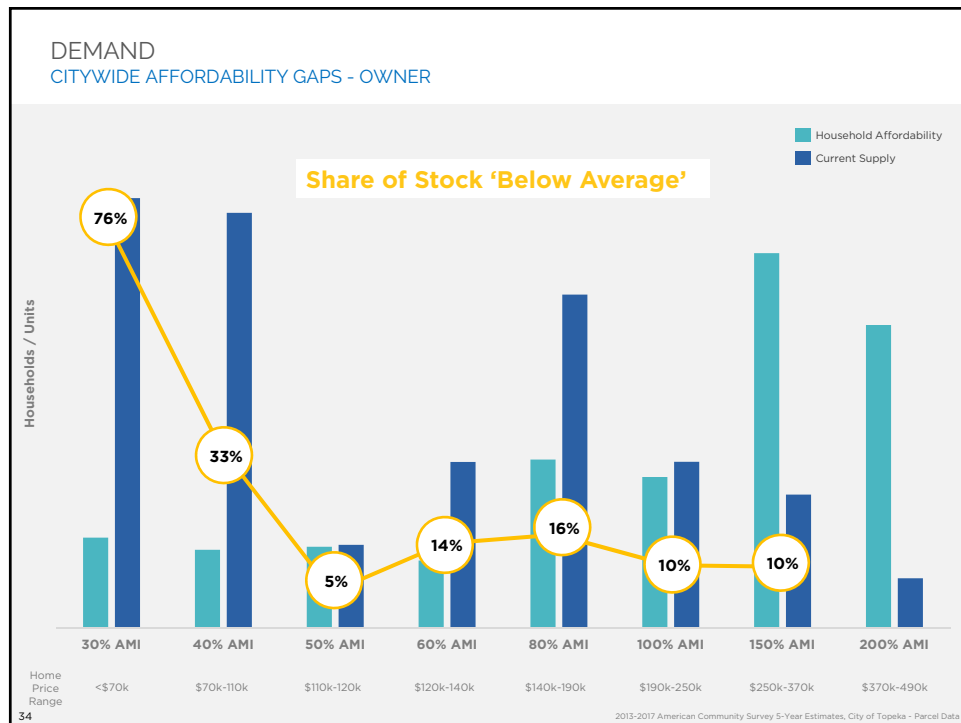
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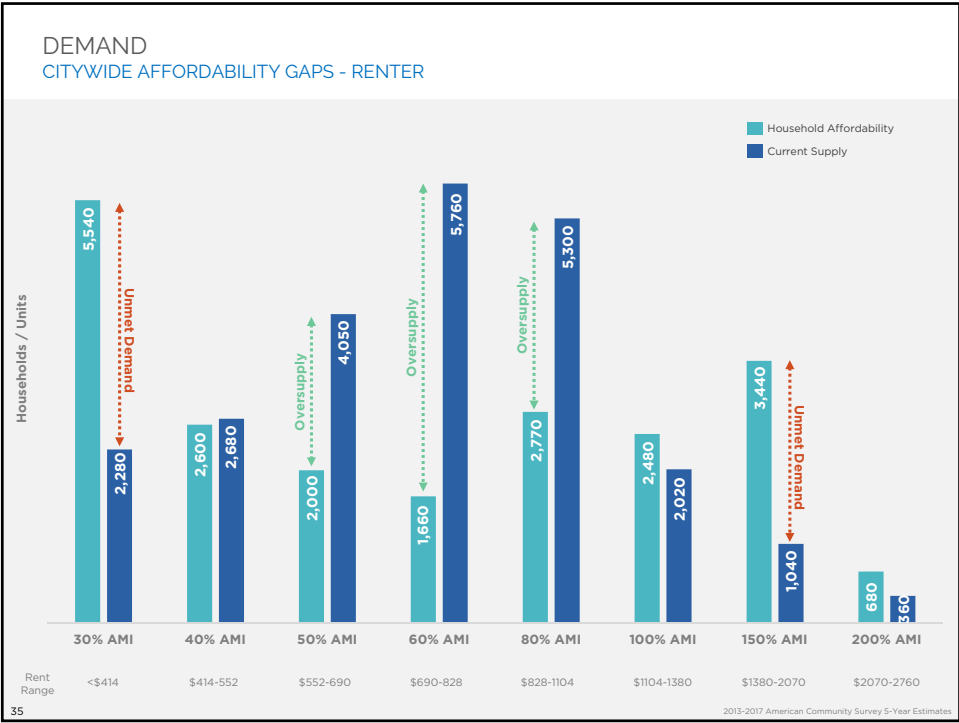
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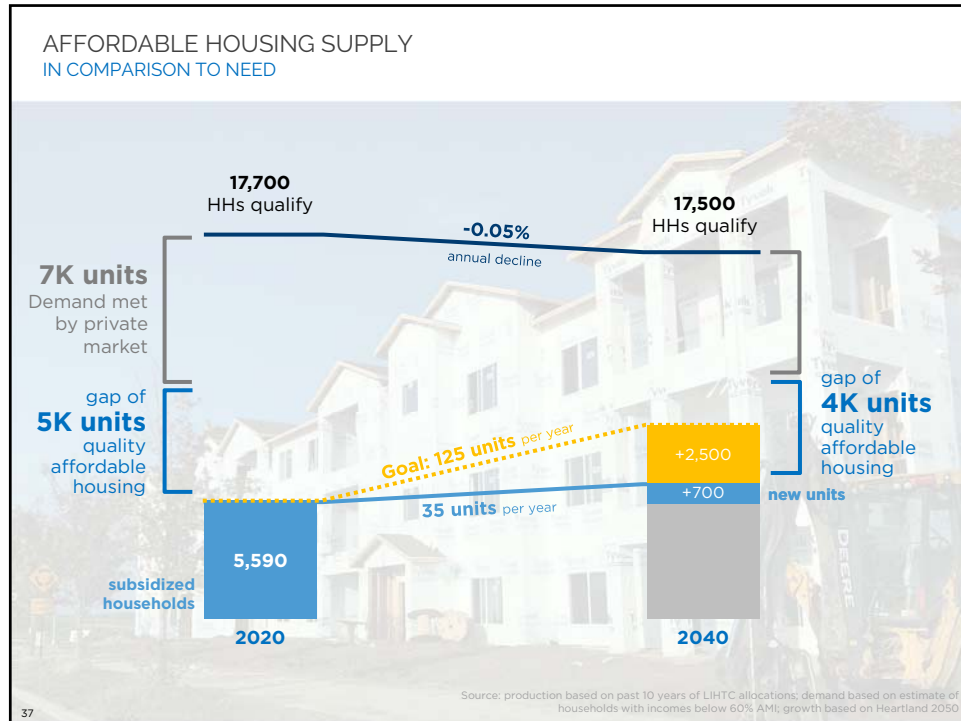
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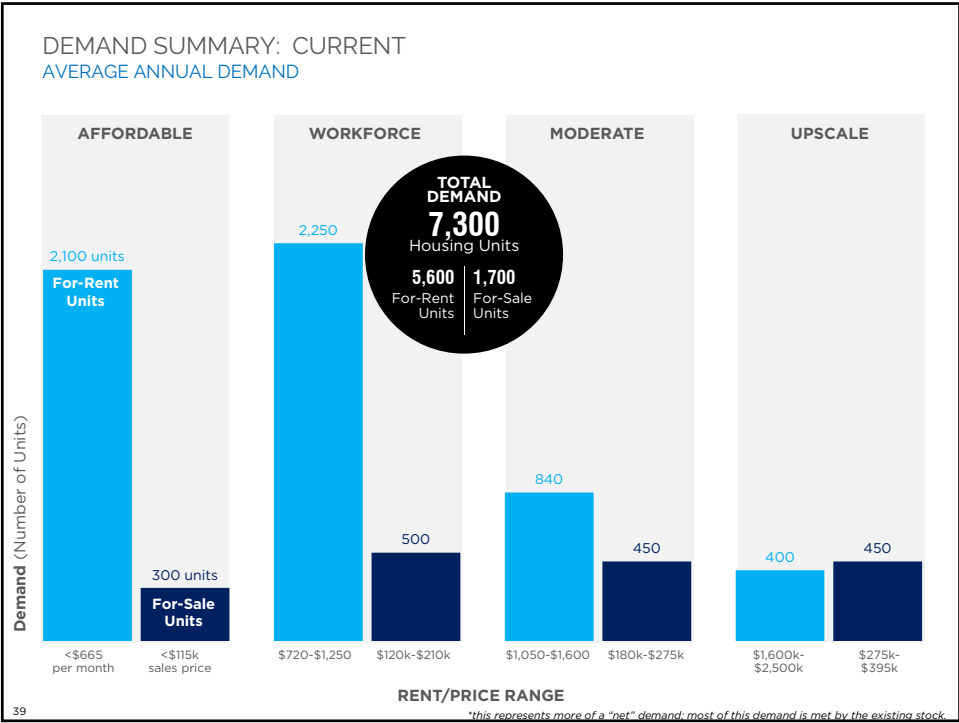
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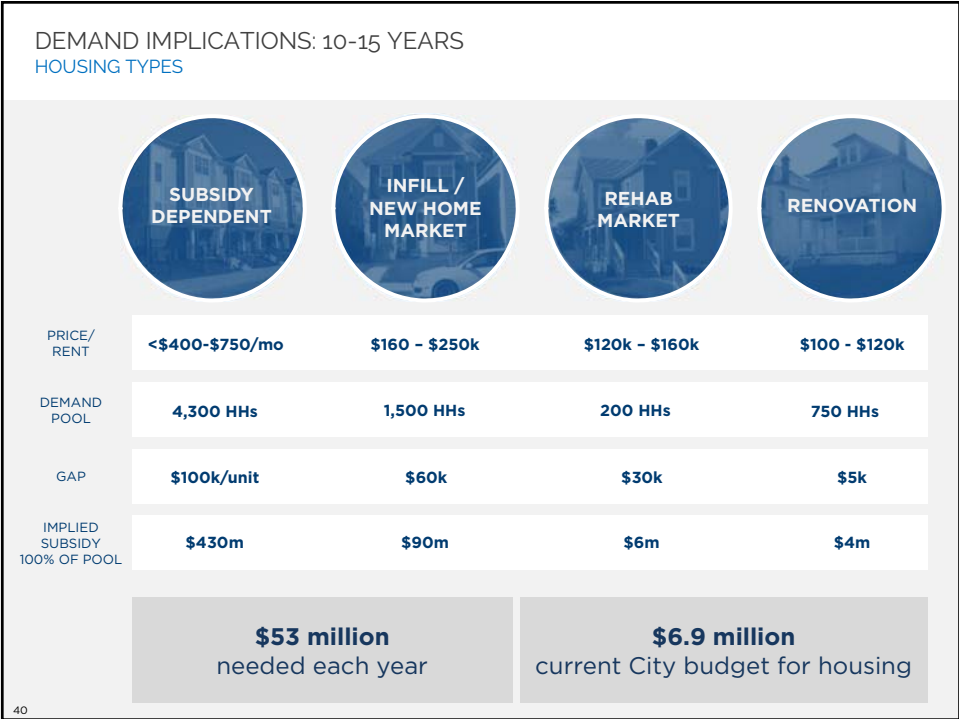
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HOUSING STRATEGIES
TO ADVANCE THE GOALS

**SIX
STRATEGIES
TWENTY-SIX
TACTICS**

1 Improve the quality of the existing housing stock
1.1 1.2 1.3 1.4 1.5

2 Address abandoned & vacant properties
2.1 2.2 2.3 2.4

3 Expand resources to encourage housing stability and support homeownership
3.1 3.2 3.3 3.4 3.5 3.6

4 Support development of a diverse mix of housing types
4.1 4.2 4.3 4.4

5 Expand production of affordable housing to enhance economic mobility
5.1 5.2 5.3 5.4

6 Expand financial and organizational capacity
6.1 6.2 6.3

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HOUSING STRATEGIES

Relevant Recommendations

1 Support Infill Development

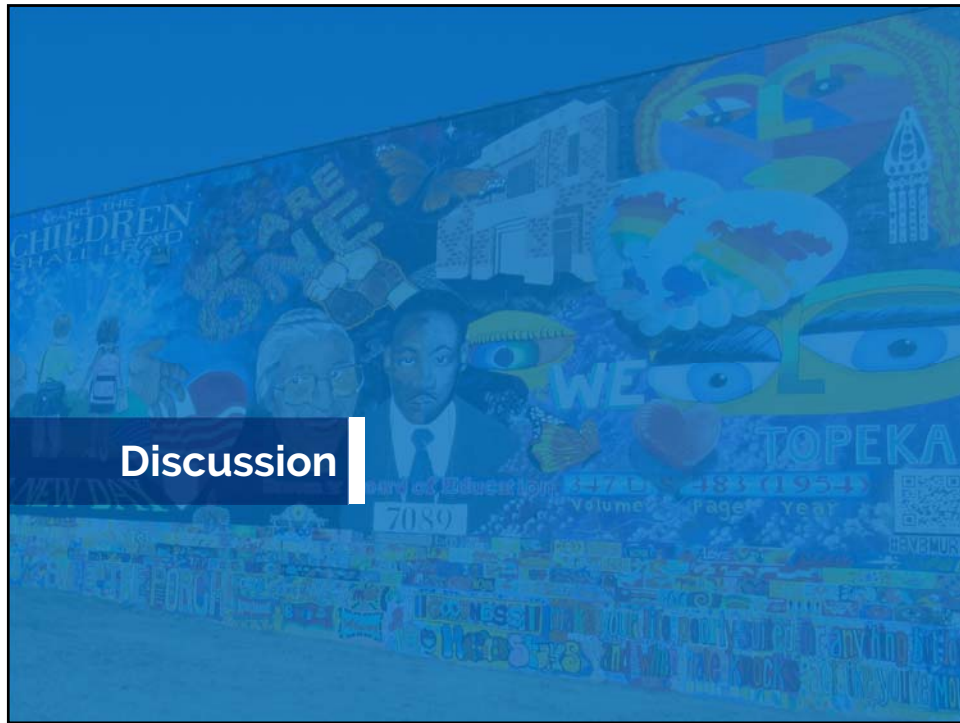
2 Support Downtown Development

3 Diversify Housing Stock

4 Recruit Developers to Fill Undeveloped Lots

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