

## **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:

**Thursday, May 29th, at 5:30 PM**

**Community Resource Council, 455 SE Golf Park Blvd  
Media Room 1**

*If you want information but cannot attend the meeting, please contact  
Paul Turner in the City of Topeka Planning Department  
[pturner@topeka.org](mailto:pturner@topeka.org) or 785-368-3013*

You have been identified as an owner of record within **500'** of the project boundary of this project, or a City-registered neighborhood organization within a ½ mile. The public is invited to attend this meeting to find out more details from the applicant and to have an opportunity to ask questions.

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### **Project Information**

**Case #** Z25/04– Rezoning

**Action Requested:** Rezone from "M-1" Two-Family Dwelling District and "M-2" Multiple-Family Dwelling District to "C-2" Commercial District.

**Name of Applicant:** Nael Mashal, Abraham Real Estate LLC

**Location of Development:** NE corner of the intersection of SE 21<sup>st</sup> street and SE Adams St

**Existing Zoning:** "M-1" Two-Family Dwelling District and "M-2" Multiple-Family Dwelling District

**Proposed Zoning:** "C-2" Commercial District

**Comprehensive Plan Designation:** "Residential Medium/High Density"

**Council District:** District # 3 - Council Member Sylvia Ortiz

**Planning Commission Public Hearing:** *Tentative* – Monday, June 16, 2025, and anticipated to be held in the City Council Chambers, 214 SE 8<sup>th</sup> Street, 2<sup>nd</sup> Floor. Signage will be posted on the property indicating date of public hearing. View the public hearing livestreamed from the Planning Commission meeting page at [www.topekaspeaks.org](http://www.topekaspeaks.org). Prior to the Planning Commission meeting, questions and/or comments may be submitted through TopekaSpeaks.org.

**Planning staff contact: Paul Turner**

**[pturner@topeka.org](mailto:pturner@topeka.org) or 785-368-3013**

City of Topeka Planning & Development Department | Planning Division  
620 SE Madison St, 3<sup>rd</sup> Floor, Topeka KS 66607 | 785.368.3728 or [planning@topeka.org](mailto:planning@topeka.org)

## Z25/04 SE 21st and Adams - Vicinity Notification Map



Z25/04 by Abraham Real Estate LLC, requesting to amend the district zoning map on approximately 3.2 acres of property at the intersection of SE 21st St and SE Adams St from "M-1" Two-Family Dwelling District and "M-2" Multiple-Family Dwelling District **to** "C-2" Commercial District.