

IV. LAND USE PLAN

The Land Use Plan is intended as a conceptual guide for future land use development of the neighborhood that embodies the goals and guiding principles for Historic North Topeka and that builds upon the revitalization concepts and urban design framework as put forth in the Plan. This section describes the primary land use categories as depicted on Map #10.

A. LAND USE PLAN CATEGORIES

The following recommended land uses, zoning districts, and densities are proposed as the “maximum allowed” and does not preclude lower intensity land uses, zoning districts, or densities from being appropriate. *The recommended densities are defined for “gross areas” and not on a per lot basis.*

Residential – Low Density (Traditional): This category comprises blocks where the highest concentrations of cohesive single-family uses exist without a significant mixing of two/multiple-family or non-residential uses. The “traditional” designation refers to a primarily single-family district consisting of traditional neighborhood design elements, such as higher densities, frame or “stick-built” houses with porches, historic architectural styles, street and alley systems, narrower lot frontages, and a pedestrian-friendly environment in proximity to schools, shopping, parks, etc. that predominated neighborhood development prior to World War II. These areas were originally developed as part of a traditional single-family neighborhood and have realistic potential to sustain this as the predominate character. Non-traditional elements such as “ranch-style” lot layouts and mobile homes/parks are not conducive to retaining the integrity of the area’s desired character and should be prohibited. New single-family in-fill development may use attached or “townhouse” design units to achieve a higher density within the Focus Area.

Primary Uses: Single-family dwellings (detached, attached)

Zoning Districts: “R-2,3” (Single Family)

Density/Intensity: 5-7 dwelling units/acre

Residential – Low Density: This category comprises blocks where the highest concentrations of cohesive single-family uses exist without a significant mixing of two/multiple-family or non-residential uses. This designation recommends a more “non-traditional” character is appropriate since much of the area either was not originally developed as part of a traditional single-family neighborhood, or it lacks a realistic potential to sustain this predominate character. Major sections of the district lack sufficient densities, sidewalks, curbs, gutters, alley systems, historic architectural styles or building types. Mobile home (i.e., less than 22’ wide not on foundations) development should only be encouraged within land lease developments and not on single lots.

Primary Uses: *Single-family dwellings (detached, land-lease developments)*

Zoning Districts: *“R-2” (Single Family)*

Density/Intensity: *4 dwelling units/acre*

Mixed Use – Low Intensity: This designation is recommended for those areas that either may not display a cohesive single-use environment, may not exhibit a desirous pattern for future development, have large tracts of open or vacant land, and/or that are adjacent to or within stable low density residential districts. A variety of uses can be found within these areas ranging from contractor storage yards, office buildings, retail establishments, and single-family dwellings. The objective of this designation is to buffer adjacent single-family residential districts by limiting the intensity of the uses and managing their compatibility. Therefore, the neighborhood will be protected from negative impacts – traffic, noise, light, drainage, visual, etc. – associated with medium-to-high intensity level of uses such as salvage yards, manufacturing activities, communication towers, multiple-family dwellings, and automotive service repair shops. New light and heavy industrial uses are prohibited. A new mixed-use zoning district is recommended to implement this category which should include site plan review requirements and performance standards to ensure compatibility with adjacent uses and neighborhood character.

Primary Uses: *Mixed*

Zoning Districts: *HNT-1 (Historic North Topeka – Low Intensity); no higher than C-2*

Performance Standards: *Yes*

Density/Intensity: *5-7 units/acre, low*

Mixed Use – Medium Intensity: This designation is recommended for those areas that may not display a cohesive single-use environment, may not exhibit a desirous pattern for future development, have large tracts of open or vacant land, and that are transitioning from heavier industrial-type areas. The objective of this designation is to promote development or redevelopment of medium intensity non-residential uses in the area while mitigating site-related impacts that affect more viable, cohesive, and stable residential use districts (e.g., new light industrial uses or highly intensive commercial uses should meet a set of performance standards). New heavy industrial uses are prohibited. A new mixed-use zoning district is recommended to implement this category which should include site plan review requirements and performance standards to ensure compatibility with adjacent uses and neighborhood character.

Primary Uses: *Mixed*

Zoning Districts: *HNT-2 (Historic North Topeka – Medium Intensity)*

Performance Standards: *Yes*

Density/Intensity: *5-7 units/acre, low*

Mixed Use – North Crossings: The objective of this designation is to promote quality development and redevelopment in and around the Great Overland Station, Kansas Avenue business district, and Kansas River waterfront by:

- Improving the area as a 24-hour destination for positive urban cultural, entertainment, community, and residential experiences that highlight the historic origins of Topeka’s waterway and railways;
- Redeveloping vacant and under-utilized properties through encouraging appropriately scaled in-fill development;
- Encouraging retention and attraction of businesses, workplaces and residences through adaptive reuse and rehabilitation of existing buildings;
- Improving the quality of urban design in the area and on individual parcels;



Encouraging a variety of uses such as restaurants, cafes, artist galleries, loft dwelling units, brew pubs, museums, theatres, produce markets, and other types of artisan work spaces is envisioned for the area. Higher density residential development should also be accommodated. New or expansion of light

industrial-type uses may be appropriate if found to be consistent with the goals, objectives, and principles of this designation and Plan. A new mixed-use zoning district is recommended to implement this category which should include site plan review requirements and performance standards to ensure compatibility with adjacent uses and desired character.

Primary Uses: *Mixed – commercial retail/service and residential, open space, and public facilities*

Zoning Districts: *HNT-3 (Historic North Topeka – North Crossings)*

Performance Standards: *Yes*

Density/Intensity: *8-20 units/acre, medium-high*

Industrial: The purpose of this designation is to concentrate heavy industrial-type uses into districts as far removed from viable residential areas as possible. These areas are more conducive to industrial development due to their proximity to the Union Pacific rail lines, existing heavy-industrial uses, and access to routes that bypass residential neighborhoods.

Primary Uses: *light, heavy industrial*

Zoning Districts: "I-1" (Light Industrial), "I-2" (Heavy Industrial)
Density/Intensity: High

Open Space: This category designates several existing green space uses – Garfield Park, Charles Curtis Greenway and Family Cemetery, McKinley Park – as well as several potential new green space uses to accommodate passive and recreational activities. This designation is applied to hard-to-develop, underutilized, or vacant “spaces” needed to preserve focal points, gateways, view sheds, natural drainage systems, trail development, nature preserves and buffering requirements.

Primary Uses: park, open space, trails, floodways

Zoning Districts: "R-1,2" (Single-Family), new open space district

Density/Intensity: Very Low

