



CITY OF TOPEKA

PLANNING & DEVELOPMENT DEPARTMENT

REZONING APPLICATION

Submittal Requirements
see last page of application
SUBMIT TO:
planning@topeka.org

APPLICATION TYPE

Re-Zone/New PUD PUD Major Amendment PUD Minor Amendment

OWNER INFORMATION

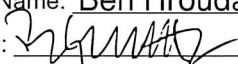
Property Owner(s): Flywheel Fairlawn, LLC
Street Address: 2828 N Speer Blvd; STE 220
City: Denver State: CO Zip: 80211
Daytime Phone Number: 303-929-9955 Email: ben.hrouda@flywheelcap.com

PROJECT APPLICANT INFORMATION

Project applicant (or project name): Flywheel Fairlawn, LLC
Authorized owner representative or professional agent (engineer, architect, attorney, etc.):
Corey L. Dehn, AIA: Architect
Street Address: 2231 SW Wanamaker Rd; Suite 303
City: Topeka State: KS Zip: 66614
Daytime Phone Number: 785-273-7540 Email: cld@sdgarch.com

AUTHORIZATION

I (we) am (are) the owner(s) of record for the subject property and hereby authorize filing of this application and any agent listed in this application to represent the owner(s). I (we) allow posting of signage on the property by the City of Topeka for the requested zoning change. I (we) declare that all submitted information is complete and accurate. I (we) hereby acknowledge that all zoning application procedures have been reviewed and understood as part of this submittal.

Owner 1 Name: Ben Hrouda
Signature:  Date: _____
Owner 2 Name: _____
Signature: _____ Date: _____

PLANNING DEPARTMENT USE ONLY

CASE #: Z20/02
DATE REC'D 7/2/2020
FILING FEE PAID: CC
PROPERTY TAXES CURRENT:
Y___ NX (taxes owed)
NIA/NA(S) TO NOTIFY: (1/2 mile)

PROPERTY OWNER NOTIFICATION

MAILING:
MAIL BY: 7/24/2020
COUNCIL DISTRICT #: 9
REP: Lesser

LEGAL ADVERTISEMENT:

SUBMITTED: 7/22/20
PUBLISHED: 7/27/20

ZONING APPLICATION DETAILS

Re-zoning from: C4 - Commercial to: M3 - Multi-Family Total area (acres or square feet): 247,845 sq ft

If a Planned Unit Development (PUD) rezoning, proposed zoning district use group(s): _____

Address or Location of property to be re-zoned: 605 SW Fairlawn Rd; Topeka, Kansas 66606

Parcel ID numbers of all properties included:

089-098-33-0-10-01-002.00-0

Legal Description of property: If unplatted, send metes and bounds description as a Word doc; do not use shortened version on Sn. County website

lot(s) _____ block C+ subdivision: Fairlawn Acres Subdivi // lot(s) _____ block _____ subdivision: _____

-----CITY OF TOPEKA PLANNING & DEVELOPMENT DEPARTMENT-----

**APPLICATION FOR
REZONING**

ZONING APPLICATION DETAILS (cont'd)

Existing use(s) on the property: Hotel & Convention Center

How long has the existing use been active on the property? 1968

Proposed use(s), if known (please describe to ensure conformity to the proposed zoning district):

Apartments

PRE-APP & NIM (Neighborhood Information Meeting)

PRE-APP MEETING DATE: June 17, 2020

Is a Neighborhood Information Meeting (NIM) required? Yes No Date and time of NIM: TBD

NIM Location (address and building name): TBD

INFRASTRUCTURE AVAILABILITY

If the information below is not addressed in the pre-application notes, please contact the City's Engineering Division at 785.368.3842 and complete the following:

Water - Location and size of water main serving site:

Current domestic is sufficient. We will need to add 6" sprinkler line into building.

Does the current system have adequate capacity? Yes No If not, are improvements anticipated? Yes No

Sanitary Sewer - Location and size of sewer main serving site:

Does the current system have adequate capacity? Yes No If not, are improvements anticipated? Yes No

Storm Drainage - How will storm water run-off be handled on site?

No change from existing.

Does the current storm sewer system have adequate capacity for proposed use? Yes No

Traffic Circulation - Does the site have public street frontage access and where are existing/proposed access openings?

We intend to maintain 3 current access points onto the site.

Are street improvements or traffic improvements anticipated? Yes No

APPLICANT JUSTIFICATION

Describe your reason for the zoning change:

We are asking for this zoning change to facilitate a new but similar use to the building. Additional hotel rooms don't appear to be in demand in Topeka at the moment however low cost housing does appear to have a demand.

In your opinion, how will the zoning change affect the surrounding properties and neighborhood?

We believe that repurposing this building will add value to the neighborhood. The structure left to sit empty will lose value and become an eyesore in short time without some refurbishment. The new use will be less transient than the previous use which should promote neighborhood stability.
