

September 9, 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, September 26, 2016 at 5:30 pm
On-site located in 2035 Western building (enter off of Western)
2035 SW Western Ave.
(see attached map)

You have been identified as a property owner of record within **300'** of either of the subject properties 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 (CUP) to allow at “*Correctional Placement Facility, General*” on property at 2035 SW Western and a Conditional Use Permit (CUP) for “*Surface Parking Lot in association with a principal use*” on the vacant tracts lying along SW Fillmore Street.

Name of Owner: 901 Real Estate LLC

Name of Applicant’s representative: Steve Clinkenbeard - steve@mindtapgroup.com

Location of Development: 2035 SW Western/four vacant lots along east side of Fillmore

Existing Zoning: “I-1” Light Industrial District (2035 SW Western)/”M-1” Two Family Dwelling District (Fillmore vacant tracts). *The applicant is requesting Conditional Use Permits to allow the stated uses; the base zoning districts are not changing.*

Comprehensive Plan Designation: *Industrial (2035 SW Western)/”Transition” area (SW Fillmore) – Chesney Park Neighborhood Plan*

Scope of Project: Allows the property owner to supply adequate parking for the adjacent office building located at 2035 SW Western, and to allow Re-Entry Development, LLC to operate their Correctional Placement Facility on the second floor of this same building.

Council District: Sylvia Ortiz – District #3

Planning Commission Public Hearing: *Tentative* – October 17, 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



* = Meeting Location:
On-site
2035 SW Western Ave

