

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

Based upon the action requested below, the City of Topeka Planning Division is requiring the listed applicant and property owner to hold a neighborhood information meeting prior to the Planning Commission public hearing:

Wednesday, June 25, 2025 at 5:30 PM

Zoom Meeting:

<https://us02web.zoom.us/j/81842035003?pwd=ww19bzJLX9IHtaqNSCBChVUUgXz4y.1>

Meeting ID: 818 4203 5003

Passcode: 070709

You have been identified as an owner of record within 500 ft. city boundary / 1000 ft. county boundary of this project. The public is invited to attend this meeting to find out more details from the applicant and to have an opportunity to ask questions.

Project Information

Case # PUD25/08 – Major amendment No. 3 for Blackburn Subdivision

Action Requested: Requesting to amend the Master “PUD” Planned Unit Development located at 4100 SW 40th Street to incorporate a 1.68 acre tract of land directly south, changing its zoning from “RR-1” Residential Reserve District to PUD with C-4 Commercial District use.

Name of Property Owner: Weedzero LLC

Name of Applicant Representative: Travis Haizlip, CFS Engineers

Location of Development: 4100 SW 40th Street , Topeka, KS 66610

Scope of Project: Allow the development of future commercial retail, office, and storage on the 1.68 acre parcel.

Comprehensive Plan Designation: “*Urban Growth Area Residential*” – Land Use and Growth Management Plan 2040

Council District: District # 7 – Neil Dobler

Planning Commission Public Hearing: Monday, July 21, 2025 located in the City Council Chambers, Municipal Building, 2nd Floor, 8th and Monroe Streets, Topeka, Kansas. Signage is posted on the property indicating date of public hearing. View the public hearing livestreamed from the Planning Commission meeting page at www.topekaspeaks.org.

Prior to the Planning Commission meeting, questions and/or comments may be submitted through TopekaSpeaks.org or to the case planner listed below.

Planning staff contact:

William Sharp, Planner II

City of Topeka Planning & Development Department

620 SE Madison St, 3rd Floor, Topeka KS 66607 785-368-3011 or wjsharp@topeka.org

A map of Topeka, Kansas, illustrating city limits and a specific study area. The city limits are outlined in red. A black circle with a radius of 1000 feet is centered on a hatched rectangular area located between SW Gage Blvd and SW Moundview Dr. A smaller 500-foot buffer is indicated by a dashed line around the hatched area. Various streets are labeled, including SW Summerfield Dr, SW Moundview Ct, SW Rose Hill St, SW Moundview Dr, SW Klowia St, SW Mission Ave, SW Atwood Ave, SW 38th Ter, SW 38th Ln, SW 39th St, SW 39th Ter, SW Colly Creek Dr, SW 40th St, SW 40th Ter, SW 42nd St, SW 43rd St, and SW Colly Creek Ct. The map also shows a river and some green spaces.

City Limits

1000

500

TOPEKA

SW SUMMERFIELD DR

SW MOUNDVIEW CT

SW ROSE HILL ST

SW MOUNDVIEW DR

SW KLOWIA ST

SW MISSION AVE

SW ATWOOD AVE

SW 38TH TER

SW 38TH LN

SW 39TH ST

SW 39TH TER

SW COLLY CREEK DR

SW 40TH ST

SW 40TH TER

SW GAGE BLVD

SW MOUNDVIEW DR

SW 42ND ST

SW 43RD ST

SW COLLY CREEK CT

City Limits

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Notification Buffer

