



CITY OF
TOPEKA



**Brown V. Board UNESCO
World Heritage Site
Nomination**
2025

1. What is UNESCO and World Heritage Sites
2. How did we get here?
3. So what now?
4. What is an Overlay District?
5. Why an Overlay District?



What is UNESCO

3

United Nations Educational, Scientific and Cultural Organization

- Seeks to encourage the identification, protection and preservation of cultural and natural heritage around the world considered to be of outstanding value to humanity.



Easter Island, Chile

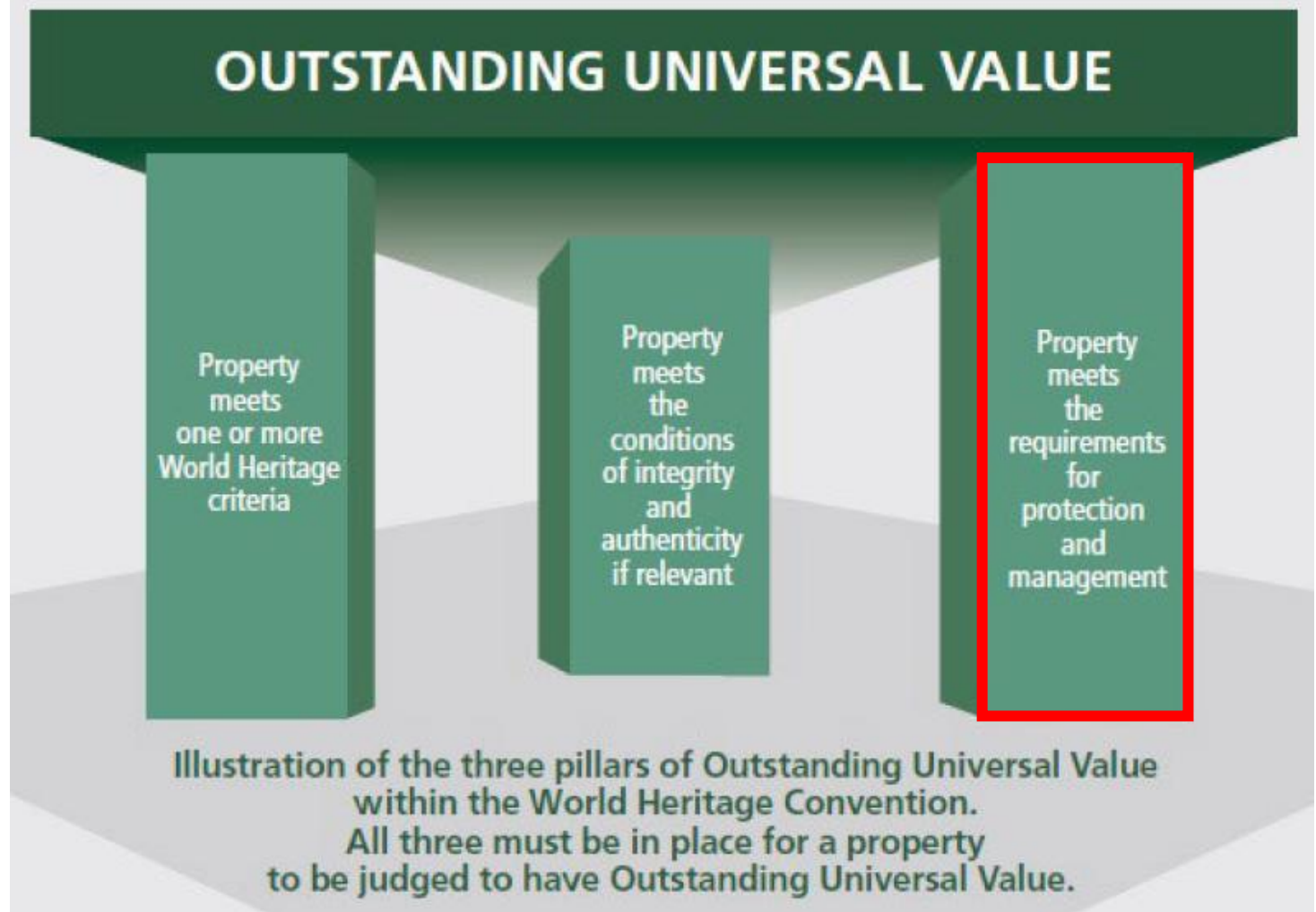


Taj Mahal, Agra, India

Requirements for nomination

5

- National Historic Landmark or
- National Park affiliation
- Significance and Impact



How did we get here, now?

6

City of Topeka Planning Staff approached by Georgia State University World Heritage Team

- Applying for Serial Nomination – US Civil Rights
 - One listing with component site
 - Each component site should contribute in a defined and discernable way
 - It's the sum of the parts not one individual site in a Serial Nomination



How did we get here, now?

7

U.S. Civil Rights Movement nominations needed to be broader



So what now?

10

As part of the nomination component:

- Must have adequate long-term legislative, regulatory, institutional and or traditional protection to safeguard the integrity.
- **MUST** have an identified **Buffer Zone** with complementary legal and or customary restrictions on its use and development.



So what now?

11

Consider a buffer zone

City Staff is engaging with the Monroe Neighborhood and property owners to develop a proposed Overlay District with identified Buffer



What is an Overlay District?

12

- An “overlay district” does not replace the zoning currently in place but instead adds a layer of provisions or restrictions.
- Example: Land zoned M-1 (Two-family Dwelling District) will continue as M-1 but with an overlay with different dimensional standards regarding height, building design.

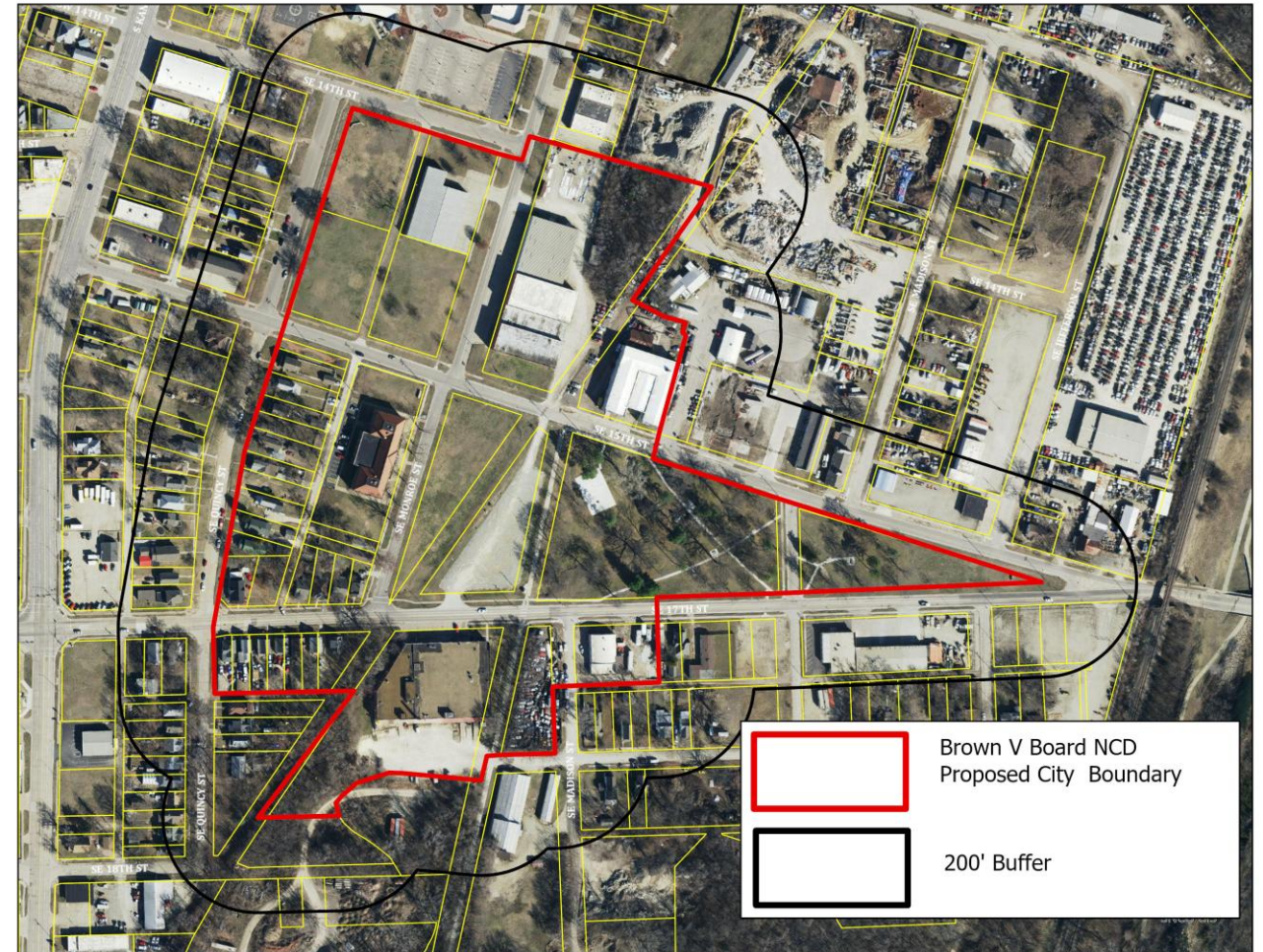


Who/What is impacted?

13

Potential Overlay Boundary/ Properties

- 4 Zoning Districts
- 39 properties (excludes Monroe School)
- Mix of residential uses, industrial uses, and vacant properties
- 5 vacant lots



What are we protecting against?

14

In areas zoned for residential use:

- Structures that block view of the Monroe School
- Additions or new accessory buildings not compatible with the existing architecture.
- New driveways from the street where alley access is possible



What are we protecting against?

15

In areas zoned for industrial or commercial use:

- Structures that block view of the Monroe School
- Unsightly outdoor storage equipment and materials
- Buildings and parking areas that degrade neighborhood character

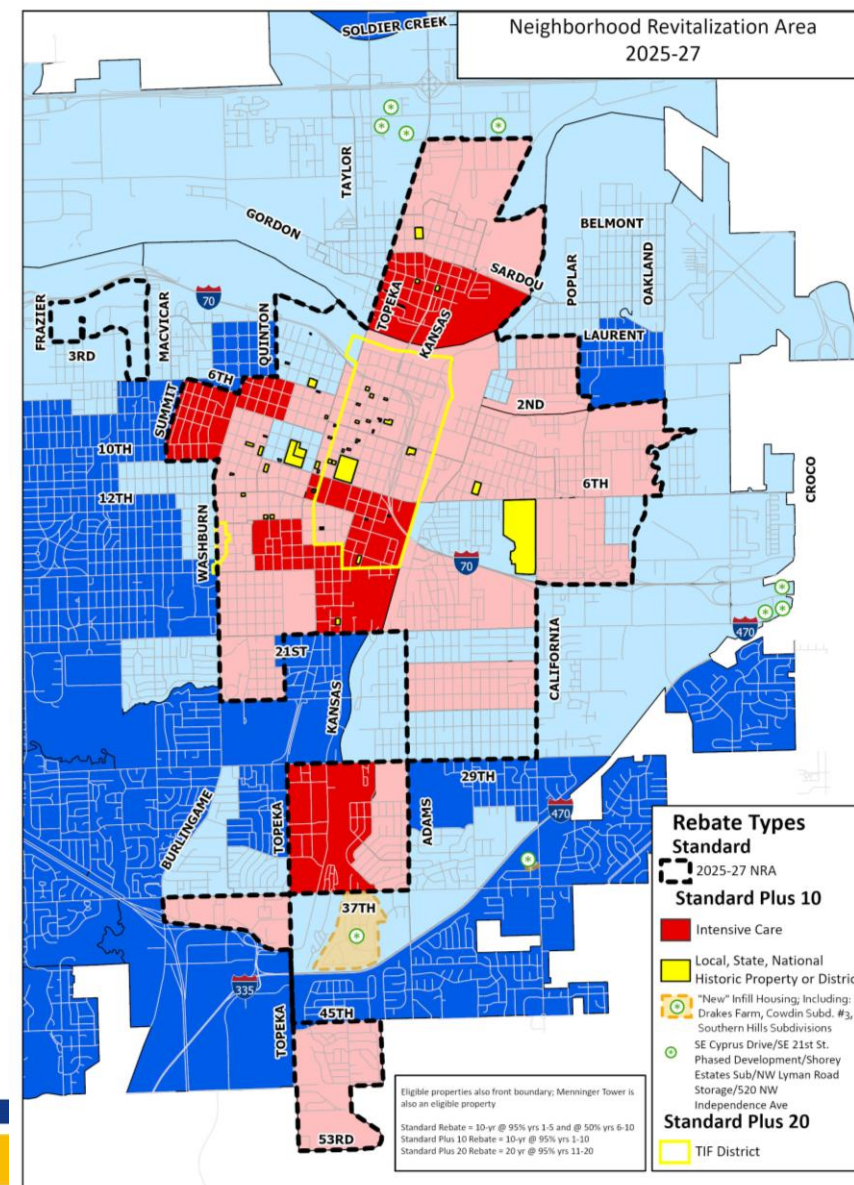


- Initial Kick Off (March 13)
- **Second Public Meeting (April 15)**
- Planning Commission Initiates (April 21)
- Third Public Meeting (May)
- Planning Commission (June/July)
- Governing Body Approval (August/September)



Does this impact the Neighborhood Revitalization Area? 17

The proposed district is in the Neighborhood Revitalization Plan (NRP) area. Adoption of an overlay district will have no effect on the current NRP.



The Monroe School Overlay District (M) is intended to preserve and enhance the character of the neighborhood surrounding the Monroe School, a National Historic Site managed by the National Park Service.

The EM district is an overlay district; property development within the district shall comply with the standards of this district and the underlying zoning district. In the case of conflict between the regulations in this section and those of the underlying zoning district, the regulations in this section shall prevail.



It is expected that land uses rendered “nonconforming” by the proposed overlay district standards will be allowed to continue with some limitations on expansion of these uses.

The continued use and limitation on legal nonconforming uses are addressed in the Topeka Zoning Code, section 18.50.040 and chapter 18.220.



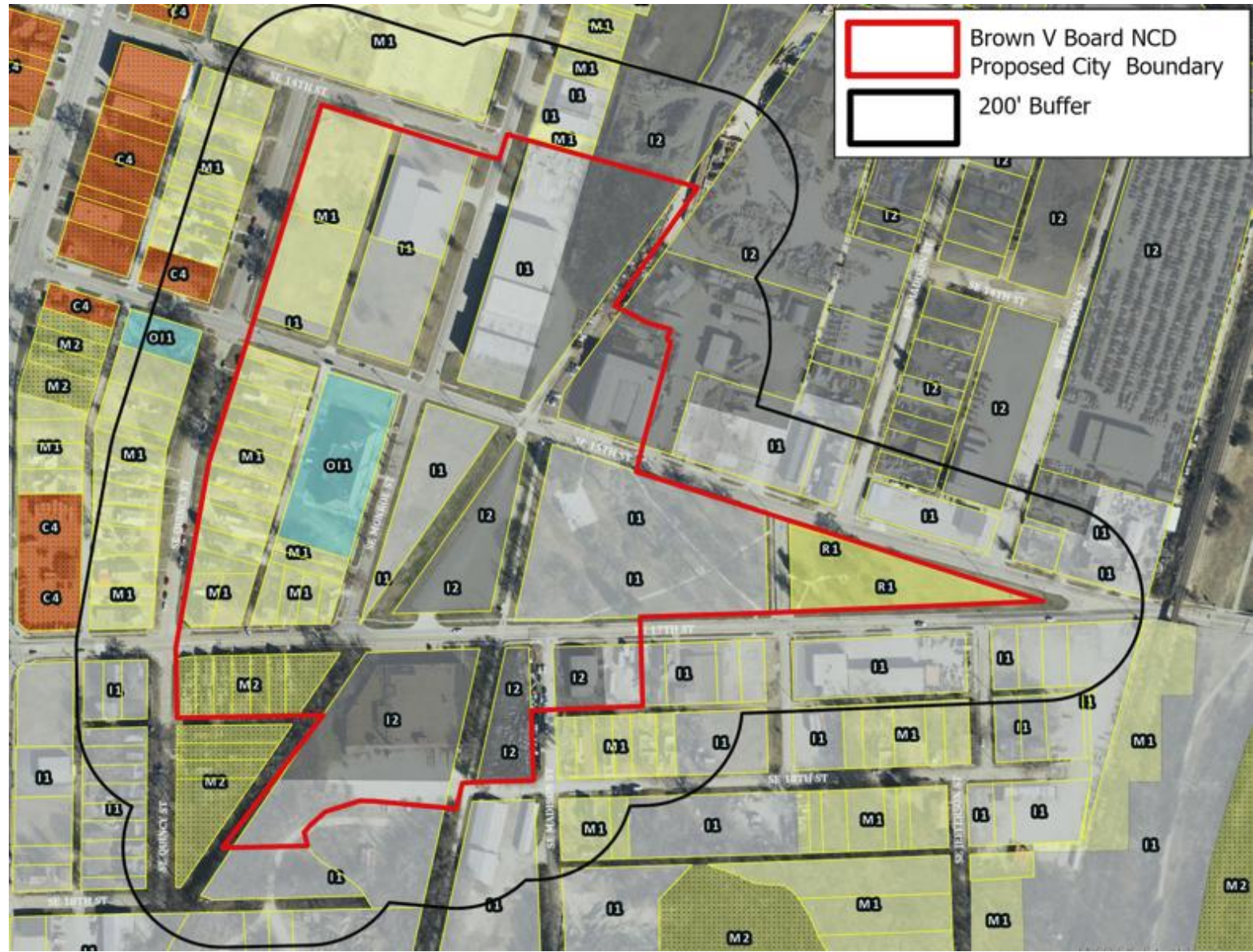
Existing Zoning

Existing Residential
Zoning:

R-1, M1, M2

Existing Non-Residential
Zoning:

O&I-1, I-1, I-2



Prohibited Uses	
Automobile Service, Type I	Landfill, Demolition
Automobile Service, Type III	Lawn/Garden Centers
Automobile or Vehicle Car Wash	Manufactured Housing and Accessory Structure Sales
Automobile Sales & Service	Manufacturing Processing, Type III
Automobile, Boat, Truck, Heavy, and Ag Equipment Sales/Service	Raw Materials Extraction
Automobile or Vehicle Tow Lot and Body Shop	Recycling Depot
Automobile Wrecking and/or Salvage Yard	Restaurant, Drive-through
Billboard Signs (as defined by section 8.10.180)	RV Parks or Campgrounds
Drive-through Establishments	Truck Stop

* All of the above uses are already prohibited in residential and O&I- zoning districts.



The following uses shall be permitted in “I” Industrial and “C” Commercial districts with the approval of a conditional use permit in accordance with chapter 18.215.

Automobile Service, Type II	Self-Storage, Type II
Contractor Yards (as a principal use)	Storage of Non-Merchandise, Outdoor (as a principal use)
Public Utility Facility, Type II	Tower, Communication Tower
Recreation, Outdoor Type II	Shipping Containers as a principal use



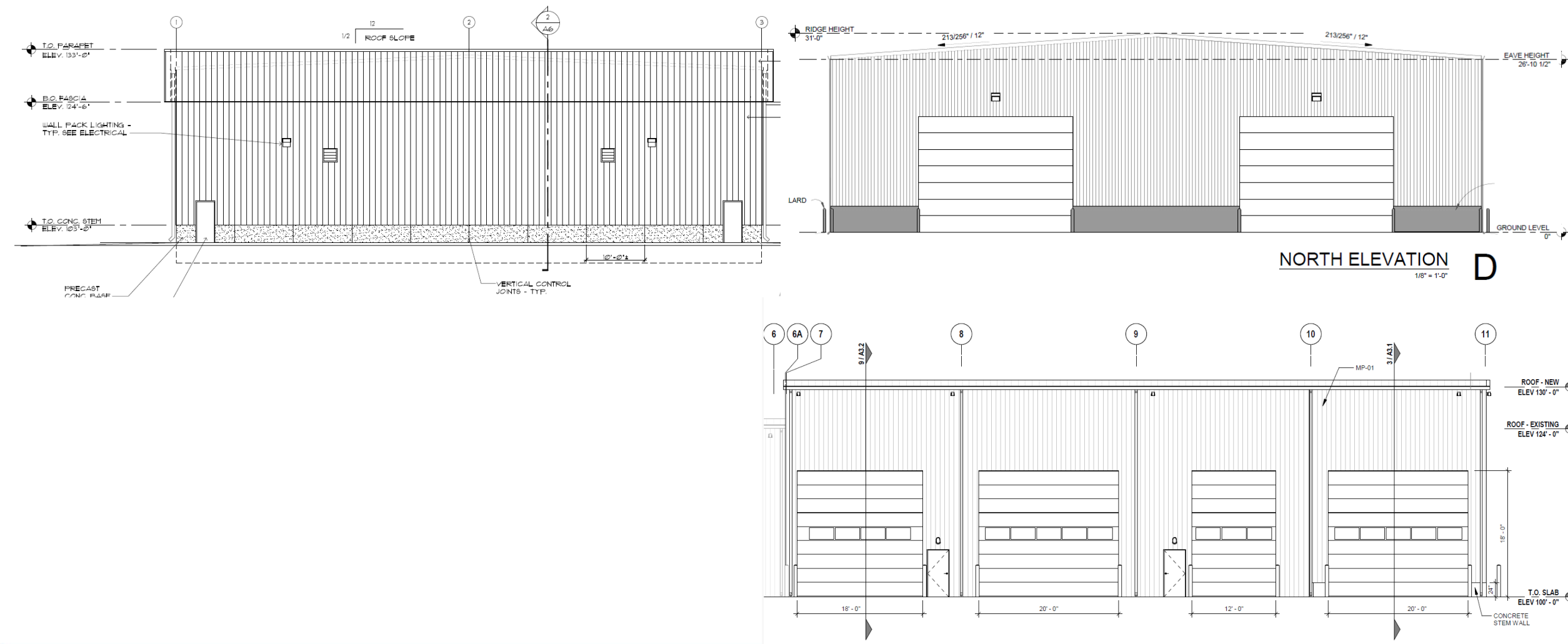
Outdoor Storage as an Accessory Use: Outdoor storage associated with a permitted principal use shall occupy an area on the site no greater than the site area of the building to which it is related. Additionally, when located along a lot line adjoining a visible public street or in a yard that abuts a residential use or mixed use zoning district, outdoor storage shall be screened from public view by a solid, opaque screen, fence or sight-prohibitive landscaping of not less than six feet in height. If storage is adjacent to driveways or intersections, screening may be reduced to comply with sight distance triangles, as provided in TMC [12.20.020](#).



- (1) Building Setbacks. A minimum setback of 20 feet from public street rights-of-way for SE Monroe Street, SE 15th Street, and SE 17th Street shall be provided for all principal and accessory structures.
- (2) Building Height limited to 32 feet.
- (3) Open Storage. Any open storage visible from the street or adjacent to residential uses shall be screened to substantially reduce visual impact by fencing, landscaping, or other appropriate means.
- (4) Fences. No fence or freestanding wall greater than four feet in height may be constructed within 20 feet of the public right-of-way for SE Monroe Street, SE 15th Street, and SE 17th Street except on parcels on which an existing principal building is located 20 feet or less from said right-of-way, in which case said fence shall be located no closer to the street right-of-way than the principal building. Decorative open fences, constructed of metal, masonry, or similar material, greater than four feet in height may be permitted by the Planning Director upon review of the site and fence plans. Other fences may be permitted by the Planning Director
- (5) Free-standing Signs. Free-standing signs shall have a solid base equal to or greater in width than 80% of the widest part of the sign and shall not exceed a height of 10 feet and sign area of 60 square feet. Electronic message centers may be contained within a free-standing sign but the area of the electronic message center portion of the sign shall not exceed 32 square feet. Billboard signs as defined by section 8.10.180 are not permitted.



Height Examples – New Construction



- (1) Building Height limited to 32 feet.
- (2) New construction and house additions shall be of an architectural design compatible with the existing principal building. (i.e. roofs, building orientation, garages face alley and not street, etc.)
- (3) The form and materials of accessory buildings shall be architecturally compatible with principal building unless located to be invisible from the public street.
- (4) Accessory buildings shall be no closer to front property line than the principal building.
- (5) For sites with alley access, vehicular access shall be from the alley and not from the street.



What questions do you have for us?

