

TOPEKA PLANNING COMMISSION

A G E N D A

Monday, October 19, 2015
6:00 P.M.

**214 East 8th Street
City Council Chambers, 2nd Floor
Municipal Building
Topeka, Kansas 66603**

Persons addressing the Planning Commission will be limited to four minutes of public address on a particular agenda item. Debate, questions/answer dialogue or discussion between Planning Commission members will not be counted towards the four minute time limitation. The Commission by affirmative vote of at least five members may extend the limitation an additional two minutes. The time limitation does not apply to the applicant's initial presentation.

Items on this agenda will be forwarded to the City Council for final consideration. The progress of the cases can be tracked at: http://www.topeka.org/planning/staff_assignment/tracker.pdf

All information forwarded to the City Council can be accessed via the internet on Thursday prior to the City Council meeting at: <http://public.agenda.topeka.org/meetings.aspx>



ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.

HEARING PROCEDURES

Welcome! Your attendance and participation in tonight's hearing is important and ensures a comprehensive scope of review. Each item appearing on the agenda will be considered by the City of Topeka Planning Commission in the following manner:

1. The Topeka Planning Staff will introduce each agenda item and present the staff report and recommendation. Commission members will then have an opportunity to ask questions of staff.
2. Chairperson will call for a presentation by the applicant followed by questions from the Commission.
3. Chairperson will then call for public comments. Each speaker must come to the podium and state his/her name. At the conclusion of each speaker's comments, the Commission will have the opportunity to ask questions.
4. The applicant will be given an opportunity to respond to the public comments.
5. Chairperson will close the public hearing at which time no further public comments will be received, unless Planning Commission members have specific questions about evidence already presented. Commission members will then discuss the proposal.
6. Chairperson will then call for a motion on the item, which may be cast in the affirmative or negative. Upon a second to the motion, the Chairperson will call for a role call vote. Commission members will vote yes, no or abstain.

Each item appearing on the agenda represents a potential change in the manner in which land may be used or developed. Significant to this process is public comment. Your cooperation and attention to the above noted hearing procedure will ensure an orderly meeting and afford an opportunity for all to participate. Please Be Respectful! Each person's testimony is important regardless of his or her position.

All questions and comments shall be directed to the Chairperson from the podium and not to the applicant, staff or audience.

Members of the Topeka Planning Commission

Kevin Beck
Rosa Cavazos
Scott Gales, Chair
Dennis Haugh
Nicholas Jefferson, Vice Chair
Carole Jordan
Patrick Woods

Topeka Planning Staff

Bill Fiander, AICP, Planning Director
Carlton O. Scroggins, AICP, Planner III
Dan Warner, AICP, Planner III
Mike Hall, AICP, Planner III
Tim Paris, Planner II
Dean W. Diediker, Planner II
Annie Driver, AICP, Planner II
Susan Hanzlik, AICP, Planner II
Taylor Ricketts, Planner I
Kris Wagers, Office Specialist

AGENDA
Topeka Planning Commission
Monday, October 19, 2015 at 6:00 P.M.

A. Roll call

B. Approval of Minutes – September 21, 2015

C. Communications to the Commission

1. Bikeways/Pedestrian Plan Update

**D. Declaration of conflict of interest/exparte communications
by members of the commission or staff**

E. Public Hearings

1. **CU 15/2 by Shawnee County Commissioners** requesting a Conditional Use Permit to construct a Recreation, Outdoor Type III complex (Aquatic Center with pools, slides and other pool related area and a parking lot) on 28.83 acres of a 233 acre property that is zoned "R-1" Single Family Dwelling District and located near the southwest intersection of SW 21st Street and SW Urish Road, behind the fire station. **(Driver)**

F. Discussion Items

G. Adjournment



CITY OF TOPEKA
TOPEKA PLANNING COMMISSION
M I N U T E S

Monday, September 21, 2015

6:00PM – Municipal Building, 214 SE 8th Street, 2nd floor Council Chambers

Members present: Scott Gales (Chair), Nicholas Jefferson (Vice-Chair), Kevin Beck, Rosa Cavazos, Dennis Haugh, Carole Jordan, Mike Lackey (7)

Members Absent: Dustin Crook, Patrick Woods (2)

Staff Present: Bill Fiander, Planning Director; Dan Warner, Planner III; Mike Hall, Planner III; Annie Driver, Planner II; Susan Hanzlik, Planner II; Kris Wagers, Office Specialist

A) Roll Call

7 Members present for a quorum

B) Approval of Minutes from August 17, 2015

Motion to approve as typed; moved by Mr. Lackey, second by Mr. Haugh. **APPROVED (7-0-0)**

C) Communications to the Commission – Mr. Fiander stated that this is the final meeting for Mr. Lackey and Mr. Crook as their terms expire the end of this month. A framed certificate, signed by Mayor Wolgast, was presented to Mr. Lackey in appreciation of service to the Topeka Planning Commission from September, 2009 – September, 2015, having serviced as Planning Commission Chairperson October 2010 – January 2013.

Mr. Lackey thanked Mr. Fiander, complimented Planning staff on their work, and stated that it has been his pleasure to serve for the past six years.

Mr. Gales thanked Mr. Lackey for his service, stating that his dedication and commitment serve as a definition of citizenship.

In his absence, Mr. Fiander thanked Mr. Crook for his service to the Topeka Planning Commission from September, 2012 – September, 2015 and stated that arrangements will be made to get his framed certificate, signed by Mayor Wolgast, to him.

D) Declaration of conflict of interest/exparte communications by members of the commission or staff

Mr. Beck stated that he has a conflict of interest with item E1 and will abstain from hearing/voting on that case.

Hearing no other declarations, Mr. Beck left the room as staff prepared to review item E1.

DRAFT

E) Public Hearings

1. **PUD04/9B Wood Valley Racquet Club Planned Unit Development by Genesis Health Clubs of Topeka, LLC & Kent B. Garlinghouse** requesting to amend the master plan for an existing Planned Unit Development (“C-2” Commercial use group) on 11.3 acres in order to construct additions to the racquet club building and the Cage Gymnastics building, and new associated off-street parking at 2909 SW 37th Street and 2925 SW 37th Street.
(Driver)

Ms. Annie Driver reviewed the staff report/information provided to the Commissioners, stating that staff recommends approval, subject to conditions within the staff report and based upon the applicant demonstrating compliance with the PUD during site development phase.

Mr. Gales invited questions from Commissioners. Hearing none, he invited the owner/representative to come forward to speak.

Mr. Martin Hanney (architect, 1726 S Hillside, Wichita, Kansas) came forward. He stated that they are looking to update the building, re-arranging the interior functions of the building, and expanding the program to meet more of what Genesis Health Clubs represents. Important to them is consolidating the entrances to the building as it is expensive to staff both entrances.

Mr. Hanney stated that Wood Valley’s solution to the parking that they’re now short would be to move the bicycle parking, allowing them to capture three additional spaces.

Mr. Hanney stated that the owner plans to implement the project in phases, the first being to renovate interior/consolidate two locker rooms. Subsequent phases will add a gymnasium and renovate tennis courts. Final phase will be an indoor lap pool.

Mr. Lackey asked where they were at in the permits process. Mr. Mark Boyd of Schmidt, Beck & Boyd came forward and stated that permits have been discussed with DWR for flood plain fill; DWR seemingly has no issues with the proposals; the permit application is in the review process. He added that they’ve been through the Shunga Drainage District and they’ve signed off on the proposed improvements.

Mr. Gales stated that the Public Hearing was open. With nobody coming forward, the Public Hearing was closed.

With no additional questions or comments, Mr. Lackey moved to approve the request subject to staff recommendations. Second by Ms. Jordan. **APPROVAL 6-0-1** with Mr. Beck abstaining.

Upon completion of the vote, Mr. Beck returned to the room.

Mr. Gales stated that he had been made aware of a conflict of interest with the next case to be heard, so he excused himself, naming Mr. Jefferson Chair in his absence. Mr. Gales left

the room.

2. **Z02/7B Brewster Place Planned Unit Development by The Congregational Home dba Brewster Place, A Kansas Not for Profit Corporation, David Beck, President & CEO** requesting to amend the master plan and expand the boundary of the existing Planned Unit Development (“M-2” Multiple Family Dwelling District use group) to include an additional 1.5 acres of property currently zoned “R-1” Single Family Dwelling District, located along the east side of SW Lincoln Street between SW 29th Street and SW 31st Street. **(Driver)**

Ms. Annie Driver reviewed the staff report/information provided to the Commissioners, stating that staff recommends approval, subject to conditions within the staff report and based upon the applicant demonstrating compliance with the PUD plan during site plan review.

Ms. Angela Sharp of Bartlett & West Engineers came forward representing the applicants. She stated that Ms. Angela Dailey, COO for Brewster Place, was also in attendance and available for questions.

Ms. Sharp stated that Brewster Place is recognized as one of the premier elder-care facilities in our community and added that at the Neighborhood Information Meeting, neighbors expressed support.

Mr. Lackey asked regarding the timeline for completion. Ms. Sharp stated that the maintenance building would be the first project and would hopefully be designed and underway yet this year. The villas would have a longer timeline as they are still deciding on the best configuration.

Mr. Haugh asked for clarification as to whether the existing site is greenspace. Ms. Sharp stated that one spot is unoccupied and there are two existing single-family residences that will be raised. There will be no increase in impervious area for stormwater calculations, but there is a requirement for stormwater quality treatment that will be done at the siteplan phase. She added that there is currently some localized flooding on Lincoln, and they will review that during siteplan phase.

Mr. Jefferson opened the Public Meeting. With nobody coming forward, the Public Hearing was closed.

With no additional questions, Mr. Lackey moved to approve the request subject to staff recommendations. Second by Mr. Beck. **APPROVAL 6-0-1** with Mr. Gales abstaining.

Upon completion of the vote, Mr. Gales returned to the room as resumed his responsibilities as Chair.

3. **Z15/6 By: FOSTER, RUTH E & ROSS, CONNIE S.** requesting to amend the district zoning classification from “R-1” Single Family Dwelling District **TO** “O&I-2” Office and Institutional District on vacant property located approximately 2,200 ft. east of

SW Wanamaker Road along the south side of SW Huntoon Street (5800 block of SW Huntoon) **(Hall)**

Mr. Hall reviewed the staff report/information provided to the Commissioners, stating that staff recommends approval.

Mr. Kevin Holland of Cook, Flatt & Strobel came forward representing the applicants. He reiterated to the Commissioners that this is a zoning case, meaning that any development will necessarily come back to the Planning Commission for a plat.

Mr. Lackey asked about the pond on the property and whether the whole property drains into it. Mr. Holland stated that from a development standing, he would probably recommend trying to keep the buffer to the south and build as close to Huntoon as possible. He added that from a detention standpoint, he would defer to Ms. Jennifer Harrell (COT, Engineering) when developing/platting. Mr. Gales stated that current existing issues would generally be alleviated by improvements required with the development of the site.

Mr. Gales stated that the Public Hearing was open. With nobody coming forward, the Public Hearing was closed.

Mr. Beck stated that he agrees with staff; based on surrounding properties and zoning, it makes sense to re-zone the property to O&I-2. Mr. Gales stated that he agrees.

Motion to approve zoning change from R-1 to O&I-2 was made by Mr. Haugh; second by Mr. Jefferson. **APPROVED 7-0-0.**

F) Hi-Crest Neighborhood Plan Review for October Planning Commission Public Hearing

Mr. Fiander provided an overview/update of the Plan, stating that it would come before the Commission for a vote of approval at the October of November 2015 Planning Commission meeting.

G) Adjournment at 7:03 PM

CONDITIONAL USE PERMIT REPORT

TOPEKA PLANNING DEPARTMENT

CASE NO: CU15/2

By: Shawnee County Commissioners

PROPOSAL: A request for a Conditional Use Permit "CUP" to allow "*Outdoor Recreation, Type III*" on property zoned "R-1" Single-Family Dwelling District.

LOCATION: A 28.33 acre portion of a 233 acre County property located along the west side of SW Urish Road between SW 21st and SW 28th Streets.

PRESENT USE: Undeveloped

PROPOSED USE: A 71,079 sq. ft. public aquatics facility including pools, slides, pool deck, and green space areas. 295 off-street parking stalls, five school bus parking stalls, and 18 bicycle parking stalls are proposed.

CHARACTER OF NEIGHBORHOOD: The subject property is located at the intersection SW Urish Road and SW 21st Street (minor arterials). The surrounding area is residential in character and comprised of single-family residences, assisted living housing, and duplexes. A neighborhood retail center lies at the northwest corner of SW Urish and SW 21st Street. A bank and undeveloped commercial and office properties are located at the southeast corner of the intersection. A public golf course borders the property to the south.

ZONING CLASSIFICATION AND USE OF SURROUNDING PROPERTIES:

	ZONING CLASSIFICATION	PRESENT LAND USE
North:	"RR-1" Residential Reserve District "R-1" Single-Family Dwelling District	Single family residences City Fire Station
South:	"R-1" Single-Family Dwelling District	County golf course (Not included in CUP- County property)
West:	"R-1" Single-Family Dwelling District	Undeveloped; maintenance building (Not included in CUP – County property)
East:	"C-2" Commercial; "O&I-2" Office & Institutional; "R-1" Single-Family Dwelling District	Bank; undeveloped

STANDARDS FOR EVALUATION: In considering an application for a conditional use permit, the Planning Commission and Governing Body will review the request following standards in Topeka Municipal Code Section 18.245(4)(ix) in order to protect the integrity and character of the zoning district in which the proposed use is located and to minimize adverse effects on surrounding properties and neighborhood. In addition, all conditional use permit applications are evaluated in accordance with the standards established in the Section 18.215.030.

1. **The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies:** This area is designated “*Parks, Open Space and Recreation*” in the Topeka Land Use and Growth Management Plan (2040), which is characterized as “. . . *areas intended for public and private parks, golf courses, trails, and recreational fields*” (Pg. 44). The use of the property for outdoor recreation is consistent with this designation in the Comprehensive Plan. The LUGMP (2040) designates the intersection of SW 21st and SW Urish as a small “*Mixed Use Node*”. The plan categorizes these areas as “. . . *major intersections that exhibit two or fewer corners . . . developed in a commercial manner. The non-commercial corners may have residential or office uses that demonstrate the mixed use nature of the intersection . . . shows the intent that these corners develop in a non-commercial manner*” (Pg. 47). The zoning of the intersection is for higher intensity commercial uses at two of the four corners and this is consistent with the area’s “*Mixed Use Node*” designation in the plan. The development of outdoor recreation uses at this remaining corner allows an appropriate pattern of development for intersections designated “*Mixed Use Nodes*”.

Development of the subject property is consistent with policies of the LUGMP (2040) for Tier 1 of the *Urban Growth Area*. These policies encourage infill and revitalization in areas where there is already adequate infrastructure, either built or planned. Following these principles, the subject property is inside the city limits (Tier 1) and surrounded mostly by urbanized, single family development. Capital Improvement Plan (CIP) projects are scheduled to improve to urban standards SW 21st (Urish – Indian Hills) in 2016 as a City project and SW Urish (21st – 17th) in 2017 as a County project (including sidewalks). The primary missing piece of urban infrastructure within this area is SW Urish Road, south of the property’s access opening where it tapers to two-lanes until it reaches SW 29th Street. However, SW Urish Road is essentially close to capacity now without the aquatic center. Contrary to current policy, development was approved prior to the transportation infrastructure being in place. For the segment of Urish between 21st and 29th, the City is now responsible for widening SW Urish Road to urban arterial standards through to SW 29th Street.

For the above mentioned reasons, the proposal is consistent with the land use policies and principles of the Comprehensive Plan

2. **The character of the neighborhood including but not limited to: land use, zoning, density, architectural style, building materials, height, structural mass, siting, open space and floor-to area ratio:** The character of the neighborhood is residential with a small neighborhood retail center at the northwest corner of the intersection of 21st and Urish. The southeast intersection corner is zoned for future neighborhood commercial (“C-2”), office (“O&I-2”), and single family residential (R-1) uses. A public golf course is located on the Shawnee County property to the south of the Aquatic Center site (“R-1”). The use of the

property for an outdoor recreation aquatics facility is compatible with surrounding land uses and zoning. The CUP site plan demonstrates similar building setbacks (30 ft.) as surrounding residential properties. The maximum height of any structure in the CUP (35 ft.) is no greater than what is allowed in the “R-1” District (“42 ft.” maximum). Further, the CUP site plan proposes a 20 ft. landscape buffer along SW Urish Road and SW 21st Street.

3. **The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning and uses:** The surrounding zoning is residential and used for either residential purposes (single-family; assisted living) or as a County-operated public golf course. Surrounding properties at the intersection are zoned for more intense commercial or office uses. The use of the subject property for an aquatic center is compatible and in harmony with adjacent County operated golf course and surrounding land uses. The CUP provides a sidewalk connection from the Aquatic Center to SW Urish Road. Additionally, staff recommends the CUP provide a sidewalk connection to SW 21st. These interior sidewalks will integrate the aquatics center with surrounding land uses and residential neighborhoods once sidewalks along the arterial streets are extended.
4. **The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations:** The subject property is still suitable as restricted under the current zoning classification for the “R-1” District. This district allows by-right public and private parks, schools, community centers, golf courses, open spaces, campgrounds, RV parks, and other less intensive outdoor recreation uses (i.e. tennis courts, basketball courts, horseshoes, shuffleboard). The CUP will allow the use of the property for a more active outdoor recreation use that is used four months out of a year. As a conditional use, the aquatics center is consistent with outdoor recreational uses to which the property has been restricted.
5. **The length of time the property has remained vacant as zoned:** The property was annexed into the City in 1986 and has remained zoned for residential since this time. The property has remained undeveloped as far back as 1942 (earliest aerial maps) and has remained owned by the County. This restricts its viability for single-family residential land uses.
6. **The extent to which the approval of the application would detrimentally affect nearby properties:** As conditioned, the proposed use is not anticipated to have a detrimental effect upon nearby properties. The use of the subject property for recreation and its impacts on residential is limited by the fact this is not a permanent year-round operation and the peak hour traffic to and from the site will occur during off-peak hours. The CUP indicates any lighting is full cut-off and downward directed. Additionally, all lighting shall not exceed three foot-candles at the lot line, as required by off-street parking lot requirements.
7. **The extent to which the proposed use would substantially harm the value of nearby properties:** With the implementation of the staff recommendations and conditions, the values of nearby properties should not suffer harmful effects. Alternatively, improving the undeveloped site with a community park-like use and aquatic center is expected to have a positive impact on property values in surrounding neighborhood.

8. **The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property:** The key issues related to this project are potential traffic impacts of the project on SW 21st and SW Urish. The project required a Traffic Impact Study (TIS) completed by a licensed professional and reviewed by the City's Traffic Engineer. Based on the recommendations in this study, no additional street improvements are required for SW Urish Road for this project. The location of the access opening on SW Urish is acceptable. The aquatics center itself is an off-peak hour use and operates four months maximum per year, which will have a significantly lesser impact on the road network than a use with comparable traffic volumes. For these reasons the transportation infrastructure is adequate to serve the proposed aquatics center.

The findings and conclusions are below:

- **SW 21st Street** - SW 21st Street, a minor arterial, is proposed in the City's Capital Improvement Plan (CIP) for expansion to three-lanes (including sidewalks) from Urish to Indian Hills in 2016. The capacity of a three-lane arterial street is 11,000 - 13,000 ADT. KDOT 2010 data indicates SW 21st Street carries 7,500 vehicles per day (*KDOT traffic counts were not taken along SW 21st at Urish in 2014*). The scope of the TIS did not look at SW 21st Street because driveway access is not proposed from 21st Street due to the stream buffer limitations constraining development of the site.
- **SW Urish Road** – The development proposes access off Urish Road, a minor arterial, at the point the street is five lanes. Five-lane arterial streets carry a maximum of 20,000 trips per day. Urish Road's center lane does end approximately 320 ft. south of the proposed access opening where it becomes a two-lane ditch section road. The capacity of a two-lane arterial street is 8,000 - 11,000 trips per day. Urish Road between 21st and 29th is not included in the City's CIP. Urish currently carries 10,700 vehicles per day (*KDOT – 2014 traffic counts*). The applicant's TIS projects 681 average week day trips and 873 average Saturday daily trips will be added to Urish and sixty percent of traffic to the site will come from the south. Based on this, there will be a need to increase lane width of Urish in the future, which is the responsibility of the City. This project pushes Urish at or over capacity, but the bulk of the trips are during off-peak hours and four months per year.
- **Access** –The property's access drive on Urish is located approximately 455 ft. south of the center line of SW 21st Street and aligns with the access opening for Silver Lake Bank. This satisfies City street design criteria for location and spacing along minor arterials. The location also satisfies the TIS criteria that warrants a left turn deceleration lane along Urish. The intersection improvements to 21st/Urish in 2008 already included a two-way left turn lane approximately 740 ft. past the intersection that is proposed as this left turn deceleration lane.
- **Parking** – Staff finds the proposed parking to be sufficient. There appears to be little or no risk of overflow parking affecting neighboring residents. The CUP provides 295 stalls

on-site plus an area designated to accommodate 61 stalls. The following is a comparison of County-operated aquatics facilities and parking as allowed pursuant with the City’s off – street parking requirements for “Amusement Parks” (closest comparable use). “Amusement Parks” are considered a more intensive, commercial activity than the proposed aquatics center.

Facility	Recreation	Stalls required per Code (1/200 usable space)	Stalls proposed	% of stalls provided
Blaisdell	60,000	300	171	57%
Hillcrest	21,500	108	81	75%
Garfield	17,000	85	78	92%
Oakland	15,650	78	183	234%
Rossville	23,000	115	75	65%
Shawnee North	102,000	510	213	42%
Proposed Center	71,079	355	295*	83%

*Not including area shown on CUP site plan for 61 “future” parking stalls.

Based on the above analysis, the 295 stalls that are proposed on the CUP are sufficient for the nature of this use. The Planning Director has approved a 25% administrative variance to the parking requirement provided an area is set aside for 61 future parking stalls and after considering provisions that are planned for other modes of transportation.

- **Multimodal issues** – The applicant has made accommodations in the parking lot design for five school bus parking stalls and bicycle parking. The applicant and Topeka Metro are in discussions to extend a bus route to this site. One negative impact is that Urish Road does not currently support bike and pedestrian traffic to the site from the south, which may alternatively affect how residents from nearby neighborhoods travel to the site. The project does provide internal sidewalk connections with Urish and staff is recommending a connection with 21st Street. The CIP project for SW 21st Street will include a sidewalk through to Indian Hills.
9. **The extent to which the proposed use would create excessive air pollution, water pollution, noise pollution or other environmental harm:** There are no harms anticipated any greater than could occur under the present “R-1” zoning. The project will comply with the City stormwater quality and quantity regulations. There is a detention basin proposed south of the parking lots that will hold increased runoff and release it a rate no greater than the two-year through 100- year flood events so as to not create a negative impact downstream. The CUP proposes a mixture of native prairie grasses that will function as stormwater quality best management practices to filter pollutants. The site slopes to the southwest from the northeast. The noise impact from the site will be minimal since the closest “developed” residential properties are 1,000 ft. to the east and 2,000 ft. to the west. The CUP indicates: “*Maximum hours of operation for this facility shall be 9:00 am to 10:00 pm.*”

10. **The economic impact of the proposed use on the community:** A positive economic impact to the community is anticipated from the development of the property for a use that is beneficial to the entire community.
11. **The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application:** The relative gain to the public health, safety, and welfare is significant since the property is currently undeveloped and has remained as such since 1942. The hardship upon the individual landowner is significant since the landowner already owns subject property, which they considered suitable for the needs of an aquatic center. Denial of the application would add an increased expense to the applicant to locate and purchase another suitable site.

COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:

Minimum Lot Area: **Compliant.**

Setbacks: **Compliant** – “R-1” requires 30 ft. setbacks.

Platting: **Not platted** - A minor plat is under review for Saylor Addition Subdivision. The plat will need to dedicate additional 10 ft. of right-of-way along SW Urish Road and SW 21st Street so that there is a total of 52.5 ft. from the centerline (City street design criteria for arterial streets). This will allow the right-of-way that is required to accommodate future road improvements to both SW 21st and Urish roads.

CONCERNS OF STAFF AND REVIEWING AGENCIES: This request has been submitted to all applicable reviewing agency staff for consideration and comment. The Stormwater Management Report that addresses water quantity (detention) and water quality (treatment) **still requires** approval by the City of Topeka Department of Public Works as a part of the platting process. The City Traffic Engineer recommended providing ADA parking and an accessible pedestrian connection from the proposed parking lot to the remote control airplane flying circle since their access drive is being combined with the aquatic center’s driveway.

ADDITIONAL FACTORS:

1. Citizen Participation Process: The applicant conducted a neighborhood information meeting at 6:00 pm on Wednesday, September 30, 2015 at the Cypress Ridge Golf Course Clubhouse. The applicant’s report to the City is attached. Approximately 51 citizens attended the meeting. Key concerns raised at the meeting included: Public safety; issues of vehicular, bicycle and pedestrian access; condition of SW Urish Road and the need for widening the street; and noise impacts.
2. Stream Buffer: A Type II stream crosses the property on the west boundary that requires a stream setback from the centerline of the creek. This buffer setback also affects development of the property and precluded the property from obtaining safe driveway access off SW 21st Street.

STAFF RECOMMENDATION:

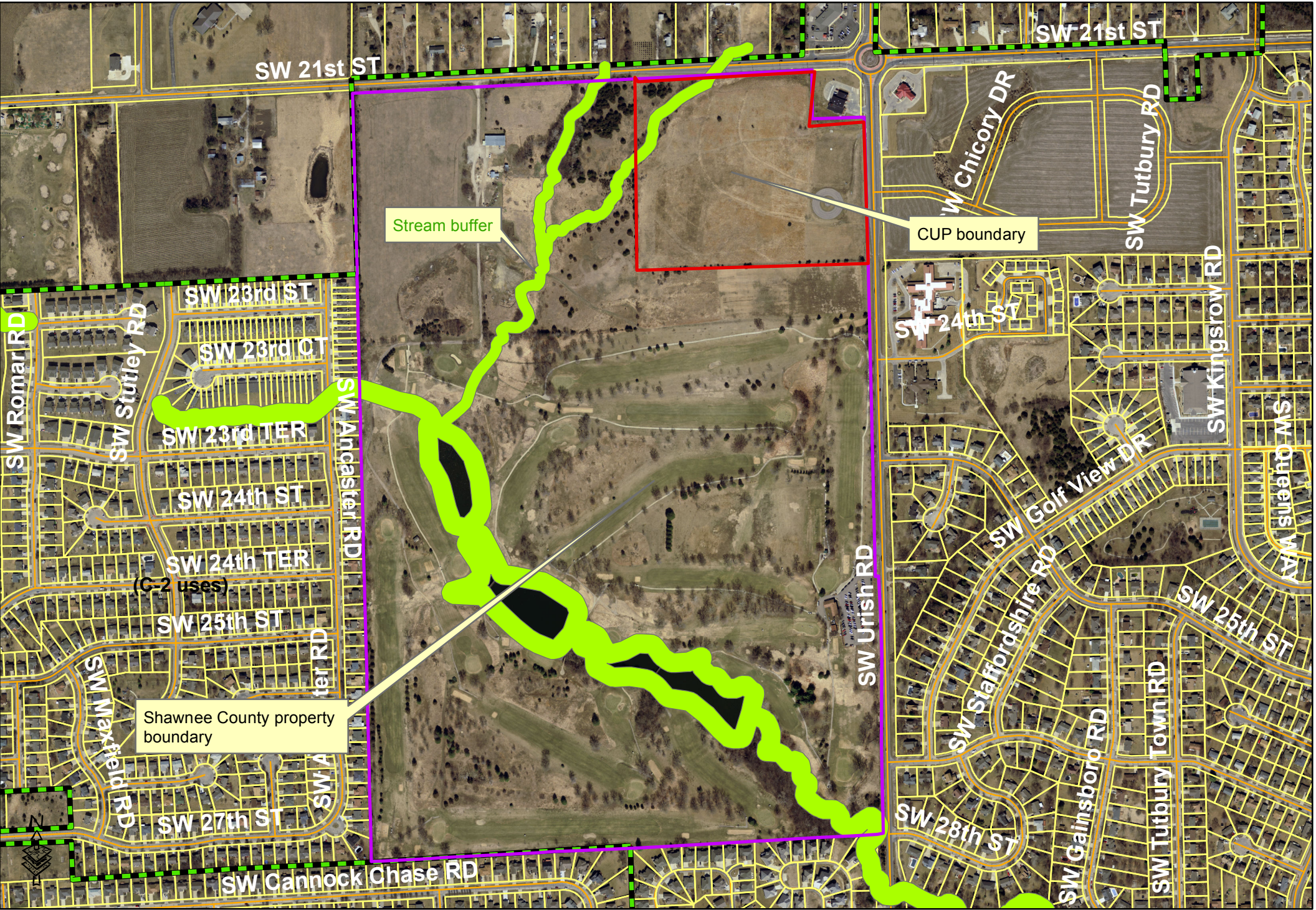
Based upon the above findings and analysis Planning Staff recommends **APPROVAL** of this proposal, **subject to:**

1. Use and development of the site in accordance with the Conditional Use Permit site plan and operational statement for **Shawnee County Aquatic Center**.
2. Providing an internal sidewalk connection to the sidewalk along SW 21st Street.
3. Providing ADA parking and a pedestrian connection to access the remote control flying airplane facility since this access will be combined with the aquatic center's access driveway.
4. Correcting misspelling of "parking" in Note #14.

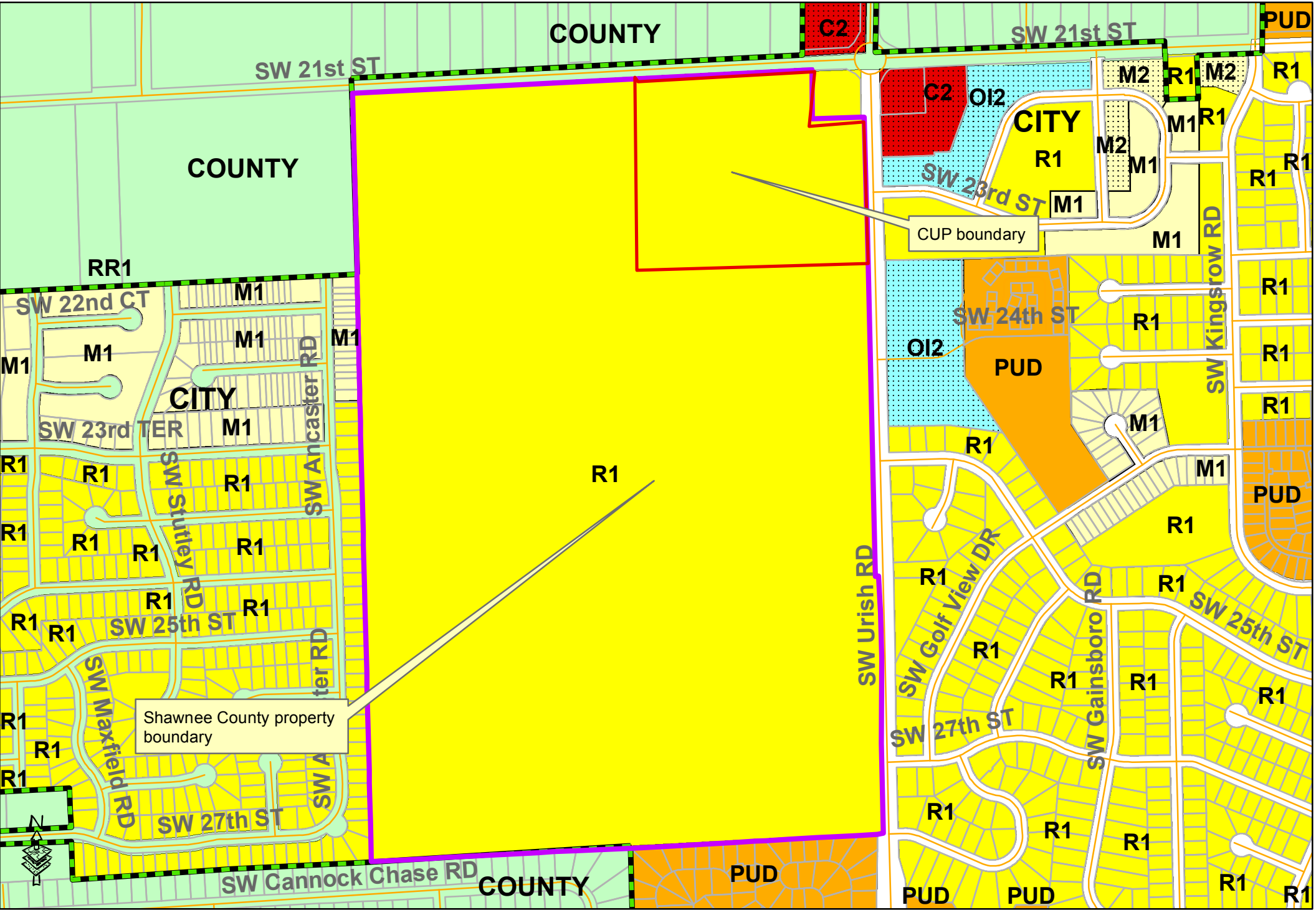
Prepared by:
Annie Driver, AICP
Planner II

Enc:

Aerial Map
Zoning Map
Conditional Use Permit – Site Plan
Operational Statement
Memo from City Traffic Engineer
Traffic Impact Study
Applicant's Neighborhood Meeting Report
Comment from public

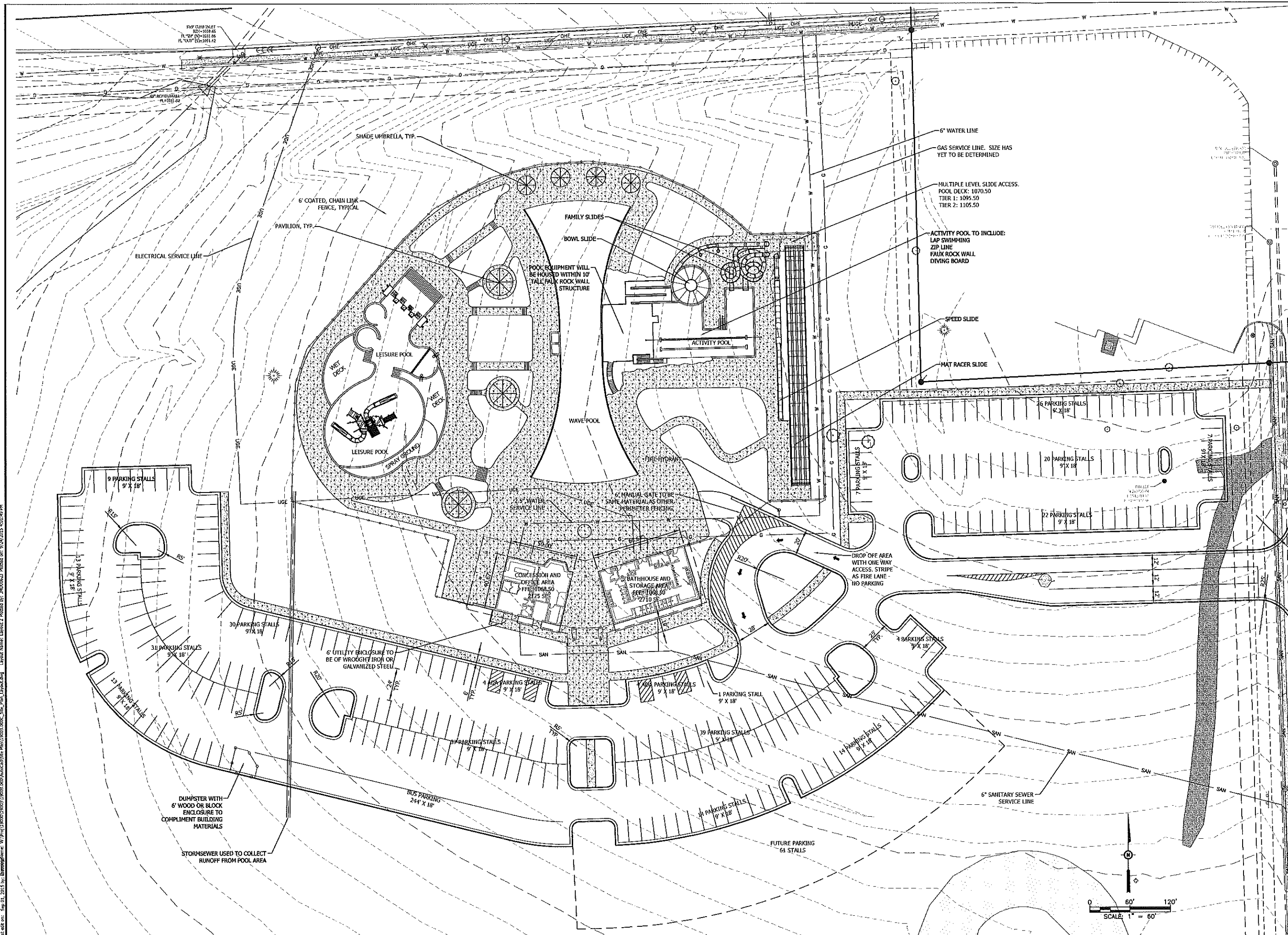


CU15/2 By: Shawnee County Commissioners



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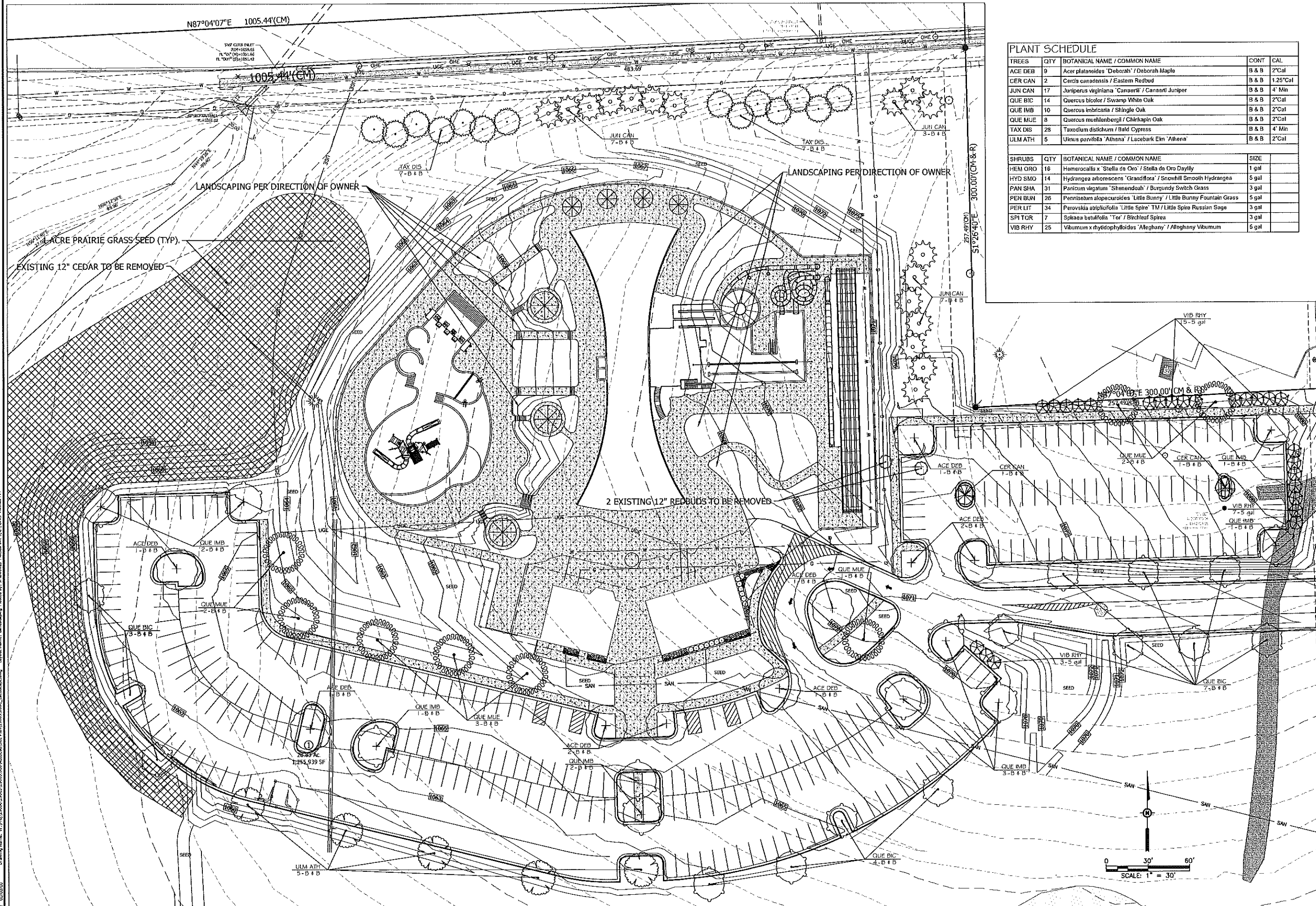
Site: 488.dwg - Sep 01, 2015 by: burroughs\name: w:\proj\15000\15003\15003\000\Assoc\Site Plan\15003_000_Cup_Site_Plan.dwg - Layout Name: Layout 2 - Plotted By: JMK000623 - Plotted on: 9/24/2015 4:31:48 PM



BARTLETT & WEST	
SHAWNEE COUNTY AQUATIC CENTER 21ST & URISH TOPEKA, KS 66614	
SITE LAYOUT & EROSION CONTROL CUP SITE PLAN	
DESIGNED BY: CBC DRAWN BY: CBC APPROVED BY: DRA DESIGN PROJ: ... CONST PROJ: 19003.000 SCALE: AS NOTED DATE: SEPT. 4, 2015 DRAWING NO: ... SHEET NO: ...	6" WATER LINE GAS SERVICE LINE. SIZE HAS YET TO BE DETERMINED MULTIPLE LEVEL SLIDE ACCESS. POOL DECK: 1070.50 TIER 1: 1095.50 TIER 2: 1105.50 ACTIVITY POOL TO INCLUDE: LAP SWIMMING ZIP LINE FAUX ROCK WALL DIVING BOARD SPEED SLIDE MAT RACER SLIDE 6" SANITARY SEWER SERVICE LINE 6' UTILITY ENCLOSURE TO BE OF WROUGHT IRON OR GALVANIZED STEEL DUMPSTER WITH 6' WOOD OR BLOCK ENCLOSURE TO COMPLIMENT BUILDING MATERIALS STORMSEWER USED TO COLLECT RUNOFF FROM POOL AREA 6' MANUAL GATE TO BE SAME MATERIALS AS OTHER PERIMETER FENCING POOL EQUIPMENT WILL BE HOUSED WITHIN 10' TALL FAUX ROCK WALL STRUCTURE DROP OFF AREA WITH ONE WAY ACCESS. STRIPE AS FIRE LANE. NO PARKING 6' COATED, CHAIN LINK FENCE, TYPICAL SHADE UMBRELLA, TYP. PAVILION, TYP. ELECTRICAL SERVICE LINE 6" WATER SERVICE LINE 2.5" WATER SERVICE LINE CONCESSION AND COFFEE AREA BATHHOUSE AND STORAGE AREA 6' SANITARY SEWER SERVICE LINE 6' UTILITY ENCLOSURE TO BE OF WROUGHT IRON OR GALVANIZED STEEL DUMPSTER WITH 6' WOOD OR BLOCK ENCLOSURE TO COMPLIMENT BUILDING MATERIALS STORMSEWER USED TO COLLECT RUNOFF FROM POOL AREA FUTURE PARKING 64 STALLS

1544 SULLYMAN - LAWRENCE KS 66608
 PHONE 785.242.9433 FAX 785.748.0361
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Drawing Name: W:\Proj\19000\19000\19000\AutoCAD\Site Plan\19003.dwg Layout Name: Landscaping Plotted By: JMD0623 Plotted on: 9/24/2015 4:03:31 PM
 Last edit on: 09/02/00



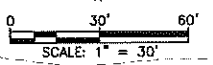
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
ACE DEB	9	Acer platanoides 'Deborah' / Deborah Maple	B & B	2'Cal
CER CAN	2	Cercis canadensis / Eastern Redbud	B & B	1.25'Cal
JUN CAN	17	Juniperus virginiana 'Canaertii' / Canaertii Juniper	B & B	4' Min
QUE BIC	14	Quercus bicolor / Swamp White Oak	B & B	2'Cal
QUE IMB	10	Quercus imbricaria / Shingle Oak	B & B	2'Cal
QUE MUE	8	Quercus muehlenbergii / Chinkapin Oak	B & B	2'Cal
TAX DIS	28	Taxodium distichum / Bald Cypress	B & B	4' Min
ULM ATH	5	Ulmus parviflora 'Athena' / Lacebark Elm 'Athena'	B & B	2'Cal

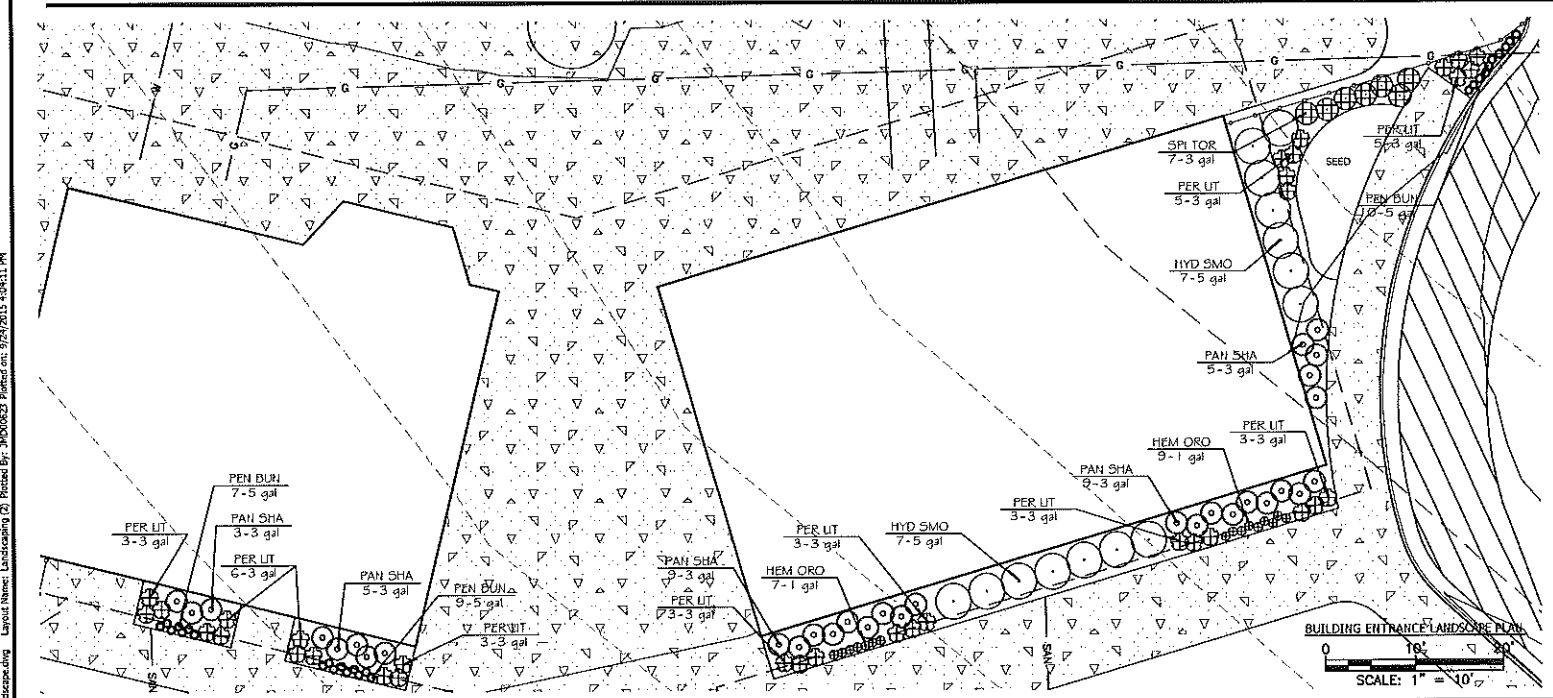
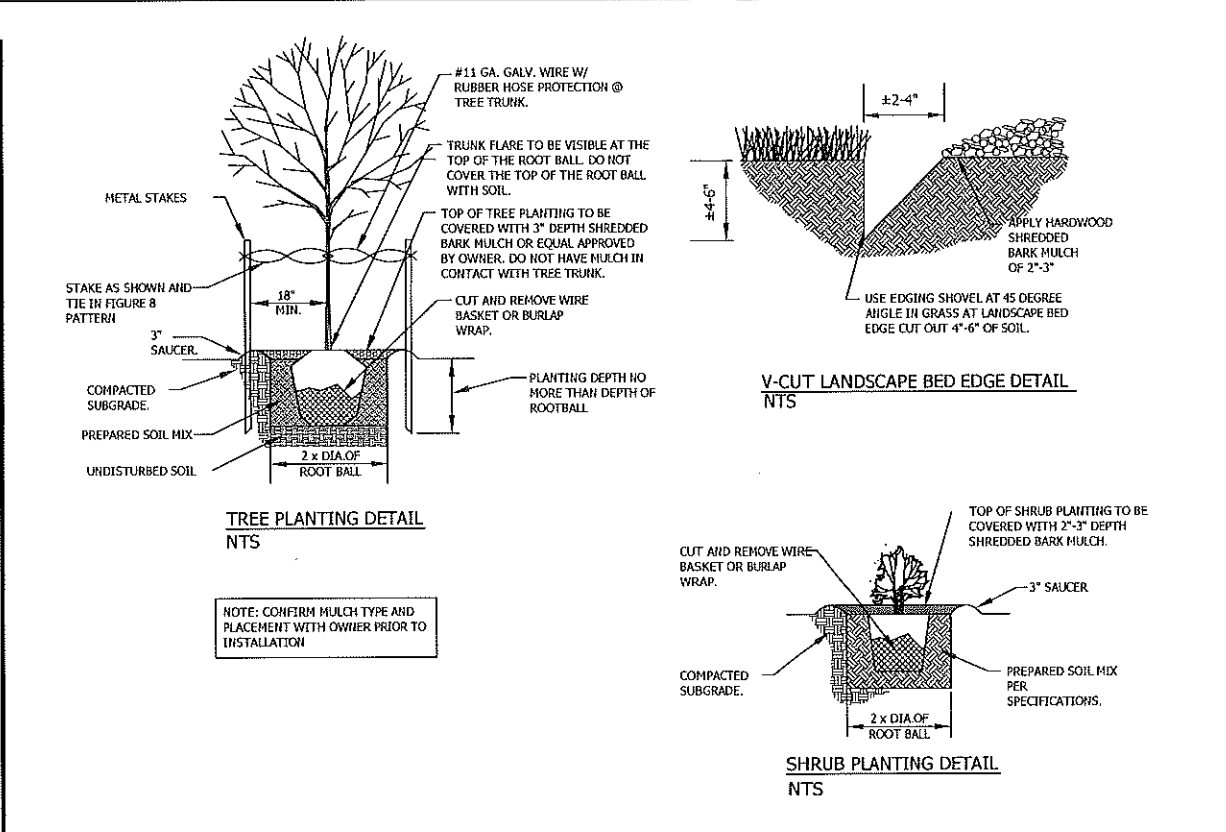
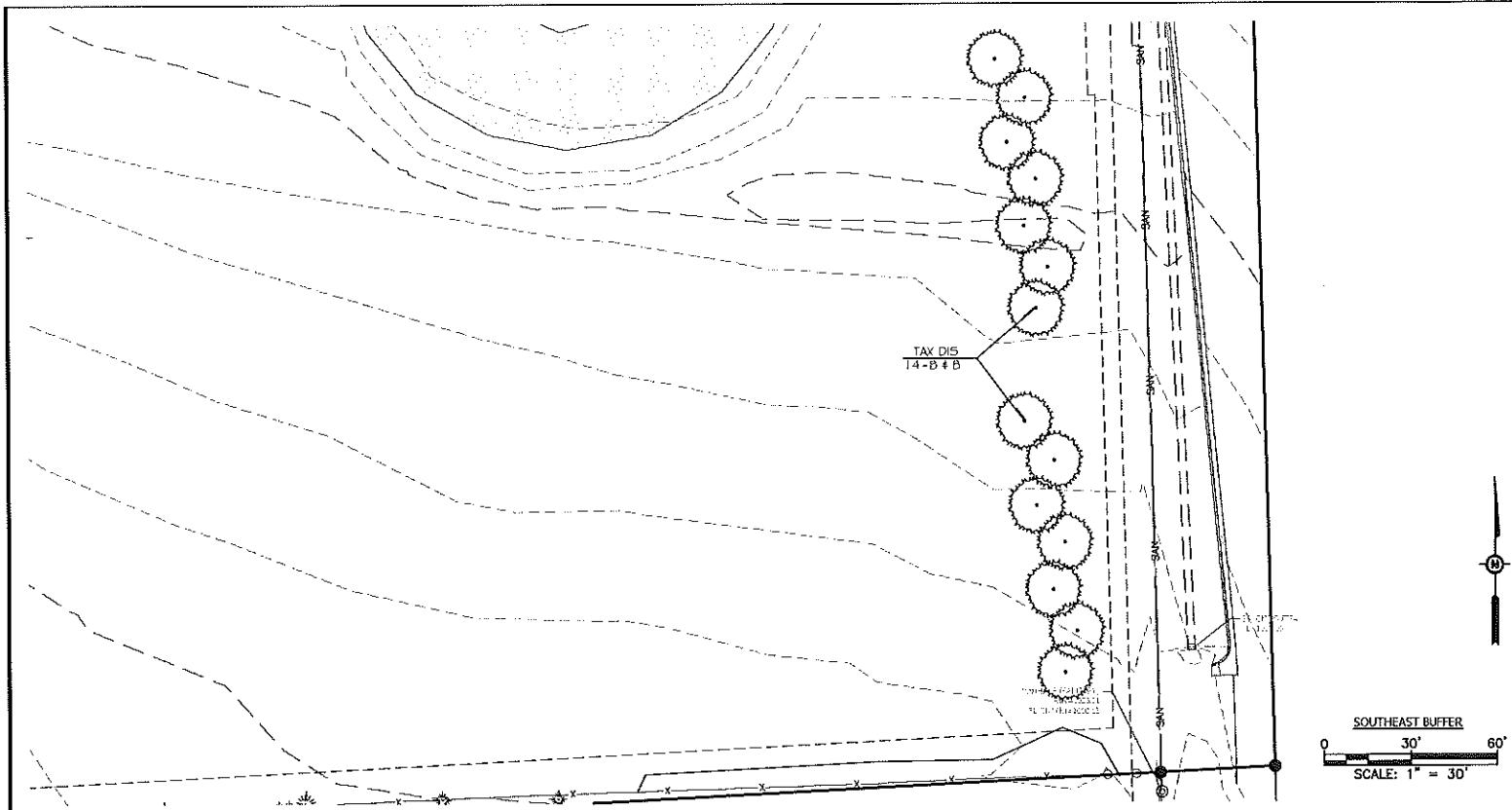
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
HEM ORO	16	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
HYD SMO	14	Hydrangea arborescens 'Grandiflora' / Snowhill Smooth Hydrangea	5 gal
PAN SHA	31	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	3 gal
PEN BUN	26	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	5 gal
PER LIT	34	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	3 gal
SPI TOR	7	Spiraea betulifolia 'Tor' / Birchleaf Spirea	3 gal
VIB RHY	25	Viburnum x rhytidophyloides 'Alleghany' / Alleghany Viburnum	5 gal

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**LANDSCAPE PLAN - OVERALL
 CUP SITE PLAN**
 SHAWNEE COUNTY AQUATIC CENTER
 21ST & URISH
 TOPEKA, KS 66614

DESIGNED BY: KES
 DRAWN BY: KES
 APPROVED BY: DRA
 DESIGN PROJ: ...
 CONST PROJ: 19003.000
 SCALE: AS NOTED
 DATE: SEPT. 4, 2015
 DRAWING NO: ...
 SHEET NO: 3 of 4





LANDSCAPE REQUIREMENTS:

SQUARE FOOTAGE OF DEVELOPED AREA:	447,895 SF
BASE POINTS REQUIRED:	$447,895/300 = 331,149.3$
PARKING LOT POINTS REQUIRED:	$300 \times 1.5 = 450$
EXISTING TREES REMOVED (REQUIRED POINTS):	$3, 12" = 45$
TOTAL POINTS REQUIRED:	2,021
EXISTING TREE CREDITS CLAIMED:	YES**
IRRIGATION CREDITS CLAIMED:	NO
RESIDENTIAL BUFFER YARD REQUIRED:	YES - NORTH & SOUTHEAST
PARKING LOT BUFFER REQUIRED:	YES
TOTAL LANDSCAPE POINTS REQUIRED:	2,021
TOTAL LANDSCAPE POINTS PROVIDED:	2,049

POINT CALCULATIONS:

UNDERSTORY TREES:	$5 \times 2 = 10$
LARGE SHADE TREES:	$11 \times 46 = 506$
EVERGREEN TREES:	$8 \times 45 = 360$
SHRUBS/GRASSES/PERENNIALS:	$1 \times 153 = 153$
PRAIRIE GRASS CREDIT 20%:	$.20 \times 2,021 \text{ SF} = 404$
EXISTING TREE CREDITS:**	$40 \times 15 = 600$
TOTAL POINTS PROVIDED:	= 2,049

**EXISTING TREE CREDITS: TREE COVER WITHIN AND ADJACENT TO THE STREAM BUFFER ARE TO REMAIN. THERE ARE WELL IN EXCESS OF 40 TREES IN THIS AREA GREATER THAN 6" DIA. CALIPER.

*OWNER TO PROVIDE ADDITIONAL LANDSCAPING IN AREAS SHOWN. POINTS NOT ACCOUNTED FOR IN TOTAL.

- LANDSCAPE NOTES:**
- ALL PLANT MATERIALS SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004).
 - EACH TREE AND SHRUB SHALL BE SECURELY LABELED WITH A WATERPROOF TAG INDICATING BOTANICAL NAME AND COMMON NAME FOR DELIVERY TO SITE.
 - NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE OWNER. ALL PLANTING LOCATIONS FOR TREES AND SHRUBS SHALL BE APPROVED BY THE OWNER, PRIOR TO INSTALLATION.
 - ALL DISCREPANCIES AND/OR FIELD CHANGES SHALL BE REPORTED TO THE OWNER FOR APPROVAL PRIOR TO IMPLEMENTATION. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS OR OBSTRUCTIONS NOTIFY THE OWNER BEFORE PLANTING.
 - VERIFY LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THOSE CONDUCTING THE PLANTING.
 - ALL SHRUB AND TREE PLANTING AREAS SHALL BE EXCAVATED AND BACK-FILLED WITH PLANT MIX. DISCARD SUBSOIL REMOVED FROM PLANTING AREA EXCAVATION; DO NOT MIX WITH PLANT MIX OR USE AS BACK-FILL. SEE SHRUB & TREE PLANTING DETAILS FOR COMPLETE PLANTING PREPARATION. PREPARE PLANTING AREAS AND INSTALL PLANTS COMPLETELY, PRIOR TO SEEDING.
 - PLANT MIX SHALL CONSIST OF TOPSOIL COMPLETELY FREE OF DEBRIS, ROCK IN EXCESS OF 1" IN DIAMETER, STICKS AND CLAY.
 - ALL SHRUBS SHALL BE INSTALLED IN PROPOSED PLANTING BEDS AND COVERED WITH SHREDDED HARDWOOD BARK MULCH OR EQUAL APPROVED BY OWNER.
 - ALL PLANTED SURFACES SHALL RECEIVE EMULSION TYPE, FILM FORMING, ANTI-DESICCANT AGENT DESIGNED TO PERMIT TRANSPIRATION, BUT RETARD EXCESSIVE LOSS OF MOISTURE FROM PLANTS. ANTI-DESICCANT TO BE DELIVERED IN MANUFACTURER'S FULLY IDENTIFIED CONTAINERS AND MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PRIOR TO APPLICATION OF MULCH.
 - ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT OR PLANTING BEDS SHALL BE SEED OR SODDED. SOD SHALL BE TURF TYPE TALL FESCUE BLEND OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. SEED SHALL BE TURF TYPE TALL FESCUE BLEND SUCH AS WINNING COLORS OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 6" THICKNESS TOPSOIL FREE OF CLAY, DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PRIOR TO SOODING, MOISTEN PREPARED TOPSOIL IF GROUND IS DRY. AFTER ONE MONTH FOLLOWING SEEDING, APPLY FERTILIZER AT THE MANUFACTURER'S RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWNS. AFTER TWO MONTHS FOLLOWING SOODING, APPLY GYPSUM AT THE RATE OF 100 LBS. PER 1000 SQ. FEET. MAINTAIN ALL TURF AREAS THROUGHOUT THE WARRANTY PERIOD AND SHALL PERFORM OPERATIONS SUCH AS ROLLING, REGRADING, RESEEDING AND/OR REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH TURF SURFACE, FREE OF ERODED OR BARE AREAS TO THE SATISFACTION OF THE OWNER.

- ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE ENGINEER ASSUMES NO LIABILITY FOR SAME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE AREAS AND QUANTITIES OF SEED NEEDED FOR OPTIMUM COVERAGE.
- ALL PLANTING BED EDGING IS NATURAL EARTH V-CUT EDGE OR EQUAL PER DIRECTION OF THE OWNER. LINES AND CURVES SHALL BE CONTINUOUS AND SMOOTH, MEETING THE DESIGN INTENT SHOWN ON THE DRAWINGS.
- REMOVE ANY EXCESS SOIL AND DEBRIS FROM AREA AND DISPOSE OF IN AN APPROVED MANNER.
- SPACING SHOWN FOR PLANTS IS FOR INFORMATION ONLY AND SHALL BE ADJUSTED AS REQUIRED TO PROVIDE UNIFORM SPACING WITHIN PLANTING BEDS.
- PROTECTION MEASURES FOR EXISTING VEGETATION SHALL INCLUDE A REQUIREMENT THAT THE DRIP-LINE AREA (UNDER THE CANOPY) SHALL BE FENCED WITH CONSTRUCTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE AREA. SIGNAGE INDICATING THAT "NO DEVELOPMENT ACTIVITY INCLUDING GRADING, TRENCHING, OR STORING OF VEHICLES OR MATERIALS MAY OCCUR WITHIN THIS AREA".

TALL GRASS PRAIRIE SEED MIX: 12 LBS/AC

GRASSES: 10 LBS/AC	
Sideoats Grama	Bouteloua curtipendula
Little Bluestem	Schizachyrium scoparium
Canada Wildrye	Elymus canadensis
Indian Grass	Sorghastrum nutans
Weeping Lovegrass	Eragrostis curvula
FORBS: 2 LBS/AC	
Butterfly Milkweed	Asclepias tuberosa
Prairie Blazing Star	Liatris pycnostachya
Blackeyed Susan	Rudbeckia hirta
Prairie Coreopsis	Coreopsis palmata
Purple Coneflower	Echinacea purpurea
Smooth Penstemon	Penstemon digitalis
Purple Prairie Clover	Petalostemum purpureum 'Kaneb'
Fitcher Sage	Salvia pitcheri 'Nakan'
Upright Coneflower	Ratibida columnifera

LACRE - PRAIRIE GRASS SEED MIX LEGEND

DESIGNED BY: KES
 DRAWN BY: KES
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Statement of Operations:

The proposed use of the property is as an outdoor aquatic facility for recreational use. The hours of the facility will be in line with other similar facilities operated by Shawnee County Parks and Recreation, late May to early September. There will likely be morning hours that will allow for swim lessons and aqua therapy. It is currently planned that the facility will open for general use between 12:00 pm and 1:00 pm and close between 6:00 pm and 7:00 pm. The Parks and Rec department may see it fit in the future to extend the hours of the pool to the maximum hours of operation of 9:00 am to 10:00 pm. Before the pool hours can extend past these normal hours, the owner will need request permission from the City along with provide the necessary lighting plans to ensure neighbors would not be impacted. The location of the aquatic center is currently zoned R-1 and will remain that. The City of Topeka has identified this property in the future land use map as Parks, Open Space, Recreation, which it will remain. This development is well below the typical building coverage of an R-1 district and will still maintain all setbacks for the R-1 district. The height of the buildings on site will remain one story, but recreation structures will be taller. The slide platform will be approximately 35' in the air. This portion of the site will be south of 21st Street. The site will also have a 290 stall parking lot that allows for bus parking. The parking lot and site will be landscaped per the City of Topeka codes along with additional landscaping within the pool area. All utilities are designed to meet the City of Topeka's standards. Any increased runoff from the site will be captured and detained with a release rate no greater than the existing conditions for the 2 year through the 100 year events and will also not create a negative impact downstream. Stormwater will also be treated by various BMPs located throughout the site.

MEMO

DT: October 5, 2015

TO: Annie Driver, Planning
Michael Hall, Planning
Jeff Hunt, Engineering

FR: Terry Coder, Engineering – Traffic

RE: **CU 15/02 SN Co. Aquatic Center**
REVIEW COMMENTS

1. TIS - I have reviewed the Traffic Impact Study (TIS) submitted for this project and have no comments on the TIS.
2. Site Plan - The TIS and site plan both indicate that the existing access drive to the "Airplane Circle", the remote control airplane facility in the southeast corner of the site will be removed. The TIS indicates the aquatic center parking lot will also serve Airplane Circle. Handicap parking and an accessible pedestrian route from the parking lot to Airplane circle needs to be provided.

End of comments.

TRAFFIC IMPACT STUDY (TIS)
FOR
SHAWNEE COUNTY AQUATICS FACILITY

21ST STREET & URISH ROAD
TOPEKA, KS

AUGUST 2015

PREPARED BY:

BRIAN AUSTIN, PE, PTOE
BARTLETT & WEST
1200 EXECUTIVE DRIVE
TOPEKA, KS 66615
W.O. 19003.000

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INTRODUCTION

This Traffic Impact Study analyzes the impact the proposed Shawnee County Aquatics Facility at the southwest corner of SW 21st Street and SW Urish Road will have on the existing traffic on SW Urish Road. Figure 1 and 2 below show the vicinity map and conceptual layout for the proposed facility.



Figure 1: Vicinity map of study area.

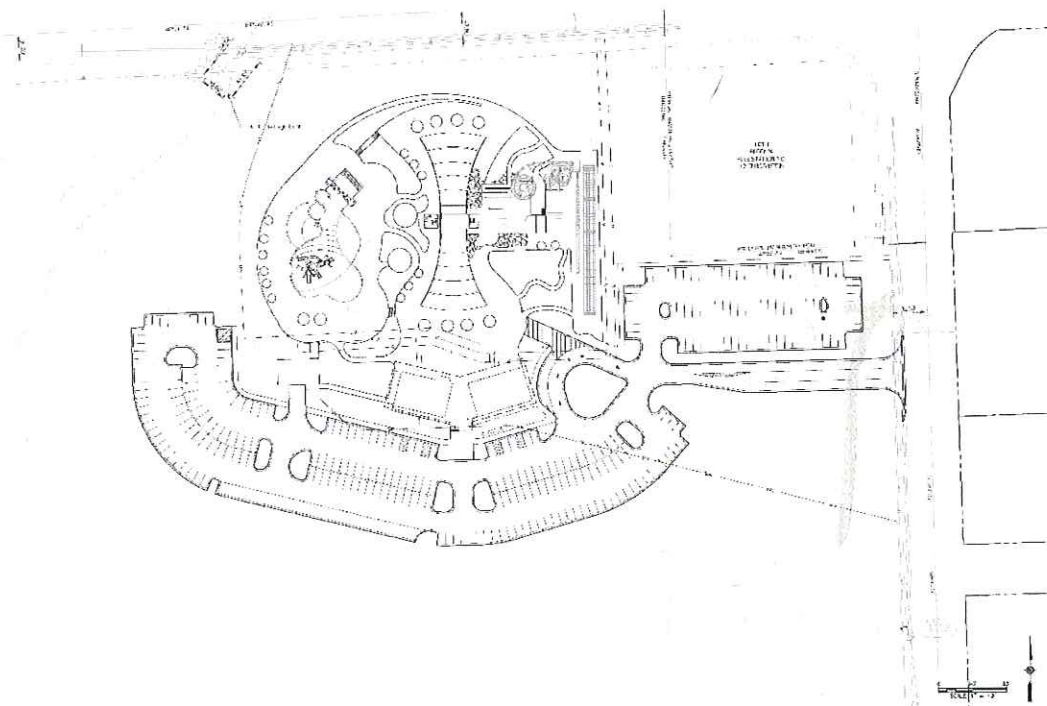


Figure 2: Conceptual layout of the Shawnee County Aquatics Facility.

EXISTING CONDITIONS

The proposed aquatics facility will be located to the southwest of the existing City of Topeka Fire Station #12 and northwest of the existing remote control airplane park known as Airplane Circle. There will be single access point for the facility on Urish Road and it will be located between the fire station and Airplane Circle. There is an access point for Silver Lake Bank on the east side of Urish Road as well as an access control break for SW 23rd Street which will be constructed in the future to serve the Brookfield West #3 Subdivision. Urish Road at the point of the proposed access point is posted at 45 mph and is a 5 lane undivided arterial with a shared center turn lane.

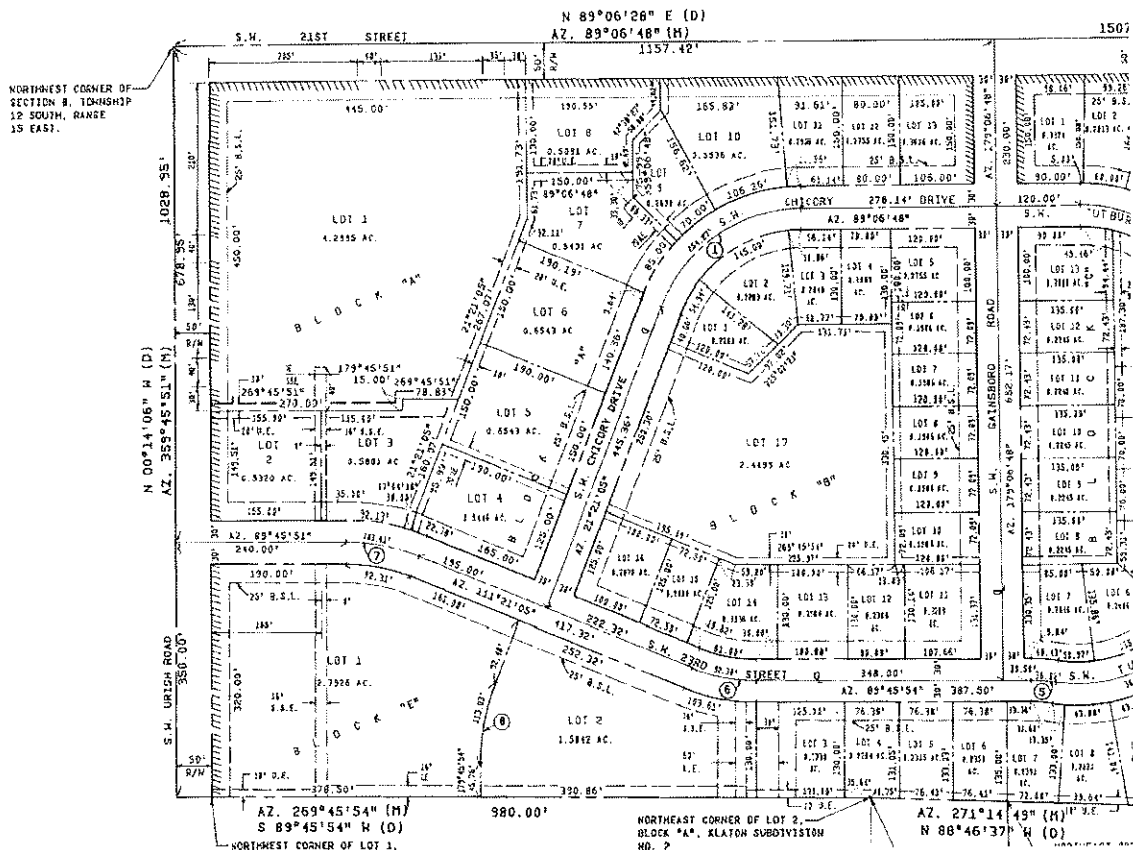


Figure 3: 23rd Street Right-of-Way as shown on Brookfield West Subdivision Plat #3.

The City of Topeka and the Kansas Department of Transportation (KDOT) have traffic data available for 21st & Urish Road. The city data is from 2005 and shows the AADT at approximately 7,200 vehicles per day (vpd) on Urish Road both north and south of 21st Street. The KDOT data is from 2014 and it shows 10,700 vpd on Urish Road north of 21st Street. It does not show a volume for Urish Road south of 21st Street but based on the data from 2005, it is assumed that the traffic volumes south of 21st Street are approximately equal to the volumes north of 21st Street. This is a conservative assumption due to the retail center and associated access point on the northwest corner of the intersection. The traffic data shows a considerable increase in traffic from 2005 to

2014, and this is due to an intersection improvement project in 2008 that constructed a two-lane roundabout that replaced a single lane all-way stop controlled intersection.



Figure 3: City of Topeka (2005) and KDOT (2014) traffic count maps.

Based on the Urish Road AADT of 10,700 vpd and assuming a typical 10% peak hour factor and a 50% peak hour directional distribution, the peak hour directional volume on Urish Road is 535 vehicles per hour (vph).

GENERATED TRAFFIC

The conceptual design of the aquatics facility has 300 parking spaces. The generated traffic both to and from the facility is estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. Land Use Code 414, “Waterslide Park” was the category used for the trip generation estimation, and no reduction in trips was made for by-pass traffic as the proposed facility is a destination based development.

Land Use 414 - Waterslide Park	No. of Parking Stalls	Daily Trips	Peak Hour Trip Generation Rate	Peak Hour Trip Generation	Directional Distribution		Directional Volumes	
					Entering	Exiting	Entering	Exiting
Weekday AM Peak Hour of Adjacent Street Traffic	300	681	0.08	24	70%	30%	17	7
Weekday PM Peak Hour of Adjacent Street Traffic	300	681	0.28	84	21%	79%	18	66
Saturday Peak Hour of Generator	300	873	0.39	117	13%	87%	15	102

Table 1: Estimated peak hour trip generation.

As shown in Table 1, the proposed facility will generate approximately 24 vehicles per hour during the weekday AM peak hour, 84 vehicles per hour during the weekday PM peak hour, and 117 vehicles per hour during the Saturday peak hour. For either the weekday PM peak hour or the Saturday peak hour, the peak hour for the proposed facility is the hour the aquatics facility closes and all the visitors leave the facility. If the hours of

the proposed facility match the hours of other Shawnee County Parks and Recreation aquatics facilities currently in operation, the peak hour generator will be approximately 6:30 PM to 7:30 PM which will be later than the weekday PM peak or the Saturday peak hour on Urish Road.

TRAFFIC DISTRIBUTION

The location of the aquatics center on SW Urish Road between 21st Street and 29th Street will result in nearly equal distribution of the generated traffic both into and out of the development. However, most of the nearest residential development is to the south of the proposed site, and therefore will result in a slightly higher distribution of traffic approaching and exiting from the south on SW Urish Rd. Therefore, a 40/60 northbound/southbound distribution is assumed to and from the site.

Using the generated traffic from the weekday PM peak hour, 11 vehicles per hour will access the site from Urish Road from northbound left turn into the site and 6 southbound right turns will also be made from Urish Road. The traffic leaving the site will be considerably higher, with 40 vehicles per hour leaving the site with a right turn onto Urish Road and 26 vehicles turning left.

The Saturday peak hour has 6 vehicles entering from the north and 9 vehicles from the south on Urish Road and 61 vehicles leaving the site with eastbound right and 41 eastbound left turns onto Urish Road.

TRAFFIC ANALYSIS

The City of Topeka has criteria for speed change lanes for new commercial driveways. The criteria is as follows:

Acceleration Lane – An acceleration lane shall be required if:

1. the street's ADT exceeds 10,000 vehicles per day,
2. the street's operating speeds equal, or exceed, 40 miles per hour, and
3. the driveway's right turn egress movements equal, or exceed, 75 vehicles per hour during any peak period.

For the proposed access at Urish Road, both items 1 and 2 are met, however, the maximum right turn egress movements is only 61. Therefore, the City of Topeka acceleration lane warrant is not met for the proposed access point.

Right Turn Deceleration Lane – A right turn deceleration lane shall be required if:

1. the street's ADT exceeds 10,000 vehicles per day,
2. the street's operating speeds equal, or exceed, 35 miles per hour,
3. the driveway's volume equals, or exceeds, 1,000 vehicles per day, and
4. the driveway's right turn ingress movements equal, or exceed, 40 vehicles per hour during any peak period.

City of Topeka criteria items 1, 2, and 4 are met for the right turn deceleration lane for the proposed access point. However, the maximum daily volume for the proposed facility is 873 vehicles per day for a Saturday, and this volume does not meet the 1,000 vehicle daily volume requirement for a right turn deceleration lane.

Left Turn Deceleration Lane – A right turn deceleration lane shall be required if:

1. the street's ADT exceeds 10,000 vehicles per day,
2. the street's operating speeds equal, or exceed, 35 miles per hour,
3. the driveway's volume equals, or exceeds, 1,000 vehicles per day, and
4. the driveway's left turn ingress movements exceeds 10 percent of the street's peak period traffic volume or 100 vehicles per hour.

City of Topeka criteria items 1 and 2 are met for the left turn deceleration lane for the proposed access point. However, the maximum daily volume for the proposed facility is 844 vehicles per day for a Saturday, and this volume does not meet the 1,000 vehicle daily volume requirement for a left turn deceleration lane. The maximum left turn ingress movement is 18 vehicles per hour, and this does not meet the minimum of 100 vehicles per hour for the left turn lane.

Despite the City of Topeka left turn deceleration lane warrant not being met, the intersection improvement project constructed in 2008 at 21st & Urish did construct a two-way left turn lane along Urish Road than can be used as a left turn deceleration lane if the proposed access point aligns with the Silver Lake Bank access drive on the east side of Urish Road. Despite the left turn lane warrant not being met, the presence of a left turn lane will improve safety and traffic flow along Urish Road.

The relatively high volume on Urish Road during the peak hours may make it difficult for high volumes of existing traffic from the aquatics center to exit the facility onto Urish Road. Therefore, the proposed access volume and the exiting Urish Road volume for the Saturday peak hour was compared against the Highway Capacity Manual guidelines for intersection control. Figure 4 below shows the Saturday peak hour access volume plotted along with the Urish Road major street peak hour volume. As can be seen on the figure, the appropriate intersection control for the access point is two-way stop control (TWSC).

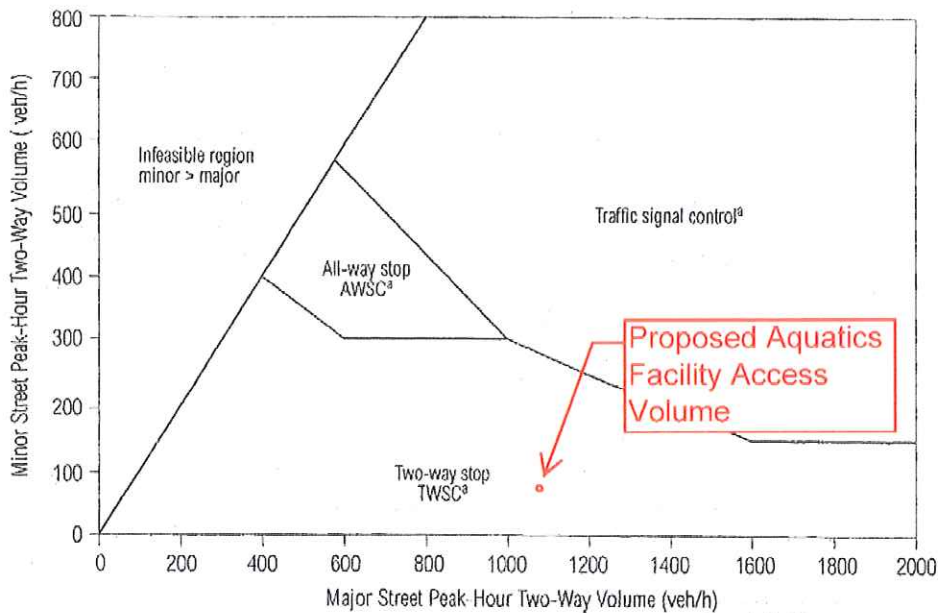


Figure 4: Highway Capacity Intersection Control guidelines

ADDITIONAL CONSIDERATIONS

The proposed development will attract many families and underage patrons that may travel to the site by using the city's transit system. Therefore, consideration should be given to adding a bus stop at this site with a corresponding bus turnout to reduce the impact to traffic.

The proposed development is a destination based development that will attract many children and families to the park that will likely use alternative means of transportation, such as walking or bicycling. The proposed development is on a segment of Urish Road that is shown as a Bike Route 6 on the City of Topeka Bicycle Master Plan (see Figure 5 below). The long term plan is to include bike lanes or shared use paths along Urish Road. The implementation of SW 25th Street as a bike route will occur by the end of 2015. Therefore, a bike route connection should be considered on SW Urish Road between SW 25th Street at the proposed access to allow bicycle and pedestrian access along Urish Road between SW 25th Street and the proposed access until future road improvements along Urish Road are constructed.

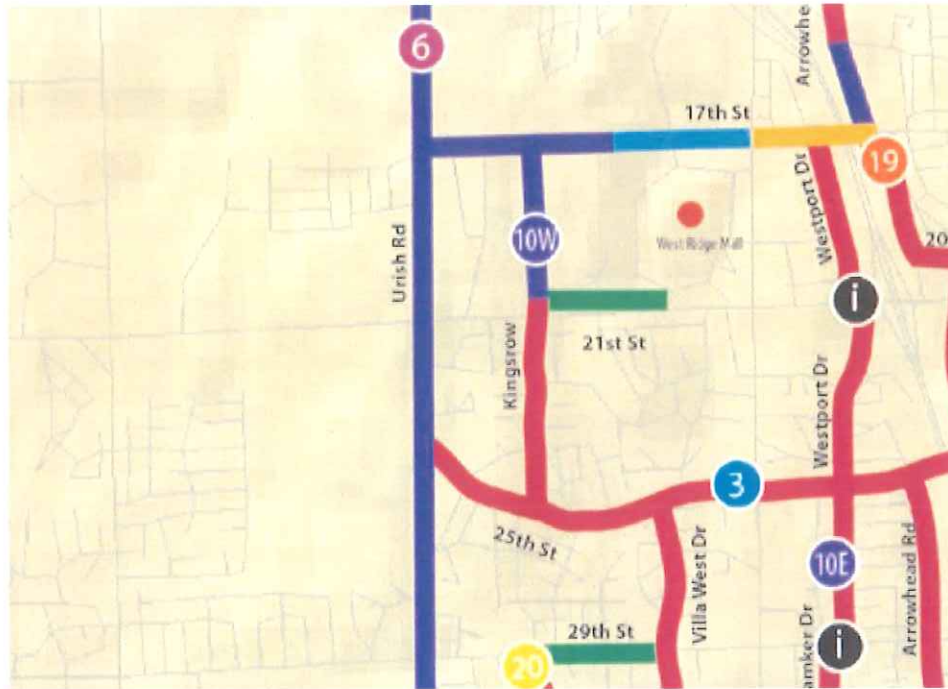


Figure 5: Excerpt from the Topeka Bikeways Masterplan showing the planned bike routes in the vicinity of the proposed development.

Emergency vehicle access to the site should also be considered in the design of the site layout. The proposed site layout, parking lot configuration, and traffic circulation layout should be reviewed by the fire department prior to final approval of the site layout.

SUMMARY AND RECOMMENDATIONS

The estimated turning volumes into the proposed Shawnee County Aquatics Facility near 21st & Urish do not meet the minimum volumes for either right turn lanes, left turn lanes, or traffic signals for the intersection into the facility. Despite the volumes not meeting the left turn lane minimum requirements, the presence of an existing two-way left turn lane will improve safety and capacity for Urish Road over an alternative that does not include a left turn lane.

Although improvements to Urish Road at the location of the proposed access point are not required as part of the development, it is recommended the proposed access point have both a left turn and right turn lane to facilitate better egress out of the site during the peak hour. It is recommended that the left turn lane for exiting traffic from the site have at least 150 feet of storage available for queueing vehicles exiting the site.

It is also recommended that the proposed access drive be aligned with the existing Silver Lake Bank driveway approximately 455 feet south of the centerline of SW 21st Street. This will reduce conflicts with left turning traffic both into and out of the each of the respective properties. As an alternative to aligning the proposed access with the Silver Lake Bank driveway, the proposed access may be aligned with the future 23rd Street alignment as shown on the Brookfield West #3 subdivision plat. However, this

alternative will likely require the relocation of the Airplane Circle park facilities to accommodate the access drive. With either of the proposed access alignment recommendations, it is recommended that the proposed field entrance to Airplane Circle be removed and connected with the proposed access drive for the aquatics facility. This will improve traffic flow and reduce conflict points along Urish Road. The connection point of the Airplane Circle driveway should tie into the proposed access point for the aquatics facility 100' to the west of the existing west curb line of Urish Road to prevent queued vehicles existing the aquatics facility from blocking access to Airplane Circle. The access drive to Airplane Circle can be removed completely if parking is made available from the proposed improvements.

Shawnee County Aquatic Center – Public Meeting

**Wednesday, September 30, 2015
6:30 PM at Cypress Ridge Golf Course
2533 SW Urish Rd, Topeka, KS 66614**

Presenting Team:

Shawnee County Parks and Rec, Terry Bertels - Owner
BA Green, Dennis Odgers - Contractor
Slemmons Associates Architects, Greg Sims - Architect
Bartlett & West, Inc., Casey Colbern – Engineer

Introductions, CUP Process and History of the Site and Aquatic Center

- Casey Colbern discussed the CUP process and purpose the meeting. Next step after this meeting is the October 19, 2015 Planning Commission meeting. After that, there is a November 17, 2015 Topeka City Council meeting to review city/county planning staff recommendations. They will then vote on the CUP. Casey also highlighted the storm water management/detention aspects of the project design including the use of “Native Prairie Grasses” as part of the landscape cover
- Terry Bertels discussed the history of the project and the concept design features of this pool project location (i.e.; 3 pools and an entrance building with 295 vehicle parking spaces and 5 bus parking spaces, a drop-off area east of the entrance building, etc.)
- Greg Sims discussed the entrance/pool equipment buildings and that this pool location was one of two parts of the overall project with the Dornwood Spray Park as the other part of the overall project scope.

Public Comment and Discussion:

- Is this project a done deal?
 - o The County reviewed how they decided on this location and is looking to move forward with the project in the near future
- Anything planned for Crestview location?
 - o No pool planned there at this time because of the floodplain issues.
- How far off of SW Urish Road is the pool?
 - o The slides on the east are approximately 360’ from the centerline of SW Urish Road
- Will this be a saltwater pool and what type of filtration system?
 - o No saltwater
 - o Still working on the design of the filtration system, but it will probably match the filtration systems of the other pools.
- Will the Air Strip be staying?
 - o It will remaining temporarily
 - o Parks and Rec will work with the club to relocate in the future and will also be asking for help from the club to fund new location
- Life span of the proposed pool?
 - o 25 to 50 years
 - o Other pools in town have or will meet that life span

- Is this pool a sure thing?
 - o Will still need to be approved by the City's reviewing agencies along with the Planning and City Commissions
- What do we (the Citizens) do if we don't want it?
 - o Comments from this meeting will be sent to the City of Topeka Planning Department
 - o Public comment at the planning commission meeting on October 19
 - o Can contact the City Commission via a letter before their meeting in November with your comments
- SW Urish Road can't handle the traffic impact from this project
- What is the plan for SW Urish Road in the Future
 - o City understands that it needs to be improved, but it is not currently funded
- The Project is exciting, but
 - o High traffic for the roads in the area
 - o Deterioration of existing roads that are in bad condition
 - o Concern for safety of kids and parents walking to this location – No access
 - o How will kids in the Indian Hills subdivision have access?
- Will the turning lane on SW Urish Road be lengthened
 - o No, traffic study doesn't require it
- Why is the pool being built before the infrastructure? There is memorial for an individual who already lost their life in a bicycle accident in this area
 - o County is funding the pool and improvements along SW Urish Road are the responsibility of City
- What is the budget for this project?
 - o Around \$8 million
- How is Shawnee County going to justify the costs of this new pool (initial cost and ongoing operation/maintenance costs)? An open records request was filed for Shawnee North and it cost \$400,000 to operate and \$170,000 was funded by taxpayers. The pools don't pay for themselves.
 - o This is a quality of life topic
- The entrance is too close to the roundabout and traffic will stack
 - o Based on the traffic study and existing entrances, this location will work
- Why can't the money for the pool be used for the streets?
 - o The pool is County funds and the roads are City funds
- Want to show support for the Aquatic center, but At Shawnee North, the population is spread out and there isn't a lot of business up there. At 21st & Urish, there are more shopping areas, medical, homes, the roads are bad. The weeds are tall at the Tallgrass entrance and can hardly see. Urish needs to be widened and traffic needs to be addressed earlier.
- All for the project, but want to see:
 - o Bike path from 21st Street to site
 - Coordinate with 21st Widening
 - o What is the plan for the rest of the site
 - Nothing is planned currently
- Why isn't there an access off of 21st?
 - o Grade issues perpendicular to 21st

- Creek crossing
 - Additional pavement that doesn't include parking
- Can there be a bike path from the west through the golf course site
 - Have to look at how busy that area is with golf course maintenance and if a creek crossing will have to be built
- Stagnant Pond along 21st Street
 - Not the county's property
- No one will walk to it because of not having sidewalks on SW Urish Road
- The consultant didn't do a traffic study, they did a parking lot study
- Moved to 25th because it was peaceful, was a noise study completed and will there be light pollution spilling over from the pool site to the surrounding properties?
 - No noise study, but the hours of business will be regulated
 - Photometric plan will be submitted with final design
- Golf course currently floods along the west and in the undeveloped areas
 - The Aquatic center will not create any additional runoff downstream
 - Parks and Rec will look at the flooding in the undeveloped areas
- Can a crosswalk and crossing signal be installed at the entrance to the Aquatic Center
 - This will be looked at
- Will this be on the bus route and will the bus route extend further south?
 - Yes, the bus route will extend to this but the County does not know if it will extend further south
- Excited for the project, but the 45 mph speed limit on SW Urish Road needs to be lowered
- Can we size down (reduce scope) the project to add infrastructure
 - The infrastructure ideas will be reviewed. The scope of the pool was set to meet the needs of the community.
- Pays taxes too and understands that these types of facilities don't pay for themselves but also understand they make life better (better quality of life). Just wants it to be safe.
- This project will improve property values and thanks to Parks and Rec for their commitment to SW Topeka
- Individual was excited for the pool because it would be closer to their neighborhood and would be a much closer drive for her to take her kids.
- Can you use this project to talk with commissioners about the infrastructure needs in the area.
- What kind of base will be used in changing areas for safety/will the site be ADA accessible?
 - Site will meet ADA guidelines, including surface materials
- Projected opening?
 - Mid Summer 2016
- Will there be room for expansion?
 - For the project, expansion would happen to the west
- What happens when someone gets killed? (Was referring to the infrastructure in the area)
- This property was given to the City as a gift, does this use fit in the requirements set forth in that gift?
 - Yes, the property must be used for recreational use
- Will property taxes be increased?
 - No, but you property value may increase because of the proximity to this project

- Is there a master plan of this property or other future improvements that are being considered?
Ice rink, ball fields, bocce courts, etc.?
 - o There is currently not a master plan for the property

After the meeting was over:

- Concern that money allotted for watershed (may have meant water distribution) improvements for this area since water comes from Sherwood area.

Shawnee County Aquatic Center Public Meeting

Cypress Ridge Golf Course
Wednesday, September 30, 20105

	Print Name	Address	Telephone	Email Address
1	Clara A. Zeller	2730 SW Herefordshire	249-9325	Clara_zeller@hills.net.com
2	Kelly Edwards	7142 SW Cannock Chase	478-9322	
3	Erin L. Hill	720 SW Q St	221-1189	
4	John W. Katen	6225 SW 27	2739776	LvNJA3133@hotmail.com
5	Mike VanLeeuwen	2621 SW Staffordshire Rd.	272-0397	
6	Mary Ann VanLeeuwen	" "	"	
7	Connie Carson	2721 SW Bluestem Dr	478-0315	connie.carson@stcglobal.net
8	Gerald Lambers	2800 SW Tallgrass Dr	478-2181	
9	Fred Gugelman	2764 SW Blue Stem Dr	478-3414	
10	M J MOTHER	2732 SW Blue Stem Dr	478-0707	
11	Ronald Bond	2312 SW Ancaster	817-2922	huttonmsich@aol.com
12	Greg Sims	534 S. K. Ave, St. 140	235-9244	gsa@cjnetworks.com
13	DENNIS ODGERS	1227 Iowa, Lawrence, MO 66044	785-843-5217	odgers@biggreen.com
14	Leat Walker	7220 SW 22nd St	478-4522	
15	Kathy Bokhoff	7228 SW 23rd St	221-7882	
16	Deanna Ferrick	2760 SW Eaglehawk	478-9554	
17	Alta Ewons	2620 SW Bingham	785-220-9313	
18	Marilyn Hines	2248 SW Ancaster	554-0457	
19	Debbie Richardson	7230 SW 24th Terr	405-245-3725	dlr405@stcglobal.net
20	Charlie Wolt	1993 SW Irish Rd	969-7958	
21	Keith Kentsch	6742 SW 25th	422-2815	kedck@hotmail.com
22	Theresa Barranco	7241 SW Cannock Chase	785-383-3206	theresabarranco@stcglobal.net
23	Amanda Barranco	" "	" "	
24	Mary Fieber	6828 SW Cottonwood Cir	630-319-1928	m.fieber@cox.net
25	Bill Riphahn			
26	Betty Brainerd			
27	FRED LOSEKE	6749 SW 25th	271-9000	Floseke@aol.com
28	Tracy Hill	2310 SW Ancaster	478-2158	Bikerjean@aol.com
29	Nicole Allen	7200 SW Cannock Chase		
30	Chris Weber	7300 SW 24th St		
31	BILL RIPHAWN	2788 SW PLASS	608-9681	bill.riphahn@snc.us
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	Print Name	Address	Telephone	Email Address
42	Sharon Yarra	2616 SW Bingham Ct.		221-2290
43	JOE TERRILL	8652 COTTONWOODS		478-9393
44	Marilyn McKenzie	2422 NW Onea Dr.		478-4867
45	PHIL & MORRIS	" " "		" "
46	Linda Werten	7300 SW 24th St		478-9758
47	Jan McKenzie	6710 SW 27th St		273-3125
48	Hinnie Driver	COT Planning Dept		308-3010
49	SUSAN Streit	7104 SW Cannock Chase		228-1212
50	JAMES ANDREWS	2709 SW Blue Star		806-5246
51	J. KIRK ADAMBY	7026 SW 21		47
52	Don Peterson	2751 SW Sagebrush Ct		478-4858
53	Jack Peterson	2751 SW Sagebrush Ct		478-4858
54	Michael R Bales	2603 SW Staffordshire		273-3738
55	Jeff Coen	2146 SW Burnett Rd		
56	MIKE HALL (COT)	620 SE MADISON		368-3007
57	Jennifer Ho	2709 SW Staffordshire		224-4137
58	Michael Knoll	7211 SW 23rd Terrace		341-4790
59	Jim & Carla Garcia	7050 SW 21st		785-845-8327
60	Bruce Kenney	6750 SW 25		608-8315
61	Don Buchanan	6725 Shrewsbury Ct		286-0986
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Annie Driver

From: Duane Reiff <0866reiff@gmail.com>
Sent: Friday, October 02, 2015 5:42 PM
To: Annie Driver
Subject: Proposed Aquatic Center

RECEIVED

OCT 5 2015

TOPEKA PLANNING
DEPARTMENT

Follow Up Flag: Follow Up
Due By: Friday, October 02, 2015 6:13 PM
Flag Status: Flagged

To Annie Driver

As per your instructions, I'm putting my comments in writing re: the proposed aquatic center to be located north of the Cypress Ridge golf course. I live in the Tallgrass subdivision located next to the golf course. We have two entrances/exits to our subdivision, one off of Urish & the other off of 29th, both very busy streets. The majority of people who live in this development are elderly. It is very dangerous trying to exit or enter, especially off of Urish, due to the already heavy traffic. I've seen many near misses and it's frankly very scary. With the proposed addition of the aquatic center the traffic will increase making it even more dangerous. In addition to the above, I would like someone to explain to me how we can afford an eight million(plus) dollar complex when we have streets that are in sad shape, even though the sales tax has been increased again! Our city and state budget is in crisis mode and many services cut. So tell me why it is necessary to spend money that we don't have on something like a water park that will be used, as you say for only 4 months out of the year. It seems to me our city government is following in the steps of the federal government with it's wasteful spending.

Respectfully,
Cathy Reiff
2770 SW Sage Brush Ct
Topeka