



# TOPEKA HOUSING DEVELOPMENT PRELIMINARY CONCEPT

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**MKM**

**architecture + design**

for living.



# HOUSING TYPOLOGIES



Over the next five years, Llagrange County could support 325-475 new housing units with stronger neighborhoods for all ages.

## Predevelopment Analysis

Capture of Annual Market Potential  
Town of Topeka: 16 to 22 New Units per Year Over the Next Five Years.

- *Rental Apartments:* 10 to 13 units
- *For-Sale Detached Houses:* 6 to 9 units

## Optimum Market Position for New Neighborhood

- *Rental Apartments:* \$725 to \$1,400 per month at 600 to 1,250 sq. ft.
- *Detached Houses:* \$175,000 to \$225,000 at 1,250 to 1,650 sq. ft

## Target Market Households

- *Traditional & Non-Traditional Families:* 47%
- *Younger Singles & Couples:* 36%
- *Empty Nesters and Retirees:* 17%

# HOUSING TYPOLOGIES



## *Housing Types*

The proposed development concept utilizes four distinct house types to phase the project and create diversity within the neighborhood.

**1. Family Homes:** Conventional detached single-family homes (1,800-2,500 SF, 2-car garage, fenced backyard, etc.) with variations to unit design to accommodate duplex villas.

**2. Duplex Villas:** Family homes (2,000 SF, 2-car garage) with rear-porches.

**3. Cottage Homes:** Larger lots to support larger homes (2,000-4,000 SF) and additional amenities (3-car garage, pools, ADU's, etc.) surrounding retention pond and walking trails.

**4. Pocket Neighborhood:** Smaller homes (1,500-1,900 SF) with front porch access to shared commons area (with the ability to be managed as a villa).



# HOUSING TYPOLOGIES

## FAMILY HOMES





# HOUSING TYPOLOGIES

## ESTATE POND HOMES







# HOUSING TYPOLOGIES

## POCKET NEIGHBORHOOD HOMIES





# HOUSING TYPOLOGIES

## POCKET NEIGHBORHOOD HOME





# HOUSING TYPOLOGIES

## POCKET NEIGHBORHOOD HOMES



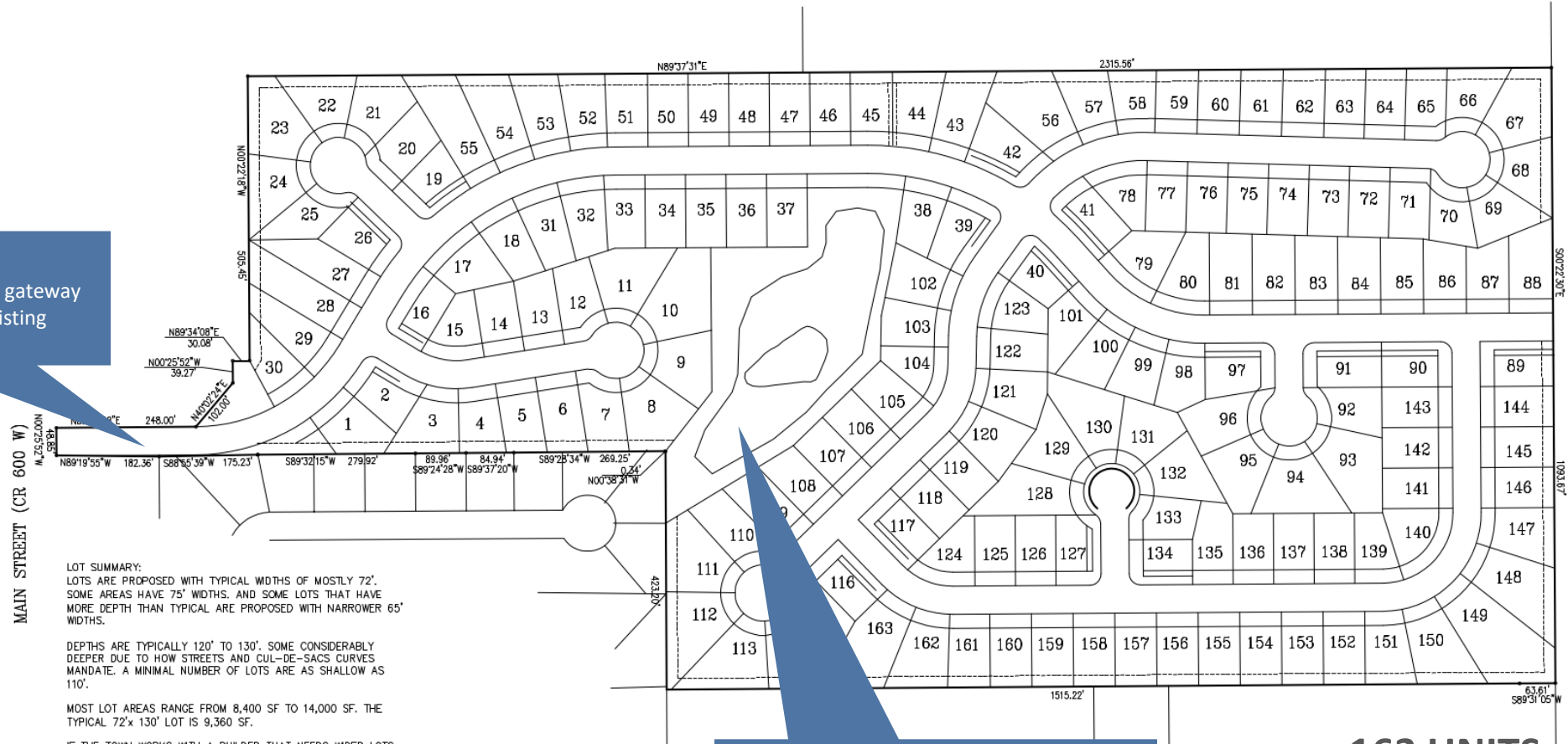
1,320 SF (2-bed, 2-bath) villa with garage



# DEVELOPMENT CONCEPT



**Development Entry**  
Main entry from the west provides gateway into development and access to existing utilities.



**LOT SUMMARY:**  
LOTS ARE PROPOSED WITH TYPICAL WIDTHS OF MOSTLY 72'. SOME AREAS HAVE 75' WIDTHS, AND SOME LOTS THAT HAVE MORE DEPTH THAN TYPICAL ARE PROPOSED WITH NARROWER 65' WIDTHS.

DEPTHS ARE TYPICALLY 120' TO 130'. SOME CONSIDERABLY DEEPER DUE TO HOW STREETS AND CUL-DE-SACS CURVES MANDATE. A MINIMAL NUMBER OF LOTS ARE AS SHALLOW AS 110'.

MOST LOT AREAS RANGE FROM 8,400 SF TO 14,000 SF. THE TYPICAL 72'x 130' LOT IS 9,360 SF.

IF THE TOWN WORKS WITH A BUILDER THAT NEEDS WIDER LOTS, THE FOLLOWING IS AN ESTIMATE OF LOT COUNTS THAT WOULD BE POSSIBLE FOR VARIOUS STANDARD WIDTHS:  
75': 150 TO 152 LOTS (13 FEWER)  
80': 140 TO 145 LOTS (23 FEWER)  
85': 132 TO 135 (31 FEWER)

FOR NON-RECTANGULAR LOTS HAVING SPECIFIC BUILDING PLANS CAN MAKE LAYING THE LOTS OUT MORE EFFICIENT, ESPECIALLY FOR CUL-DE-SAC LOTS AND LOTS ON CURVED STREETS THE BUILDING STAGGERS IN FRONT AND BACK CAN MAKE A BIG DIFFERENCE IN WHERE A LOT NEEDS TO BE AT ITS WIDEST.

IF A BUILDER IS CHOSEN OR CONSIDERED AND THEY HAVE TYPICAL MODELS THAT THEY WOULD WANT TO ENSURE FIT ALL OR MOST LOTS, THE LAYOUT CAN BE REVIEWED AND ADJUSTED TO ACCOMMODATE SPECIFIC PLANS.

- SETBACKS PER ZONING DISTRICT U-1:
- 7' SIDERYARDS
  - 25' FRONT YARD SETBACK IS PROPOSED (EXCEEDS 15' MIN)
  - 15' ON SIDERYARD OF CORNER LOTS
  - 15' REAR YARD SETBACK

**Stormwater Detention**  
Existing topography has natural depression within central portion of the site.

**163 UNITS**

**GENERAL NOTES**

- A. A formal survey should be performed to fully understand the existing topography and utility access to the site. The recommendations made here are based of assumption made from site observation and basic GIS data.
- B. Utility access to the site (respective to proposed development phasing) needs to be confirmed and engineered.



# DEVELOPMENT CONCEPT



A main street curves through the site to provide a linear experience while maximizing the quantity of homes.

The site's stormwater can be retained and function as a central feature for the surrounding cottages.

Cul-de-sacs spur from the primary street to provide access to additional housing units (i.e., duplex villas)

- LEGEND**
- 1. DEVELOPMENT ENTRANCE
  - 2. CUL-DE-SAC CLUSTER
  - 3. MAIN STREET
  - 4. ESTATE POND HOMES
  - 5. WALKING TRAILS
  - 6. POND (WITH PIER)
  - 7. POCKET NEIGHBORHOOD COMMONS





# DEVELOPMENT CONCEPT



## PHASED PROJECT SCOPE

- 1. 20 Family Homes; 3 Duplex's; 3 Estate Homes = **29 Units**
- 2. 27 Family Homes; 12 Estate Homes; 2 Duplex's = **43 Units**
- 3. 35 Family Home; 3 Duplex's = **41 Units**
- 4. 16 Family Homes; 3 Duplexes; 16 Pocket Neighborhood Homes = **38 Units**

**TOTAL: 151 UNITS**



# DEVELOPMENT CONCEPT



## PHASE 1

NORTH

### Phases

- 1. 20 Family Homes; 3 Duplex's; 3 Estate Homes = **29 Units**
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# DEVELOPMENT CONCEPT



## PHASE 2

NORTH

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# DEVELOPMENT CONCEPT



## PHASE 3

NORTH

### Phases

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# DEVELOPMENT CONCEPT



## PHASE 4

NORTH

### Phases

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# DEVELOPMENT CONCEPT



- LEGEND**
- 1. WALKING PATH
  - 2. CUL-DE-SAC DUPLEX VILLAS
  - 3. FAMILY HOMES
  - 4. POCKET PARK COMMONS
  - 5. PLAYGROUND
  - 6. POND
  - 7. ESTATE HOMES
  - 8. MAIN INTERSECTION