

TOPEKA PLANNING COMMISSION

A G E N D A

Monday, April 17, 2017
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.

All information forwarded to the City Council can be accessed via the internet on Thursday prior to the City Council meeting at: <https://www.topeka.org/calendar>



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

Brian Armstrong
Ariane Burson
Rosa Cavazos, **Co-Vice Chair**
Scott Gales
Dennis Haugh
Carole Jordan
Wiley Kannarr, **Chair**
Katrina Ringler, **Co-Vice Chair**
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
Annie Driver, AICP, Planner II
John Neunuebel, Planner II
Taylor Ricketts, Planner I
Tim Esparza, Planner I
Kris Wagers, Office Specialist

AGENDA

Topeka Planning Commission

Monday, April 17, 2017 at 6:00 P.M.

- A. Roll call**
- B. Approval of minutes – February 20, 2017**
- C. MTPO Policy Board Representative**
- D. Communications to the Commission**
- E. Declaration of conflict of interest/exparte communications by members of the commission or staff**
- F. Public Hearings**
 - 1. CU04/3B by: Forest Park Retreat and Conference Center, Inc.** requesting a major amendment to the Conditional Use Permit for a youth camp and retreat center in order to expand the boundary of the existing 34.8 acre site located at 3158 SE 10th Street to include a 5.2 acre parcel to the east along SE 10th Street on property zoned “R-1” Single Family Dwelling District. **(Driver)**
 - 2. Reser’s Developments**
 - a. A17/02 by Reser’s Fine Foods, Inc.** requesting to annex into the City the property located at 3636 SE 6th. **(Warner)**
 - b. PUD16/05A by: Reser’s Fine Foods** requesting a major amendment to the Master Planned Unit Development Plan (I-1 Light Industrial uses) on property at the northwest intersection of SE Croco Road and SE 6th Street to expand the boundary of the existing Planned Unit Development by adding the property to the west located at 3636 SE 6th and adding the property to the north at 347/349 SE Croco Road, all currently zoned “RR-1” (Residential Reserve District) and located in unincorporated Shawnee County, Kansas. An annexation is being processed concurrently with the application. **(Driver)**
- G. Other Action Items**
- H. Adjournment**



CITY OF TOPEKA TOPEKA PLANNING COMMISSION

MINUTES

Monday, February 20, 2017

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

Members present: Katrina Ringler, Wiley Kannarr, Rosa Cavazos, Scott Gales, Brian Armstrong, Ariane Burson, Dennis Haugh, Patrick Woods (8)

Members Absent: Carole Jordan (1)

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

Roll Call – Eight members present for a quorum.

Approval of Minutes from January 23, 2017

Motion to approve as typed; moved by Ms. Burson, **second** by Mr. Armstrong. **APPROVED** (8-0-0)

Election of 2017 Chair and Vice Chair

Mr. Fiander thanked Mr. Gales for serving 2 years as Chair of the Planning Commission and explained that there had been a **nomination** by email for Mr. Kannarr to serve as 2017 chair. No additional nominations were made and **Mr. Armstrong seconded** the nomination of Mr. Kannarr. **Approval** by unanimous consent and Mr. Kannarr took the gavel.

Mr. Fiander explained that there were two nominations via email; one for **Ms. Cavazos** and one for **Ms. Ringler**. Both accepted the nominations and Mr. Gales moved that both be considered. Vote cards were completed and counted, ending in a tie of 4 votes for each. Mr. Gales moved to approve both as **2017 co-vice chairs**, second by Mr. Woods. **Approval** by unanimous consent.

Communications to the Commission

None

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

None

Public Hearing

PUD17/01 by Charles and Joseph Schmidt et al (Schmidt Vending) requesting to rezone property located at 1903 NW Lower Silver Lake Road, 1911 NW Lower Silver Lake Road, and approximately 187 ft. of property to the west from R-1 Single Family Dwelling District TO PUD Planned Unit Development (I-1 Uses). **(Driver)**

Ms. Driver reviewed the staff report and the handout provided to Commissioners. Said handout listed revised condition numbers 3 and 5 and Ms. Driver stated that the applicant is agreeable to the conditions recommended by staff.

With no questions for staff, Mr. Mark Boyd of SBB Engineering came forward representing the owner, who was also present. Mr. Boyd stated he had nothing further to add and confirmed that the owner is agreeable to all conditions, including the revisions to numbers 3 and 5.

DRAFT

Mr. Haugh inquired about the landscape buffering and Mr. Boyd explained that a more detailed landscape plan would be required and submitted with the building permit application. Ms. Driver stated that the siteplan calls for 5' setbacks on all new buildings, leaving room for landscaping. Storage would be fenced and landscaped. Mr. Gales asked Ms. Driver for verification that detailed landscape plans are not due until the time of building permit application and she confirmed.

With no further questions, Mr. Kannarr declared the **public hearing open**. With none coming forward, Mr. Kannarr declared the **public hearing closed**.

Mr. Gales asked if there would be an obligation to fence/screen the entire property. Ms. Driver explained that due to the nature of the area, staff waived the necessity of a fence along the entire length of the property. Mr. Gales asked if the owners could later be required to put up a fence, assuming the neighborhood changes, and Ms. Driver explained that the City could only require it if the applicant returned asking for an amendment to the PUD.

Motion by Mr. Gales to accept staff recommendation of approval, subject to the conditions given. **Second** by Mr. Haugh.

Mr. Kannarr noted that only one person attended the Neighborhood Information Meeting (NIM); there was no opposition and the land has been undeveloped for a long period of time.

Approval (8-0-0)

Other Action Items

1. **2018-2027 CIP** – In accordance with K.S.A. 12-748(b), review the City of Topeka's capital improvement program (CIP) to ensure that it is consistent with the comprehensive metropolitan plan. **(Warner)**

Mr. Warner reviewed the memo from Mr. Fiander and stated staff has found that on the whole, the CIP is consistent with the current Land Use and Growth Management Plan (LUGMP).

Mr. Kannarr called for questions from the commission and hearing none, called for public comment. With none coming forward, Mr. Fiander added that the Public Works Director and Ted Clemmons from Financial Services were both in attendance and able to answer questions.

Mr. Fiander stated that the street projects listed in the CIP are largely in the city limits and there were no projects that caused concerns or questions in regard to whether they are in line with our LUGMP. He stated that there are a couple water projects on the outskirts of the city limits but their purpose is to benefit tier one or existing city limits with water pressure / capacity / redundancy / fire purposes. He then pointed to fire stations that were listed in the CIP and gave further information.

Mr. Gales asked for clarification about numbers related to GO Bond projects and narrative included on the worksheet. Mr. Clemmons came forward and provided the information about funds that had already been approved vs. funds that are new.

Motion by Mr. Gales to find that the Topeka Planning Commission has reviewed the CIP and agrees that it is consistent with the comprehensive metropolitan plan. **Second** by Ms. Cavazos.
Approval (8-0-0)

2. Z71/02E by Old Dominion Freight Lines requesting a variance to allow an electrically charged security fence to a height of 10 feet, exceeding the maximum fence height of 8 feet pursuant to TMC 18.210.040 (Fences) in association with a minor amendment to a planned unit development (PUD) master plan. **(Hall)**

Mr. Hall explained that the zoning case is a minor amendment to a PUD which is approved administratively (by staff). The case is before the Planning Commission because the applicant is requesting a variance for a 10' fence where the max height allowed is 8 feet. He presented the staff report and stated that staff recommends approval of the variance.

Mr. Hall spoke regarding a letter from Electronic Guard Dog that was provided as a handout. The letter requested an amendment to the zoning code, but Mr. Hall stated that Planning Staff does not feel they've done sufficient research to recommend such a change.

Mr. Gales asked for clarification on how the proposed variance would be noted on the plat. Mr. Hall explained that documentation provided by the applicant would be placed in the Master PUD case file and this would be sufficient.

Mr. Woods asked why the applicant felt the 10' electrified fence was necessary. Mr. Kannarr asked about the risk to individuals that may be associated with an electrified fence.

Michael Pate with Electric Guard Dog (EGD) came forward representing the applicant. He explained how the fence works and what EGD's response would be if the fence were touched. He explained that the electrified fence will be behind a standard 8' fence, with a distance of 1' between the two. Per Mr. Page, the 10' fence is connected to a 12v battery that a capacitor amplifies to a max of 7,000 volts. This has been tested with research done on tasers; the pulse is so quick it cannot hurt anyone or affect a pacemaker. He also stated that the applicant intends to use the fence to deter theft by employees as well as from outside and added that EGD operates in 49 states.

Mr. Haugh asked how debris is kept out of the 1' area between the two fences and Mr. Pate explained that this is an ongoing task they are diligent about because if debris is touching the fence, it can't work correctly.

Motion by Mr. Gales to approve the proposed variance and allow the 10' fence to be installed as recommended in the staff report. **Second** by Mr. Haugh. **Approval (8-0-0)**

3. ACZR17/01 Amending the Zoning Code / Matrix

On January 23, 2017 the Planning Commission conducted a public hearing to consider amendments to the zoning regulations regarding the conversion of the existing C-5 zoning to D-1 and an update of other sections of the zoning regulations. Upon closing the public hearing the Planning Commission moved to forward a recommendation of approval to the Governing Body with the exception of the sections listed below and any other minor modifications not presented:

- 18.200.090 (f) (2) Painted Exterior Wall Signs
- 18.200.090 (f) (4) Window Signs
- 18.200.0900 (f) (6) Monument Signs
- 18.210.050 (f) Cargo Containers

Mr. Hall reviewed the memo from Mr. Fiander to the Planning Commission and included as part of the agenda packet.

Regarding cargo containers, Mr. Gales asked what would happen if a cargo container needed to remain on site for a building project (not requiring a permit) that lasted more than the allowed 180 days. Mr. Hall and Mr. Fiander clarified that after 180 days, they would be expected to remove the container, screen it, or move it somewhere not visible to the public.

Mr. Armstrong asked if the zoning amendments would include anything about raising the allowable fence height to 10' as requested in the letter from Electronic Guard Dog. Mr. Hall stated that staff feels they have not had sufficient time to research all the implications of this change so are not prepared to recommend it at this time. There was additional discussion, which included the fact that anything over 8' would require engineering plans and a structural review. Mr. Fiander point out that 8' is probably generous compared to what other cities allow. He added that there are 10' exceptions for some very specific uses, such as parks & rec uses, public utilities (substations), and schools.

Mr. Kannarr asked if there are a lot of requests for variances from 8' and Mr. Fiander stated that it is his perception that there are only occasional requests to go higher than 8' and they have to go through the Board of Zoning Appeals (BZA), which is a high bar. Nobody has gone to the BZA with a request in recent memory.

Mr. Kannarr invited the public to speak and Mr. Pate from EGD came forward to speak to the letter he wrote requesting the 8' limit be raised to 10'. Mr. Gales asked him if it's standard for them to put their electrified 10' fences inside a standard 8' fence and he stated that it's required by the standard they operate under.

With no additional questions for Mr. Pate, he took his seat and nobody else came forward to speak.

Mr. Gales asked when this might be considered again and Mr. Fiander stated that it could perhaps be in the zoning code amendment package that would likely come before the commission in 2018 or 2019. He stated that he would not recommend doing a stand-alone amendment regarding the fence height.

With no further discussion, Mr. Woods made a **motion** to approve the zoning code amendments as recommended by staff. **Second** by Ms. Burson.

Mr. Fiander suggested including in the motion the revision to the text amendment in the cargo container section about removing, moving or screening the container after 180 days for building projects not requiring a permit. Mr. Woods agreed to this as a friendly amendment.

Approval (8-0-0)

Adjourned at 7:15PM

CU04/03B

Forest Park Conference & Retreat Center, Inc.

Staff Report – Conditional Use Permit Topeka Planning Department

PLANNING COMMISSION DATE: Monday, April 17, 2017

APPLICATION INFORMATION

APPLICATION CASE NO: CU04/3B By: Forest Park Conference and Retreat Center

REQUESTED ACTION / CURRENT ZONING: AMENDMENT to the Conditional Use Permit (CUP) on property at 3158 SE 10th Avenue for a "Conference and Retreat Center" to expand the boundary and include the 5-acre property located to the immediate east along the north side of SE 10th Avenue and zoned "R-1" Single-Family Dwelling District into the existing boundary of the CUP.

APPLICANT / PROPERTY OWNER: Forest Park Conference and Retreat Center

APPLICANT REPRESENTATIVE: Angela Sharp, Bartlett and West Engineers

PROPERTY ADDRESS & PARCEL ID: 3158 SE 10th Street

PHOTO:



South side of the 5 acre property along SE 10th Avenue



SE 10th Street driveway Existing site



SE Deer Creek Parkway driveway Existing site

PARCEL SIZE: 35 acres (existing CUP boundary); 5 acres (added into CUP)

STAFF PLANNER: Annie Driver, AICP, Planner II

PROJECT AND SITE INFORMATION

PROPOSED USE / SUMMARY:

The CUP allows private conferences and retreats associated with Forest Park. Buildings on the site consist of cabins, dining hall, bath house, office headquarters, outdoor recreational venues for sports activities, outdoor chapel, etc. The proposed amendment to the CUP will allow the use of a undeveloped, wooded 5 acre tract to the east for low intensity outdoor events, such as haunted trails or prayer walks, and other similar activities of equal or lesser intensity as determined by the Planning Director that may be open to the public up to a maximum of 60 cumulative days per calendar year.

There revision proposes no additional construction on the site nor changes the maximum occupancy that was approved in 2004 under the original CUP.

DEVELOPMENT / CASE HISTORY:

1920- Property established by United Methodist Church as a conference and retreat center.

1950- Annexed into City of Topeka and zoned "A" Single Family Dwelling District ("A" converted to "R-1" in 1992)

1958 – Portion rezoned to "D" Multiple Family Dwelling District (Z58/66). ("D" converted to "M-2" in 1992).

2004 – The "M-2" portion was rezoned to "R-1" Single Family Dwelling District and a "CUP" was approved to allow the "conference and retreat center" (Z4/31 and CU04/3).

2015 – A minor amendment was approved to allow limited outdoor

activities open to the public up to a maximum of 60 cumulative days per calendar year (CU04/3A).

ZONING AND CHARACTER OF SURROUNDING AREA:

The subject property lies within an urbanized area of the City and is surrounded by both existing single-family residential (west) and industrial development (north and south). The property itself is heavily forested and natural in character. A single-family neighborhood and multiple-family apartment complex lies west of the property, but is separated by the 4-lane divided SE Deer Creek Parkway. The Deer Creek waterway traverses the west portion of the subject property, north-south and provides a stream buffer and visual barrier from surrounding uses and public rights-of-way.

COMPLIANCE WITH DEVELOPMENT STANDARDS AND GUIDELINES

BUILDING SETBACKS:

The building setback of the base zoning (30' front, 30' rear) district still applies.

OTHER DIMENSIONAL STANDARDS:

The "R-1" base zoning dimensional standards apply unless stated otherwise on the CUP.

OFF-STREET PARKING:

A total of 271 parking spaces are provided for the maximum allowable occupancy of 300 (single event/single time) on gravel and overflow grass parking surfaces.

City staff did not require the applicant pave parking with approval of the original CUP in 2004 due to the intent of preserving the rustic character of the site. Staff conditioned this parking on them limiting the maximum occupancy to 300 persons. This CUP revision does not change this occupancy limit or propose new structures that may affect the limit. A note has been added to the CUP addressing the legal non-conforming nature of the existing parking surfaces and timing of when future improvements may be needed if buildings are proposed in the future.

LANDSCAPING:

A landscape plan was waived at the time of original approval of the CUP due to having an intent of preserving the natural character of the property.

SIGNAGE:

There are two existing signs on the property and one proposed sign:

Existing Sign #1 – 10th Street. 8' X 4' on plastic railing, located in right-of-way

Proposed Sign #2 – Intersection of Deer Creek/10th Street. 10' X 5' monument sign on wood base.

Existing Sign #3 – Deer Creek. 8' X 4' wood sign, located in the right-of-way.

Temporary signs are permitted and limited by the CUP to the time and length of a specific event.

A CUP note indicates signage located in the right-of-way shall be relocated on to private property in the event they are removed.

**OPERATING
CHARACTERISTICS:**

Day Use: 7:00 am to 11:00 pm, 7 days per week, closed Christmas

Camping and retreat: By private reservation only, no event shall exceed 300 persons per event or multiple events at a single time.

Public events: Not to exceed a maximum of 60 days per calendar year, haunted trails, prayer walks, or other events of equal or lesser intensity as determined by the Planning Director.

PUBLIC FACILITIES

TRANSPORTATION:

The property is located at the intersection of SE Deer Creek Parkway (Major Collector) and SE 10th Avenue (Major Collector).

UTILITIES:

The property is connected to City sanitary sewer and water. Utilities are not affected by this revision. The cabins are not equipped with water or facilities. However, 24 hr. access is provided to other buildings that have these facilities.

OTHER FACTORS

SUBDIVISION PLAT:

The property is not platted. No physical improvements are being made at this time. A note has been added to the CUP site plan indicating the property may need to be platted prior to the issuance of future building permits or new construction.

**FLOOD HAZARDS, STREAM
BUFFERS:**

The 5 acre tract being added to the CUP sits at a higher elevation and is not within the 100 year flood plain.

The original 35-acre site is encumbered by a Type I stream (Deer Creek) as described on sheet 2 that runs across the western portion of the property. The floodway also covers the western portion of the property. The west side of the property is predominately encumbered by Zone AE 100 year flood plain and that area considered to be within a 0.2 percent chance of annual flooding.

HISTORIC PROPERTIES:

Not applicable

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood information meeting on Thursday, February 23, 2017 at the Forest Park Conference and Retreat Center dining hall. Residents within 500 ft. of the property and NIAs within ½ mile were notified. No opposition was expressed relative to the proposal. The request will have no substantial impact

upon the adjoining property owner as indicated in the letter dated March 6, 2017.

REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES

Public Works /Engineering: No issues. No new development is proposed or changing.

Water Pollution Control: No issues. No new development is proposed.

Fire Department: No issues. No new development is proposed. A fire line and access are provided to the existing structures.

Development Services: No issues. Future structures require building permits.

KEY DATES

SUBMITTAL: February 3, 2017

NEIGHBORHOOD INFORMATION MEETING: February 23, 2017

LEGAL NOTICE PUBLICATION: February 22, 2017

PROPERTY OWNER NOTICE MAILED: February 24, 2017

STAFF ANALYSIS

EVALUATION CRITERIA: 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 for land use compatibility, site development, operating characteristics, and consistency with the Comprehensive Plan.

1. **The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies:** The subject property lies within an area designated "*Commercial*" within the East Topeka Neighborhood Revitalization Plan (2002). The neighborhood plan specifically limits commercial activities to "*conference, retreat, recreational ventures, etc. that preserve the natural setting to the greatest extent possible.*" The proposed CUP revision to add 5 acres for trails and low intensity outdoor activities is in conformance to this intention as described in the Comprehensive Plan. The 5 acre tract that is added to the CUP was not within the East Topeka Neighborhood Plan planning boundary. The Future Land Use Map- 2040 designates this area for "*Industrial*". However, the FULU - 2040 is a broad brush approach and does not delineate future land uses for each particular parcel as closely as the neighborhood plan. Considering the slope of this particular site, the proposed use for low intensity outdoor recreation may be a more suitable fit than industrial on this 5 acre site.

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 neighborhood is characterized by mixed use, industrial, and commercial development north of the property along SE 6th Avenue. The intersection of SE 6th and Deer Creek is comprised of industrial uses and a commercial shopping center. The neighborhood west of Deer Creek is comprised of a low density single family residential neighborhood. Pine Ridge public housing complex lies at the intersection of SE Deer Creek and SE 10th Avenue. The low density nature and natural setting of the subject property is an effective buffer and use within an area that is covered by a stream buffer, 100 year flood plain (Zone AE), and on this particular 5 acre site, steeper slopes. Adding in the additional 5 acre wooded site to the CUP preserves this natural character and creates a more effective buffer from industrial to residential.
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 35 acre existing site is located at Deer Creek Parkway and SE 10th Avenue in East Topeka. The additional 5 acres is located just to the east, along the north side of SE 10th. The original Forest Park 35-acre site is heavily forested, encompassed by stream buffer and flood plain. The 5 acre site being added into the CUP sits higher in elevation than the surrounding Forest Park and is wooded and undeveloped. The zoning and land uses of surrounding properties contain industrial to the north and south and single family residential to the west of Deer Creek Parkway. The site is in harmony with surrounding zoning and uses as it provides a natural and recreational enclave within an urbanized setting. No new development is proposed with the amendment to the CUP and there is no gain to the overall net occupancy that was approved with the original conditional use permit.
4. **The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations:** The 5 acre property added to the CUP may not be suitable as restricted for single family development due to the length of time it has remained undeveloped and vacant for residential use. Aerial maps show the site was vacant as far back as 1942. The zoning is not changing. The intent of the CUP amendment is to allow limited, low intensity outdoor activities on the site.
5. **The length of time the property has remained vacant as zoned:** The subject property (5 acres) being added to the CUP has remained vacant since at least 1942. Forest Park has existed on the existing 35 acre site since at least 1920.
6. **The extent to which the approval of the application would detrimentally affect nearby properties:** Approval of the request will have no detrimental impact on nearby properties as no development is proposed and the revision does not affect the intensity of the existing CUP. Furthermore, the number and intensity of events is limited by this CUP.
7. **The extent to which the proposed use would substantially harm the value of nearby properties:** Approval of the request will have very limited or no significant impact on the value of surrounding properties as the proposal continues to preserve the property in its natural state.
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 revision has no impact on the road network. The site has sufficient parking as approved by the City at the time of the original CUP (2004) to accommodate the limited public outdoor events (i.e. trails). There have been no parking problems created within the vicinity arising because of outdoor activities, conferences or events on the site. The use of SE 10th Avenue for overflow event parking will not be permitted.
9. **The extent to which the proposed use would create excessive air pollution, water pollution, noise pollution or other environmental harm:** None anticipated as the property will remain undeveloped. Allowing its use by Forest Park ensures the vacant property is maintained.

10. **The economic impact of the proposed use on the community:** The revision to the CUP allows limited public outdoor events on the property and provides Forest Park with the financial capability to make improvements to their property. In the long term, this may have a positive impact on the community by bringing in tourists and visitors to East Topeka.
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 gain to the public health, safety, and welfare resulting from approval of the CUP is the added social value of providing a preserved and naturalized setting for conferences or retreats within the urbanized area of Topeka. The hardship imposed upon the individual landowner by denial of the application is the limit it places on their ability to have public outdoor events that provide a means to improve their existing property.

STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

The project demonstrates compliance with standards for evaluation as provided for in TMC 18.215.030 Conditional Use Permits for Land Use Compatibility, Site Development, Operating Characteristics, and consistency with the Comprehensive Plan. Based upon the above findings and analysis, Planning staff recommends **APPROVAL** of this proposal, subject to the following conditions.

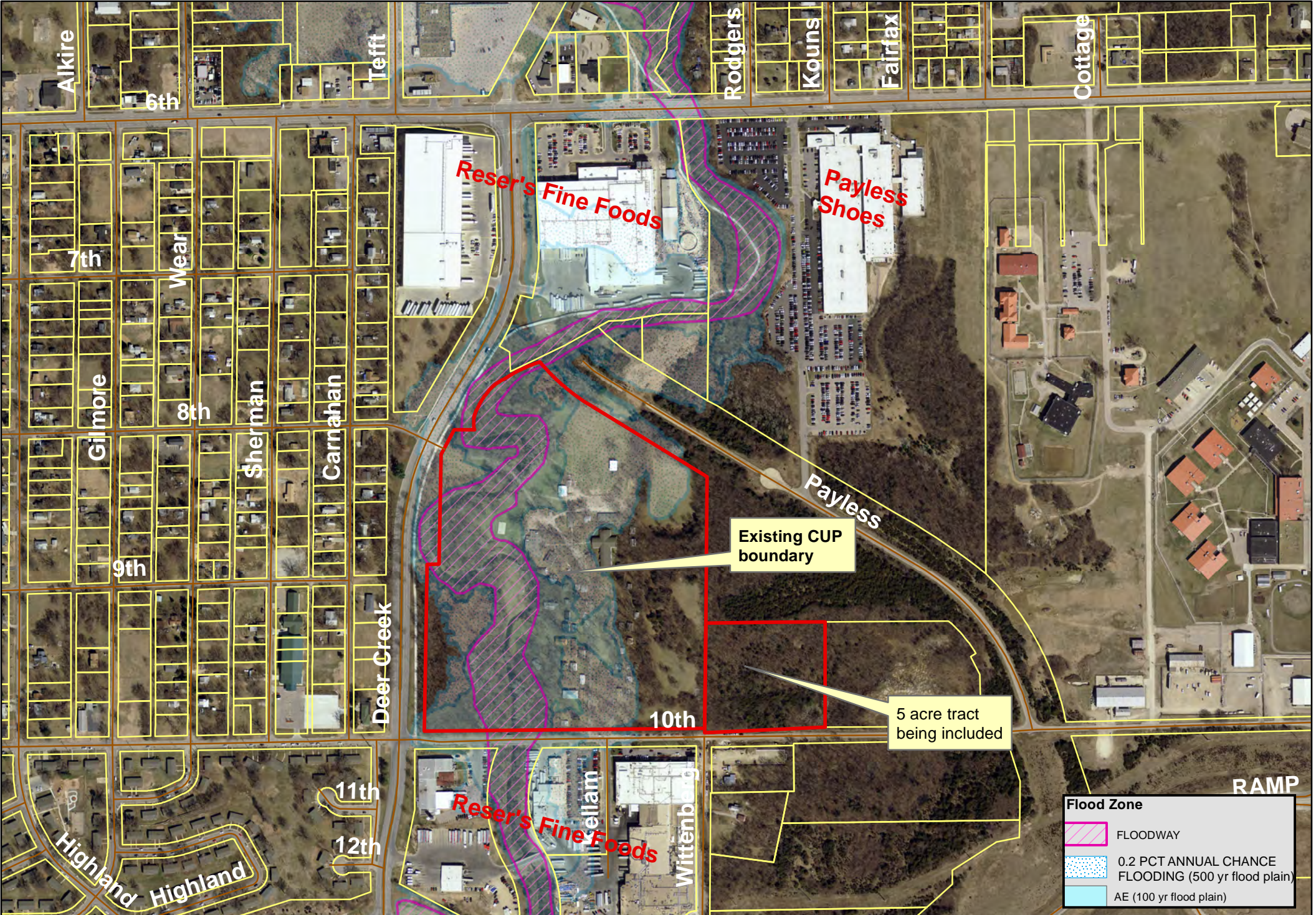
1. **Use and development of the site in accordance with the approved Resolution and Conditional Use Permit Site Plan for the Forest Park Conference and Retreat Center (CU04/3B).**
2. Removing Note #2. The new note stating, *"the existing parking areas are legal non-conforming. . ."* replaces this note.
3. Removing reference to KTA after the "service road" label along the north property boundary. KTA has no jurisdiction over this Right of Way any longer. The ROW has reverted to the City of Topeka.
4. Add note: *"There shall be no overflow event parking along SE 10th Avenue."*

PLANNING COMMISSION MOTION:

- Motion to approve the CUP amendment, subject to the conditions stated in the staff report.

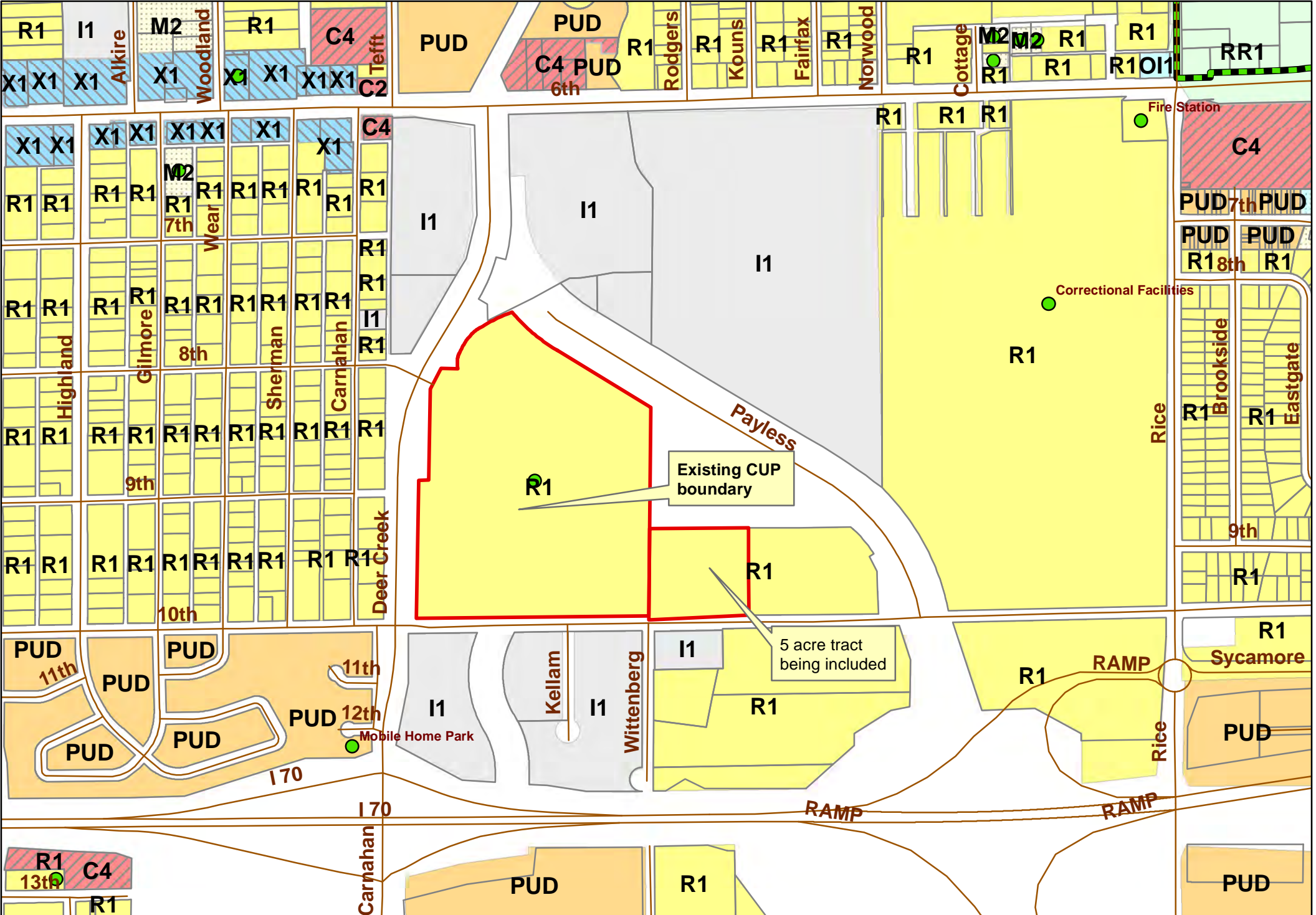
ATTACHMENTS:

Aerial Map
Zoning Map
CUP site plan
NIM report and Sign-In sheet
Public Testimony



CU04/3B By: Forest Park Conference and Retreat Center

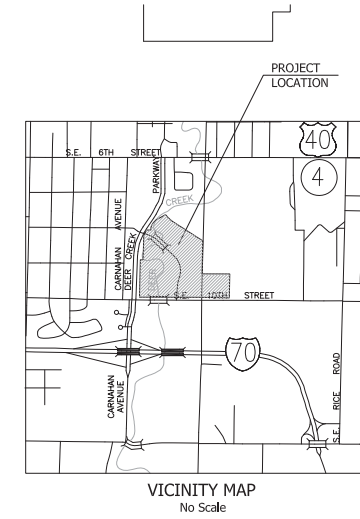
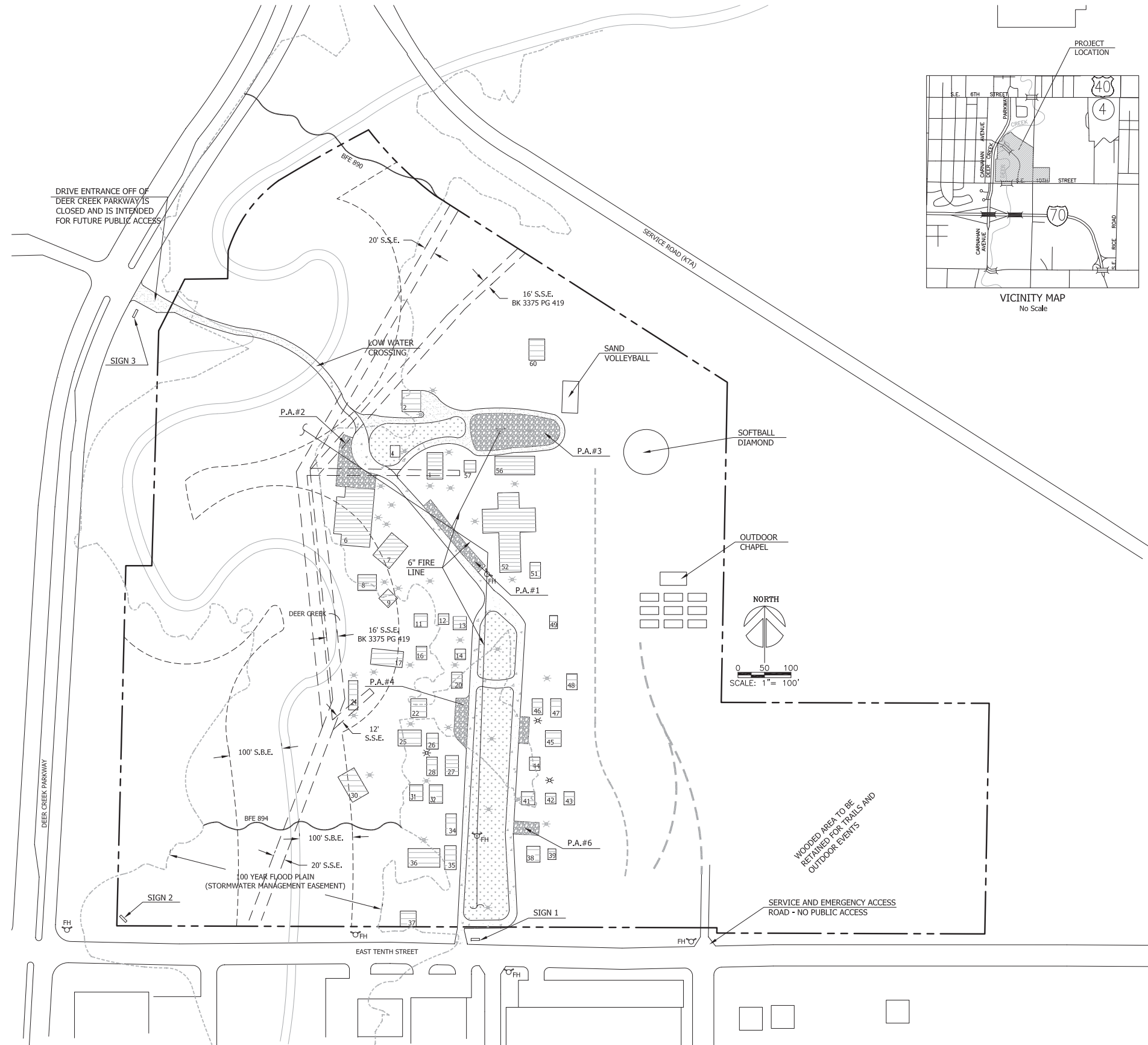




CU04/3B By: Forest Park Conference and Retreat Center



MAJOR AMENDMENT NO. 2 TO THE CONDITIONAL USE PERMIT FOR FOREST PARK RETREAT CENTER



LEGAL DESCRIPTION :
 4-12-16 PT OF SE 1/4 OF NE 1/4 BEG AT IRON PIN 767 FT W OF SE COR OF 1/4 TH N AT R/A 209 FT TO IRON PIN TH W AT R/A 210 FT TO IRON PIN TH N AT R/A 355 FT TO IRON PIN N 49 4' W TO PT 200 FT E OF E LINE OF IRVING PLACE WHEN MEAS AT R/A; W PARL TO S LI NE 1/4 50 FT; S PARL TO IRVING PLACE TO S LI NE 1/4 ; E ALG S LI NE 1/4 400 FT., M/L TO POB, LESS SE DEER CREEK PARKWAY, IN THE CITY OF TOPEKA, IN SHAWNEE COUNTY, KANSAS.
 ALONG WITH PART OF WARREN'S ADDITION TO DEER PARK ADDITION TO THE CITY OF TOPEKA, IN SHAWNEE COUNTY, KANSAS DESCRIBED AS FOLLOWS:
 PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE 6TH PRIME MERIDIAN, COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE RUNNING EAST ALONG SAID QUARTER SECTION LINE AND AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 505 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION 475 FEET; THENCE WEST TO THE WEST LINE OF SAID QUARTER SECTION, 505 FEET; THENCE SOUTH ON THE WEST LINE OF SAID QUARTER SECTION 475 FEET TO THE PLACE OF BEGINNING, IN SHAWNEE COUNTY, KANSAS.

- BLDGS TO REMAIN IN PLACE
- PROPOSED OUTDOOR LIGHTING
- EXISTING OUTDOOR LIGHTING
- EXISTING FIRE HYDRANTS
- GRAVEL ACCESS ROAD 10' WIDTH
- BLACKTOP ACCESS ROAD 12' WIDE LANES WITH 20' WIDE CLEARING
- MAINTENANCE PATH - DIRT SURFACE 7' WIDTH
- DIRT SURFACE SERVICE ROAD FOR CHAPEL ACCESS 8' WIDTH
- OVERFLOW PARKING GRASS SURFACE 215 SPACES
- PARKING AREA GRAVEL SURFACE
- PARKING AREA No. 1 = 10 SPACES
- PARKING AREA No. 2 = 10 SPACES
- PARKING AREA No. 3 = 20 SPACES
- PARKING AREA No. 4 = 10 SPACES
- PARKING AREA No. 5 = 3 SPACES
- PARKING AREA No. 6 = 3 SPACES
- 100 YEAR FLOOD PLAIN
- STORMWATER MANAGEMENT EASEMENT (S.M.E.)
- PROPERTY BOUNDARY LINE
- STREAM BUFFER EASEMENT (S.B.E.)
- BASE FLOOD ELEVATION (BFE)

BUILDING INDEX
(TO BE VERIFIED)

| | |
|-------------------------|--------------------|
| 1 DIRECTOR'S RESIDENCE | 39 OVERNIGHT CABIN |
| 2 SHOP | 41 OVERNIGHT CABIN |
| 4 DIRECTOR'S GARAGE | 42 CABIN |
| 6 DINING HALL | 43 CABIN |
| 7 DEPARTMENTAL BUILDING | 44 OVERNIGHT CABIN |
| 8 QUONSET HUT | 45 OVERNIGHT CABIN |
| 9 GUEST COTTAGE | 46 OVERNIGHT CABIN |
| 11 ROSE COTTAGE | 47 OVERNIGHT CABIN |
| 12 HERITAGE CABIN | 48 OVERNIGHT CABIN |
| 13 HEADQUARTERS/OFFICE | 49 CABIN |
| 14 FP MUSEUM | 51 RESTROOMS |
| 16 OVERNIGHT CABIN | 52 TABERNACLE |
| 17 MOKANE | 56 HICKORY HALL |
| 20 OVERNIGHT CABIN | 57 WALTERS CABIN |
| 22 HOLTON DORM | 60 GRACE DORM |
| 24 BATH HOUSE | |
| 25 LAWRENCE CABIN | |
| 26 OVER NIGHT CABIN | |
| 27 MEMORIAL DORMITORY | |
| 28 NELSON CABIN | |
| 30 SHELTER HOUSE | |
| 31 OVERNIGHT CABIN | |
| 32 STORAGE | |
| 34 NELSON CABIN | |
| 35 STORAGE | |
| 36 FELLOWSHIP HALL | |
| 37 CABIN | |
| 38 DAVIDS CABIN | |

BARTLETT & WEST
 1800 NW EXECUTIVE DR., TOPEKA, KS 66618
 WWW.BARTLETTWEST.COM

**CONDITIONAL USE PERMIT FOR
FOREST PARK RETREAT CENTER**
 EASTERN CONFERENCE UNITED METHODIST CHURCH
 DEER CREEK PARKWAY
 TOPEKA, KANSAS

| | |
|--------------|---------------|
| DESIGNED BY: | ACS |
| DRAWN BY: | ACS |
| APPROVED BY: | ACS |
| DESIGN PROJ: | |
| CONST PROJ: | |
| SCALE: | AS NOTED |
| DATE: | FEBRUARY 2017 |
| DRAWING NO: | CU04/3B |
| SHEET NO: | 1 of 2 |

Drawing Name: W:\P\03\14000\14177\14177-000\Aug\Civil\14177-000\CIP MAJOR AMENDMENT.dwg
 Layout Name: page 1
 Plotted By: ACS09065
 Plotted on: 2/24/2017 3:17:28 PM
 Last edit on: 02/02/00

ALL RIGHTS RESERVED. ALL BARTLETT & WEST ENGINEERS PLANS, SPECIFICATIONS AND DRAWINGS ARE PROTECTED UNDER COPYRIGHT LAW, AND NO PART MAY BE COPIED, REPRODUCED, DISPLAYED PUBLICLY, USED TO CREATE DERIVATIVES, DISTRIBUTED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY ANY MEANS WITHOUT PRIOR WRITTEN PERMISSION OF BARTLETT & WEST ENGINEERS.

MAJOR AMENDMENT NO. 2 TO THE CONDITIONAL USE PERMIT FOR FOREST PARK RETREAT CENTER

NOTES :

1. ANY NET INCREASE IN OVERALL OCCUPANT CAPACITY WILL REQUIRE CONSTRUCTION OF PARKING AREAS AS REQUIRED BY CITY CODE.
2. ALL EXISTING ROADS AND PARKING AREAS ARE DEEMED IN CONFORMANCE WITH APPLICABLE CITY REGULATION AS A RESULT OF THIS CUP.
3. BUILDING PERMITS ARE REQUIRED FOR ANY NEW CONSTRUCTION. A SUBDIVISION PLAT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF ANY NEW BUILDING PERMITS UNLESS WAIVED PURSUANT TO TMC 18.245.060.
4. FIRE DEPARTMENT SHALL REVIEW ANY FUTURE PLANS PRIOR TO NEW BUILDING PERMITS OR THE START ON NEW CONSTRUCTION.

PART OF THIS PROPERTY LIES WITHIN ZONE AE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. PART OF THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO HAVE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE REST OF THE PROPERTY LINES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) No. 20177C0217E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

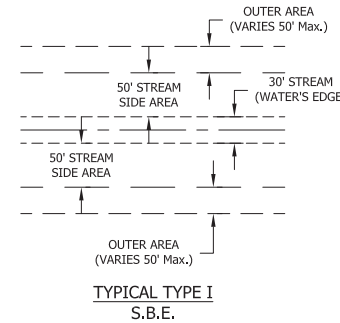
STREAM BUFFER EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR INFORMAL GREEN SPACE AND THE NATURAL UNOBSTRUCTED OVERLAND FLOW OF SURFACE WATER IN EXISTING DRAINAGE WAYS. PROPERTY OWNER(S) SHALL NOT PLACE PERMANENT OR SEMI-PERMANENT OBSTRUCTIONS IN SAID EASEMENT. ALL MAINTENANCE WITHIN THE STREAM BUFFER EASEMENT (SBE) SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE PROPERTY IN WHICH THE EASEMENT IS LOCATED, HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE APPLICABLE PUBLIC WORKS DIRECTOR OR DESIGNEE, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE APPLICABLE DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE.

STORMWATER MANAGEMENT EASEMENTS (SME) ARE HEREBY ESTABLISHED AS SHOWN OR DESCRIBED TO PROVIDE FOR THE MANAGEMENT OF STORM WATER INCLUDING, BUT NOT LIMITED TO, DETENTION, RETENTION, STORAGE AND TREATMENT OF STORM WATER. PROPERTY OWNERS AND THEIR ASSIGNS AND SUCCESSORS (PROPERTY OWNERS) AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, ENLARGE, REPAIR, OPERATE AND PROVIDE PERPETUAL MAINTENANCE OF PIPE, FLUME, DITCH, SWALE, VEGETATIVE AREAS OR MECHANICAL DEVICES FOR STORM WATER CONVEYANCE AND/OR TREATMENT, OR ANY IMPROVEMENTS IN THE SME FOR THE DRAINAGE AND/OR TREATMENT OF SAID STORM WATER. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORM WATER MANAGEMENT STRUCTURES AND IMPROVEMENTS IN THE SME SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICABLE PUBLIC WORKS DIRECTOR OR HIS/HER DESIGNEE. PROPERTY OWNERS SHALL NOT PLACE OR PERMIT ANY PERMANENT, SEMI-PERMANENT OR TEMPORARY OBSTRUCTION IN SAID SME INCLUDING, BUT NOT LIMITED TO, TREES, SHRUBS, VEGETATION, ROCKS, FENCES, RETAINING WALLS, LANDSCAPING, STRUCTURES, BUILDINGS OR OTHER OBSTRUCTIONS THAT INTERFERE WITH OR OBSTRUCT DESIGNED WATER FLOW AND/OR TREATMENT PROCESS IN AN ENGINEERED CHANNEL, CONDUIT, STRUCTURE OR AREA, NOR SHALL PROPERTY OWNERS OBSTRUCT, PREVENT OR OTHERWISE HINDER INGRESS, EGRESS OR OPERATION OF MAINTENANCE VEHICLES, EQUIPMENT AND PERSONNEL. UPON RECEIVING WRITTEN PERMISSION FROM THE APPLICABLE PUBLIC WORKS DIRECTOR OR HIS/HER DESIGNEE, PROPERTY OWNERS MAY CONSTRUCT AT THEIR OWN PERIL OTHER LIMITED IMPROVEMENTS AND/OR LANDSCAPING WITHIN THE SME WHICH DO NOT AND WILL NOT INTERFERE WITH THE FUNCTION OF THE STORM WATER MANAGEMENT SYSTEM. ANY OBSTRUCTIONS OR IMPROVEMENTS IN THE SME, PERMITTED OR NOT PERMITTED, MAY BE REMOVED BY THE APPLICABLE PUBLIC WORKS DEPARTMENT OR ITS CONTRACTOR TO PROVIDE FOR DESIGNED WATER FLOW AND/OR TREATMENT PROCESS OF THE STORM WATER MANAGEMENT SYSTEM. COST OF REMOVAL, DAMAGE AND ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL MAINTENANCE AND REPAIRS WITHIN THE SME SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS OF THE PROPERTY ON WHICH THE SME IS LOCATED. HOWEVER, IF DESIGNED WATER FLOW AND/OR TREATMENT PROCESS ARE IMPEDED BY NEGLECTED MAINTENANCE, SYSTEM FAILURE OR ARE SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES CAUSING A HAZARD OR THREAT TO PUBLIC SAFETY, AS DETERMINED BY THE APPLICABLE PUBLIC WORKS DIRECTOR OR HIS/HER DESIGNEE, EMERGENCY OR CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE APPLICABLE PUBLIC WORKS DEPARTMENT OR ITS CONTRACTOR WITH COSTS CHARGED TO SAID PROPERTY OWNERS. UNPAID COSTS SHALL BE ASSESSED TO AND IMPOSED AS A LIEN ON THE LAND. THE APPLICABLE PUBLIC WORKS DEPARTMENT STAFF AND THEIR CONTRACTORS SHALL HAVE THE RIGHT TO ENTER UPON THE SME FOR PURPOSES OF PERIODIC OR SPECIAL INSPECTION AND/OR CORRECTIVE MAINTENANCE.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS OR DESIGNEE.

ANY BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

PLEASE REFER TO SECTION 6 OF CITY OF TOPEKA CODE 17.10; BUFFER AREAS, FOR ALL PERTINENT MANAGEMENT GUIDELINES AND PROHIBITED PRACTICES AND ACTIVITIES WITHIN THE STREAM BUFFER AREAS.



STREAMSIDE AREA - USES ALLOWED :

1. NATIVE VEGETATION
2. FLOOD CONTROL
3. FOOT PATHS/ROAD CROSSINGS
4. UTILITY CORRIDORS

OUTER AREA - USES ALLOWED :

1. NATIVE VEGETATION OR MANAGED LAWNS
2. BIKING/HIKING PATHS
3. FLOOD CONTROL
4. DETENTION/RETENTION STRUCTURE
5. UTILITY CORRIDORS
6. STORMWATER BMP'S
7. RESIDENTIAL YARDS/LANDSCAPE AREAS

STATEMENT OF USE :

A CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED USE OF YOUTH CAMP, RETREAT AND CONFERENCE CENTER, AND LIMITED PUBLIC OUTDOOR EVENTS, AS WELL AS ONGOING MAINTENANCE AND UPGRADING OF FOREST PARK RETREAT CENTER, ALL OF WHICH ARE AVAILABLE TO THE PUBLIC, NON-PROFIT ORGANIZATIONS AS WELL AS BUSINESSES. ACTIVITIES OPEN TO THE PUBLIC SHALL BE LIMITED TO 60 DAYS PER YEAR. THE APPROXIMATELY 5 ACRE SQUARE AT THE SOUTHEAST CORNER OF THE PROPERTY IS BEING ADDED BY THIS MAJOR AMENDMENT TO ACCOMMODATE OUTDOOR ACTIVITIES AND EVENTS WITHIN THE EXISTING WOODED TRAILS SYSTEM. ALLOWABLE ACTIVITIES INCLUDE NATURE AND PRAYER TRAIL HIKES AND PICNICS, HAUNTED TRAIL DURING THE HALLOWEEN SEASON, AS WELL AS OTHER USES OF EQUAL OR LESSER INTENSITY AS DETERMINED BY THE PLANNING DIRECTOR.

THE EXISTING PARKING AREAS ARE CONSIDERED LEGAL NON-CONFORMING AND ALLOWED FOR THE MAXIMUM OCCUPANCY LIMIT OF 300 PERSONS AT A SINGLE TIME. ANY FUTURE EXPANSIONS OR SIGNIFICANT MODIFICATIONS TO THE SITE AND/OR BUILDINGS MAY REQUIRE FURTHER REVIEW FOR CONFORMANCE TO APPLICABLE CITY STANDARDS.

SIGNAGE :

- SIGN No. 1 - EXISTING 8'x4' ON PLASTIC RAIL FENCING
- SIGN No. 2 - NEW 10'x5' MAXIMUM SIGN FACE ON WOOD BAZE
- SIGN No. 3 - EXISTING 8'x4' WOOD SIGN

SIGNS SHALL ONLY BE ILLUMINATED EXTERNALLY BY GROUND LEVEL SPOT LIGHTS. NO INTERNALLY ILLUMINATED SIGNS ARE PERMITTED.

MAXIMUM HEIGHT OF INDIVIDUAL SIGNS SHALL BE 5 FEET.

SIGNS 1 AND 3 ARE EXISTING SIGNS LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND PERMITTED AS LEGAL NON-CONFORMING STRUCTURES. IN THE EVENT THEY ARE REMOVED, THE SIGNS SHALL BE RELOCATED ONTO PRIVATE PROPERTY AND COMPLY WITH APPLICABLE CITY CODES. NO PERMANENT DIRECTIONAL SIGNS ARE USED BUT PORTABLE SIGNAGE SUCH AS HAND-CHANGEABLE MESSAGE CENTER SIGNS SHALL BE ALLOWED. ANY USE OF PORTABLE AND TEMPORARY SIGNS SHALL BE LIMITED TO THE TIME AND LENGTH OF THE SPECIFIC EVENT.

HOURS OF OPERATION :

- DAY USE - 7 A.M. - 11 P.M.
- CAMPING & RETREAT - 24 HRS
- 7 DAYS A WEEK - CLOSED CHRISTMAS DAY

PROJECT DATA :

PROPERTY OWNER : FOREST PARK RETREAT AND CONFERENCE CENTER

EXISTING ZONING : R-1 WITH CONDITIONAL USE PERMIT

PROPOSED ZONING : R-1 WITH AMENDEED CONDITIONAL USE PERMIT

PARCEL SIZE : 37.54 ACRES ±

DEVELOPMENT : CONTINUED USE OF YOUTH CAMP, RETREAT AND CONFERENCE CENTER, AND LIMITED PUBLIC OUTDOOR EVENTS

IN TESTIMONY WHEREOF : THE OWNER(S), FOREST PARK RETREAT AND CONFERENCE CENTER, INC. BY MICHAEL TURNER, BOARD PRESIDENT, HAS SIGNED THESE PRESENTS

THIS _ DAY OF _____, 2017.

MICHAEL TURNER, BOARD PRESIDENT
FOREST PARK RETREAT AND CONFERENCE CENTER, INC.

BARTLETT & WEST

1800 NW EXECUTIVE DR., TOPEKA, KS 66615
TEL: 781-374-8888
WWW.BARTLETTWEST.COM

**CONDITIONAL USE PERMIT FOR
FOREST PARK RETREAT CENTER**

EASTERN CONFERENCE UNITED METHODIST CHURCH
DEER CREEK PARKWAY
TOPEKA, KANSAS

| | |
|--------------|----------------|
| DESIGNED BY: | ACS |
| DRAWN BY: | ACS |
| APPROVED BY: | ACS |
| DESIGN PROJ: | . |
| CONST PROJ: | . |
| SCALE: | AS NOTED |
| DATE: | FEBRUARY 2017 |
| DRAWING NO: | CU04/3B |
| SHEET NO: | 2 of 2 |



Memorandum

Date: February 23, 2017

To: Mike Hall, Topeka Planning Department

From: Angela Sharp

Re: Forest Park Conference and Retreat Center CUP (CU04/03B) – Neighborhood Meeting Minutes
Forest Park Conference and Retreat Center Dining Hall, Building No. 6, February 23, 2017, 6:00 PM

Please note the attached sign in sheet for those in attendance. The project and zoning process details were presented by Mike Hall and Angela Sharp. Those in attendance asked questions relative to the existing purpose and activities provided at the park and the future opportunities. There was discussion about the longevity of the residents in the neighborhood, some of which have lived there for 50+ years. They provided historical insights of the park and the more recent developments with the Reser's plant on the south side of 10th Street. Questions were asked about the zoning process and why notifications were not issued for the Reser's development. It was indicated that it would need to be researched, but it was assumed that the appropriate zoning was already in place when the development occurred and so there is no requirement for notification in that circumstance. Many of the neighbors commented about inconveniences relative to the Reser's plant facility. There was an overall appreciation of the Forest Park mission and future plans for service to the youth in our community and their neighborhood in particular. After a good discussion the meeting adjourned at approximately 7:00 PM.

Kris Wagers

From: JeffR@Resers.com
Sent: Monday, March 06, 2017 9:23 AM
To: Annie Driver; Bill Fiander
Cc: Gustafson, Terri
Subject: Conditional Use Permit Forest Park



To: Annie Driver

Topeka City Planning Commission
Date: 3/6/2017

RE: Conditional Use Permit Forest Park Retreat & Conference Center

Dear Ms. Driver:

Reser's has reviewed the request for conditional use by the Forest Park Retreat & Conference Center. We understand they intend to use the area for seasonal outdoor events. We have been neighbors for many years and we feel they must be aware of our current use of the property across the street. We have night time traffic around our grounds and for safety reasons they are well lit at night time. Additionally our condenser for commercial refrigeration is located on that corner of the site. It does have some fan noise associated with it. To the extent the current use of our property will not be impacted we will not contest this request. If you would like to discuss this further or have any questions please contact me.

Thanks,
Jeff Russell
Vice President Operations
785-233-6431 voice
785-357-7369 fax

Neighborhood Information meeting - 6:00 pm

| Name | address | phone |
|----------------------|--|---------------|
| Angela Shamp | Bartlett + West 1200 SW Executive Dr. | 785 228 3313 |
| Anna Maria Shaw | 823 SE Carnahan 832 SE Carnahan | |
| Anthony Gaines | 813 SE Carnahan Ave | 785 23 05839 |
| George Penrod | 820 CARNAHAN Ave | |
| Rev Lynn Lamberty | 2914 SE Michigan Ave | 785-213-2292 |
| Phily C. Seriano | 802 Carnahan | |
| Loren + Kerrie Bacon | 1112 SW High | 785-806-6343 |
| Mark Arganbright | 3158 SE 10th | (316)796-2270 |
| Kevin + Jennifer Rea | 1288 SW Oakley Ave | 785-409-7071 |
| mike Hall | COT planning | 785-368-3728 |

Reser's Fine Foods
A17/02

**STAFF REPORT – ANNEXATION CASE
TOPEKA PLANNING DEPARTMENT**

PLANNING COMMISSION DATE: Monday, April 17, 2017

APPLICATION INFORMATION

APPLICATION CASE NO: A17/02

APPLICANT / PROPERTY OWNER: Reser's Fine Foods

PROPERTY LOCATION / PARCEL ID: The annexation proposal includes property located at 3636 SE 6th Avenue.

PARCEL SIZE: Approximately 12 acres

STAFF PLANNER: Dan Warner, AICP, Comprehensive Planning Manager

PROJECT AND SITE INFORMATION

PROPOSED USE / SUMMARY: Additional land for the previously approved food manufacturing and distribution use that is adjacent to the property to the east.

ADDITIONAL CASES: A proposed zoning change (PUD16/05A – Reser's Fine Foods Planned Unit Development) amending the Master Planned Unit Development Plan (I-1 uses) to include 3636 SE 6th Avenue and the properties to the north at 347/349 SE Croco Road, currently zoned "RR-1" Residential Reserve District.

BACKGROUND

The subject property lies outside of the city, within unincorporated Shawnee County. The development is proposing to connect to City water and sewer service, which requires annexation if outside the city. The property owner has consented to annexation.

The property is contiguous to the existing city boundary. Unilateral annexations of this type, one in which the property owner has consented to the annexation and the property is contiguous to the City, requires City of Topeka Governing Body approval. Planning Commission review of annexations is not required by State Statute.

However, the Land Use and Growth Management Plan 2040 established a policy that the Topeka Planning Commission should review annexations greater than 10 acres.

STAFF REVIEW

COMPREHENSIVE PLAN:

General Land Use and Growth Management Policies

The Topeka Land Use and Growth Management Plan 2040 (LUGMP) encourages quality urban growth by promoting pillars (a.k.a. policies) of a prosperous community. Policies related to this annexation proposal state new growth lead to a "Return on Investment" which means: "Topeka's infrastructure and service investments are down payments for the future. It is imperative to develop those areas with existing investments at a level that seeks the greatest return on those initial investments."

Further, the LUGMP states that "These pillars of a prosperous community are intended to ensure that new growth consists of a range of uses and a density that promotes fiscally responsible growth, and that they position the city to attract future population and business generators who will sustain a fiscal health model. They should insure that the community invests in place as the preferred priority and should not seek to limit growth, but to direct growth where the City's services are or where the City can expand service delivery in the most cost-effective manner."

The subject property and the area around it lie within Topeka's Urban Growth Area (UGA), which means there is an expectation that the area will urbanize. The community has made significant investments in infrastructure and services to support the urbanization of this area. City of Topeka water and sewer service is available. The City has also constructed a fire station to serve the area. Major transportation investments have been made which include the improvement of SE 6th Avenue/Street to a 5-lane section and also the construction of the Oakland Expressway, which connects the area to US Hwy. 24 and I-70.

Annexing and developing the property generates significant return on previous investments in infrastructure and services, and allows the city to grow in a cost-effective manner.

Urban Growth Area Service Tier 3 Criteria/Policies

The subject property lies within Tier 3 of the Topeka UGA – as delineated by the LUGMP (see attached map). Generally speaking, Tier 3 areas of the UGA are not ready for urbanization because investments haven't been made in all 5 of Topeka's urban services (fire, police, water, sewer, and streets).

However, investments in infrastructure and services have been made in this area. Therefore it is appropriate to provide a detailed review of Tier 3 criteria and policies as they relate to the subject property:

- **Tier 3 has limited or no existing urban services**
There is City water and sewer adjacent to the property, the police department is currently serving the area directly to the south, there is a fire station less than 1 mile from the subject property, and right-of-way of SE 6th Avenue/Street (a 5-lane urban arterial) was recently annexed. All 5 urban services are available to this property.
- **Urbanizing Tier 3 does not promote a more compact city at this time**
The subject property is contiguous to the city boundary and all 5 urban services are available. Annexing the subject property allows the city to grow in a compact and efficient manner.

- **A major investment in one or more of the major urban services is necessary in order to support urbanization**
As noted above, all 5 urban services are available to the area and can support urbanization without a major investment.
- **The area may lie within a rural water district area and/or does not support Topeka fire suppression needs**
The area does not lie within a rural water district. Fire suppression needs will be supported by City of Topeka water service to the subject property.
- **LUGMP Tier 3 policy states “No urban development or annexation within Tier 3 until the full suite of urban services is available”.** All 5 urban services are available to the subject property and support its urbanization. Annexation and urbanization of the subject property is not premature.

Other Urban Growth Area Service Tier Considerations

Land within the UGA can qualify as Tier 2 if it is contiguous to the City, developing the area makes the City more compact, and there is a full suite of urban services available. Land can qualify for the Employment Tier if it is zoned or planned for industrial type uses, or the return on investment from developing the area with non-residential development is higher than developing residential uses.

The subject property and much of the Tier 3 area around it may qualify as Tier 2 or the Employment Tier and should be studied further for inclusion as a Tier 2 or Employment Tier area as part of a future comprehensive plan update.

Annexation Policies

LUGMP annexation policies state “If a property within Tier 3 is contiguous, consideration should be given to annexing the property prior to development if all urban services are available and it is cost effective for the City”. The review above shows that this policy can be satisfied for the subject property. Annexing and developing this property is consistent with the policies and principles of the LUGMP and allows the city to grow in a compact and affordable manner.

STAFF RECOMMENDATION:

Based upon the above analysis Planning Staff recommends **APPROVAL** of the proposed annexation.

ATTACHMENTS:

1. Aerial
2. Topeka Urban Growth Area Map

Aerial



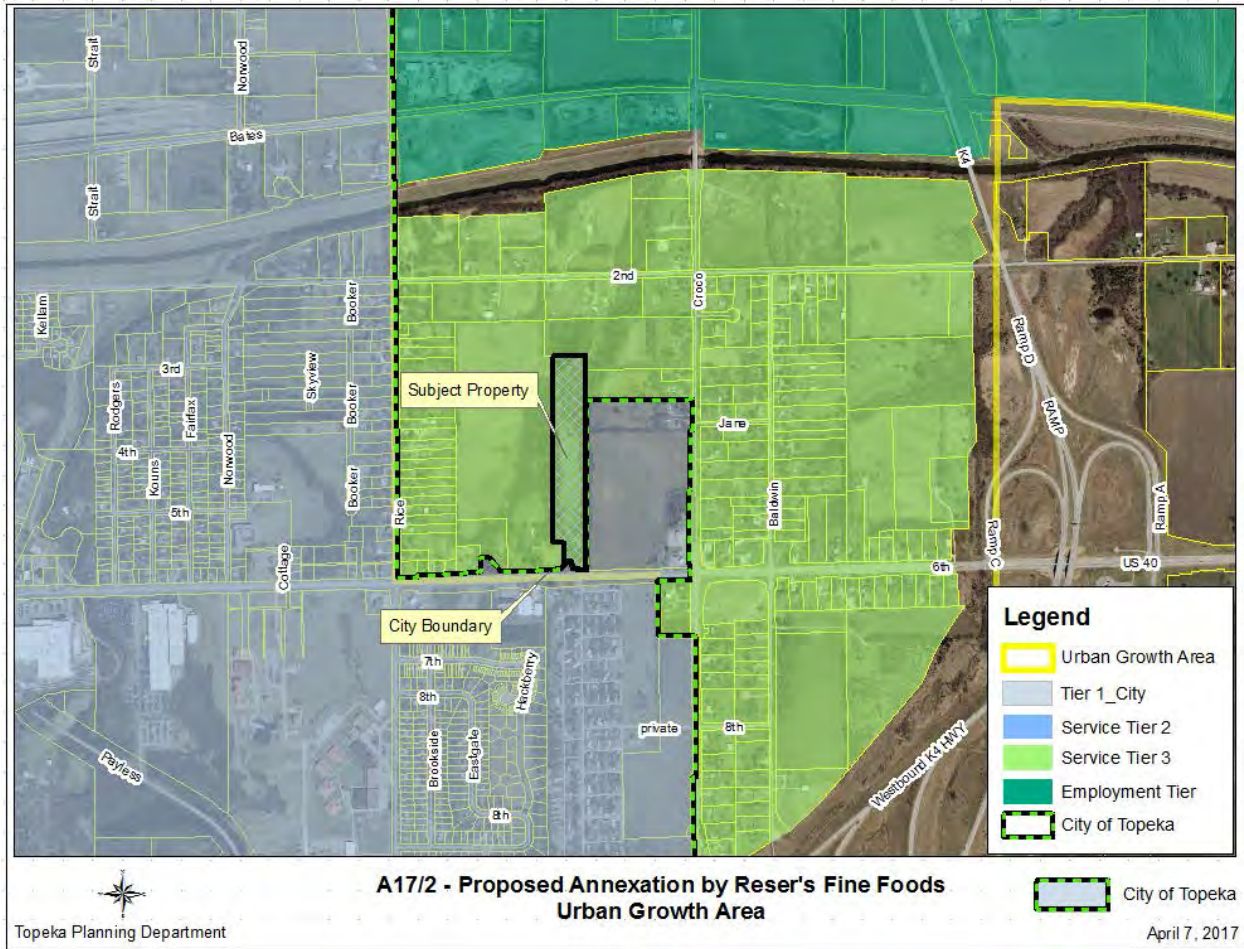
Topeka Planning Department

A17/2 - Proposed Annexation by Reser's Fine Foods

 City of Topeka

April 7, 2017

Topeka Urban Growth Area



*Annexation Proposal
3636 SE 6th Avenue
Fact Sheet & Department Comments*

Site

Address/Location: Located at 3636 SE 6th Avenue.

Owner: Reser's Fine Foods

Size: Approximately 12 acres

Existing Land Use: Residential.

Proposed Land Use: Additional property for the Reser's food manufacturing and distribution development.

Subdivision: Property currently being platted as *Reser's Croco Subdivision No. 2*.

Planning

Existing Zoning: RR-1 (Residential Reserve)

Proposed Zoning: PUD (Planned Unit Development District)(I-1 Light Industrial District uses)

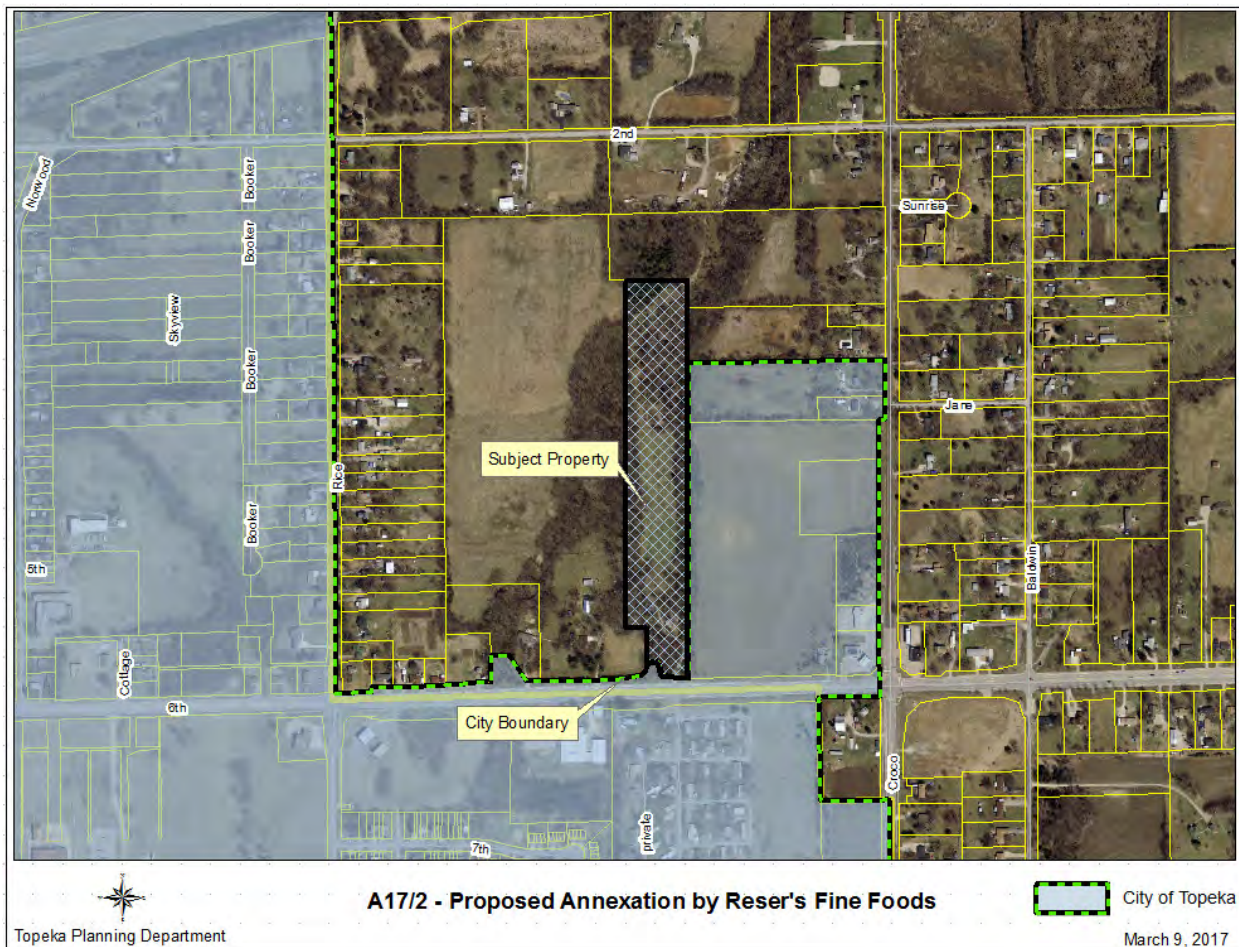
Current Population: 3 residents

Projected Population: 0 residents

Density: N/A

Comprehensive Plan: Urban Growth Area – Service Tier 3

Primary Service Area (Sewer Required): Yes



*Annexation Proposal
3636 SE 6th Avenue
Fact Sheet & Department Comments*

Annexation Procedure

Contiguous?: Yes.

Consent?: Yes. Owner provided a written consent.

Requirements: Eligible for annexation under KSA 12-520(7). No required hearings or notices. No service extension plan is required.

Approval Method: COT governing body passes ordinance.

Revenue/Expenses Estimates

Property tax revenue to the City of Topeka in 2016 would be approximately **\$7,112** before any redevelopment takes place. **Future annual property tax revenue** to the City of Topeka upon build-out of development is estimated to be approximately **\$104,189** (estimate based on the assessed value of the existing plant at 315 SE 6th Ave.) Current property tax revenue to Tecumseh Township is approximately **\$2,259** in 2016.

Additionally, the existing water **utility revenue** collected for the existing active properties would be approximately **\$1,026** in 2016. There is no existing stormwater or sewer revenue. **Future annual COT utility revenue** to the City of Topeka upon build-out of the development is estimated to be approximately **\$1,159,174**.

There are no additional costs to serve the proposed annexation for Fire, Police, and Forestry. Water, Sewer, Streets and Stormwater will incur additional annualized infrastructure operational and replacement costs of approximately **\$111,862**. Any costs can be accommodated within existing budgets or with future revenues.

Utility and Service Providers

| | Current | Proposed |
|-------------------------|---------------------|-----------------|
| Water | COT | COT |
| Wastewater | N/A | COT |
| Fire | Tecumseh Township | COT |
| Police | Shawnee County | COT |
| Streets – SE 6th | COT | COT |
| Parks | Shawnee County | Shawnee County |
| Governing Body | Shawnee County (#2) | COT (#3) |

The subject property is proposed for employment related development. COT sewer and water mains will serve this development. No parks existing or planned. No new streets are part of this development.

Streets

SE 6th Avenue/Street will be maintained by COT.

Ability to Provide Adequate Public Services

FIRE

- 1) What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?**

Service would be funded through existing operational costs. Actual expenditure would only occur if response was required and will be absorbed within our operational budget.

- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**

Since operational costs are not fixed with the fire department and vary as response is needed, no additional costs can be projected. Response to this proposed annexation area would be absorbed in the current budget with no anticipated issues.

- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**

The proposed annexation area is located in close proximity of Fire Station 2 and response times would be expected to be within current recommended limits on first in companies. Response times on full alarms would also be within recommended limits.

Ability to Provide Adequate Public Services

FORESTRY

- 1) What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?**

No added cost.

- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?**

Yes.

- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.**

None.

*Annexation Proposal
3636 SE 6th Avenue
Fact Sheet & Department Comments*

**Ability to Provide Adequate Public Services
POLICE**

1) What is the estimated cost (operational and capital) to your Department/Division to provide adequate service to the proposed annexation?

At the present time, the Shawnee County Sherriff's Office provides law enforcement services to the proposed annexed area. The proposed annexed area may require the City of Topeka to add officer in the future once residential and or commercial properties are developed. That development may increase the call load in that area over time, but for the foreseeable future adjacent Topeka Police Department patrol territory units should be able to absorb the call load in the proposed annexed area.

2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?

The Topeka Police Officers in the bordering areas of the proposed annexed area should decrease the response time to the area considerably because of the proximity of the area. In addition, the City of Topeka's Police Department, with its detectives, crime prevention, Community Police Unit, and other services, will provide added benefits to the future residents of the proposed annexation area.

3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.

In 2015 there were eleven calls for law enforcement services in the in the proposed annexed area and one of those was a self-initiated activity. Those calls accounted for approximately five hours and thirty minutes of allocated time. Of the eleven calls four were on 1st Shift, five were on 2nd Shift, and two were on 3rd Shift.



*Annexation Proposal
3636 SE 6th Avenue
Fact Sheet & Department Comments*

In 2016 there were fifteen calls for law enforcement services in the proposed annexed area and one of those was a self-initiated activity. Those calls accounted for approximately eighteen hours and thirty minutes of allocated time (one of the calls accounted for nine hours of allocated time). Of the fifteen calls eight were on 1st Shift, three were on 2nd Shift, and four were on 3rd Shift.



**Ability to Provide Adequate Public Services
STREETS**

- 4) What is the estimated cost/benefit of providing adequate service to the proposed annexation (in current year \$'s):
- a. Estimate annualized operations/maintenance cost over the lifecycle of the assets (\$3,500/year)
 - b. Estimate annualized replacement cost of the asset (\$84,580/year)

- 5) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?

Yes, the incremental increase in service cost for preventative maintenance can be absorbed within existing budgets. The replacement cost of the road would be paid through a future capital improvement project and is not expected to compete with current project funding.

- 6) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.

None.

Ability to Provide Adequate Public Services
STORMWATER

- 7) What is the estimated cost/benefit of providing adequate service to the proposed annexation (in current year \$'s):
- Estimate annualized operations/maintenance cost over the lifecycle of the assets (\$2,803/year)
 - Estimate annualized replacement cost of the asset (\$4,774/year)
 - Estimate annualized revenue over the lifecycle of the assets (\$14,229/year)

- 8) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?

Yes, the on-going stormwater fee for the development would cover the costs.

- 9) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.

None.

Ability to Provide Adequate Public Services
WASTEWATER

- 1) What is the estimated cost/benefit of providing adequate service to the proposed annexation (in current year \$'s):
- Estimate annualized operations/maintenance cost over the lifecycle of the assets (\$560/year)
 - Estimate annualized replacement cost of the asset (\$495/year)
 - Estimate annualized revenue over the lifecycle of the assets (\$976,945/year)

- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?

Yes.

- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.

None.

Ability to Provide Adequate Public Services
WATER

- 1) What is the estimated cost/benefit of providing adequate service to the proposed annexation (in current year \$'s):

*Annexation Proposal
3636 SE 6th Avenue
Fact Sheet & Department Comments*

- a. Estimate annualized operations/maintenance cost over the lifecycle of the assets (\$3,200/year) to replace the existing 8" line that is 2,000 feet long and at \$20/inch-diameter/foot is \$320,000 capital asset cost and 100 year life cycle.
 - b. Estimate annualized replacement cost of the asset (\$3,200/year) Existing infrastructure.
 - c. Estimate annualized revenue over the lifecycle of the assets (\$168,000/year) based on equivalent water usage of an existing plant per year is 66,898,932 Gal/year and \$2.51 per 1000 gallons revenue.
- 2) Can the estimated cost of service be carried out under your current or anticipated future budget? If not, what would it take to do so?

Yes.

- 3) Describe any other issues that would affect your ability to provide adequate service to the annexation area, or impact service levels to existing residents/businesses of the city.

There should not be a problem in supplying the customer.

**Reser's Fine Foods
Cost Benefit Analysis
Utilities**

This analysis assumes a 100-year lifecycle for the approximately **2,000** feet of water line. The assumed lifecycle for the **275** feet of new sewer line is 50 years. The assumed lifecycle of the stormwater facilities in the ground is roughly another 80 years. This development is a food manufacturing and distribution facility – up to 403,000 square feet of building.

Future annual COT water revenue to the City of Topeka would be approximately **\$168,000** (based on existing Reser's facility water usage of 66,898,932 Gal/year and \$2.51 per 1,000 gallons revenue). **Future annual sewer utility revenue** to the City of Topeka would be approximately **\$976,945** per year (based on discharge of current Reser's facility with pretreatment). **Future annual COT stormwater utility revenue** is expected to be approximately **\$14,229** (based on full buildout of 750,000 sq. ft. impervious area minus 25% reduction for detention facilities).

Annual water operations and replacement (year 100) costs are estimated to be approximately **\$6,400**. Annual wastewater operations and replacement (year 50) costs are estimated to be approximately **\$1,055**. Annual stormwater operations and replacement (year 80) costs are estimated to be approximately **\$7,577**.

| Utility | Operations Cost | Replacement Cost | Revenue | Difference |
|---------------------------|------------------------|-------------------------|--------------------|---------------------|
| Water (Annualized) | \$3,200 | \$3,200 | \$168,000 | +\$161,600 |
| Wastewater (Annualized) | \$560 | \$495 | \$976,945 | +\$975,890 |
| Stormwater (Annualized) | \$2,803 | \$4,774 | \$14,229 | +\$6,652 |
| Total (Annualized) | \$6,563 | \$8,469 | \$1,159,174 | +\$1,144,142 |

The cost benefit analysis estimates that the annual costs to maintain and replace the water, wastewater, and stormwater infrastructure over the course of 100, 50, and 80 years respectively demonstrates that COT utility revenue from the development will cover the operations and replacement costs for those utilities.

**Reser's Fine Foods
Cost Benefit Analysis
Streets**

This analysis assumes a 40-year cycle for regular preventative maintenance of **2,600** feet of SE 6th Street pavement and **3,600** feet of SE Croco Road*. The proposed development is a food manufacturing and distribution facility – up to 403,000 square feet of building.

Total property tax revenue to the City of Topeka would be approximately **\$104,189**, with approximately **\$4,167,560** collected over 40 years.

The annualized 40-year cycle cost of maintaining and replacing the **6,200** feet of street is **\$96,830**. The annualized street sweeping and winter treatment/snow plowing cost is **\$4,500**. The annualized total street maintenance cost is **\$101,330**. The annual property tax revenue to the City of Topeka is **\$104,189** for a net annualized revenue of **\$2,859**.

| Street Preventative Maintenance | Cost | Property Tax | Difference |
|---|------------------|---------------------|-------------------|
| Joint repairs, mill and overlay, signal repair/replace and full street replacement (Annualized) | \$96,830 | \$104,189 | +\$7,359 |
| Annual street sweeping (Annualized) | \$2,000 | | -\$2,000 |
| Annual winter treatment/snow plowing (Annualized) | \$2,500 | | -\$2,500 |
| Total (Annualized) | \$101,330 | \$104,189 | +\$2,859 |

The cost benefit analysis to maintain the streets over the course of 40 years demonstrates that COT property tax revenue from the subdivision should be adequate.

*SE Croco Road is proposed to rebuilt by the applicant as a 5-lane section from SE 6th Street to SE Jane Way. COT will maintain the street from the edge of the proposed development to the centerline, or enter into an agreement with Shawnee County to maintain it on the City's behalf.

Reser's Fine Foods
PUD16/05A

**STAFF REPORT – PLANNED UNIT DEVELOPMENT
TOPEKA PLANNING DEPARTMENT**

PLANNING COMMISSION DATE: Monday, April 17, 2017

APPLICATION CASE NO

PUD16/5A – Reser’s Fine Foods Planned Unit Development

REQUESTED ACTION / CURRENT ZONING:

AMENDMENT to the Master Planned Unit Development Plan (I-1 uses) to include the property to the west at 3636 SE 6th Avenue/Street and the properties to the north at 347/349 SE Croco Road, currently zoned “RR-1” Residential Reserve District.

APPLICANT / PROPERTY OWNER:

Reser’s Fine Foods

APPLICANT REPRESENTATIVE:

Paul Leavy, Reser’s Fine Foods
David Welsh, CIDA
Kevin Holland, Cook, Flatt, and Strobel Engineers

PROPERTY ADDRESS & PARCEL ID:

Generally lying at the northwest intersection of SE 6th Street and SE Croco Road.

Parcels being added to the PUD master plan:
3636 SE 6th Avenue/Street (12.4 acres)
347/349 SE Croco Road

PARCEL SIZE:

44 acres total

STAFF PLANNER:

Annie Driver, AICP, Planner II

PROJECT AND SITE INFORMATION

PROPOSED USE / SUMMARY:

The PUD allows the construction of a 403,000 sq. ft. food processing and packaging facility/warehouse distribution center in two phases. Phase 1 (318,000 sq. ft.) is scheduled for 2017-18. Phase 2 is 85,000 sq. ft. and will contain a warehouse/distribution building.

This major amendment to the PUD master plan relocates the waste water pre-treatment facility and stormwater detention pond on the property at 3636 SE 6th Street. Re-locating these allows for improved truck circulation around the back of the warehouse and places these buildings lower on the property and less visible from SE 6th Street. There is no development proposed on property to the north. The existing single family residences on these properties have current leases running for 1 and 5 years. After which, the PUD designates these areas as open space.

DEVELOPMENT / CASE HISTORY:

The property was annexed and rezoned by the Governing Body from “RR-1” Residential Reserve on January 10, 2017 (A17/1

and PUD16/5) to PUD (I-1 uses). The subject property for this amendment was not available at the time of the rezoning. An annexation will be heard in conjunction with this PUD amendment for the property at 3636 SE 6th Street.

**PUD MASTER PLAN ELEMENTS
(PROPOSED):**

**DEVELOPMENT PHASING
SCHEDULE:**

This PUD revision does not alter the approved phasing. Phase 1 is scheduled for 2017-18. Phase 2 is scheduled for 2022-2028. Phase 1 consists of the 318,000 sq. ft. food processing and packaging facility, stormwater detention, road and sidewalk improvements, and associated parking. Phase 2 consists of 85,000 sq. ft. warehouse/distribution and remaining parking.

**PARKING, CIRCULATION &
TRAFFIC:**

Required: 1 stall per 600 sq. ft. up to 25,000 sq. ft.; 1 stall per 1,000 sq. ft. thereafter. Phase 1- 335 required; Phase 2- 85 required. 488 stalls are provided.

21 bike rack stalls are required; 24 are provided.

**BUILDINGS, SETBACKS, AND
DESIGN:**

North – 30' perimeter setback
South – 100' building setback
East – 120' building setback
West - as shown

LANDSCAPING:

Additional landscaping has been added along the frontage of SE 6th Street. A 20' or greater landscape parking lot setback is provided along both street frontages. A 3 - 5 foot tall berm is provided along street frontages. A generous landscape plan demonstrating compliance with TMC 18.235 and emphasizing an attractive mix of deciduous trees, evergreen trees, and shrubs has been submitted.

SIGNAGE:

See attached exhibit.

BUILDING ELEVATIONS:

See attached exhibit

PROJECT DATA:

Use: "I-1" use group for "Manufacturing and Processing, Types I and II only.

VARIANCES REQUESTED:

A variance to TMC 18.235.060(d)(1) regarding the 6' residential screening buffer along the west property is granted due to the presence of a stream buffer along the length of this property boundary.

COMPLIANCE WITH DEVELOPMENT STANDARDS AND GUIDELINES

The Master PUD Plan establishes development standards and guidelines, as indicated above.

OTHER FACTORS

SUBDIVISION PLAT:

Platted as Reser's Croco Subdivision. A minor plat for Reser's Croco Subdivision #2 that includes the unplatted properties at 3636 SE 6th at 347/349 SE Croco is under review.

TRANSPORTATION/MTPO:

SE 6th Street is classified as a minor arterial and is a full five lane arterial street extending east to the K-4 Highway/6th Street interchange. SE Croco Road is classified as a minor arterial and is two lanes north and three lanes south of SE 6th Street. There are currently no sidewalks along SE 6th or SE Croco. The nearest bus stop is located inside the City limits at 6th/Rice, approximately ½-mile from the site. The planned bicycle route #1 does not extend along SE 6th past Rice Road. The applicant will work with Topeka Metro to provide a bus stop. A trail easement (dedicated by plat) is provided along the stream buffer to allow a future connection with the Shunga Trail.

KDOT Traffic Counts (2014): SE Croco Road south of intersection - 4,510 average daily trips (ADT); SE 6th Street west of Rice Road - 5,665 ADT; Rice Road north of SE 6th - 1,275 ADT.

UTILITIES:

Water: There is an 8" water main along SE 6th and Croco that will serve the site and is adequate. All connections are at the expense of the developer.

Sanitary sewer: There is an 8" sewer main extending to this site from SE 6th Street and is adequate to serve the site and this main is being re-routed at developer expense.

Waste Water Treatment: This PUD amendment allows the waste water treatment building and equalizing tank to be moved further west and behind the building. The new site sits lower on the property and is less visible from SE 6th Street.

An industrial discharge waste water pre-treatment permit is issued by the City of Topeka through an EPA mandate for any user exceeding a flow of 25,000 gallons/day.

FLOOD HAZARDS, STREAM BUFFERS:

The property is affected by a Type II stream buffer running along the west side of 3636 SE 6th Street.

HISTORIC PROPERTIES:

There are no "listed" historic properties in the neighborhood.

NEIGHBORHOOD MEETING:

The applicant held a Neighborhood Information Meeting on Monday, May 27, 2017.

REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES

ENGINEERING/STORMWATER: Detention and stormwater treatment for water quality are required. The amended Stormwater Report and Management Plan (February 28, 2017) addressing both water quantity and quality has been submitted. The report has been accepted by the Utilities Division for water quality. The revised report is still under review by the Engineering Division for water quantity.

The Stormwater Report addressed the 2, 10, 50, 100 year events. The PUD amendment relocates the "Extended Dry Detention Basin" to northwest corner of the property. This detention basin will hold water and release it at pre-development rates or less. An "Extended Dry Detention Basin" holds water for longer periods (40 + or – hours) to let pollutants settle and therefore, is a stormwater quality measure in addition to a water quantity measure. A gravel access road is provided to the stormwater detention pond to allow maintenance.

ENGINEERING/TRAFFIC: A Traffic Impact Analysis (TIA) was completed by the consultant as required by the City Traffic Engineer as part of the initial PUD approval. The TIA addressed the surrounding street system and existing traffic conditions from Deer Creek Parkway to K-4/Oakland Expressway. The TIA has been approved and recommended the following improvements to be completed prior to issuance of a Certificate of Occupancy for Phase 1:

- A 205 ft. westbound right-turn deceleration lane (w/ 120 ft. taper) on SE 6th Street for truck access;
- Improving SE Croco Road to three lane industrial width roadway (including adding sidewalk along the along the property's frontage);
- Providing and extending sidewalks along the north side of SE 6th to connect with sidewalk at Rice Road.

FIRE: The Fire Department has no issues with the proposed PUD amendment and will review and approve future plans prior to construction for access and fire suppression requirements.

DEVELOPMENT SERVICES: A Building Permit is required with each phase of development.

KEY DATES

SUBMITTAL: March 3, 2016

NEIGHBORHOOD INFORMATION MEETING: March 27, 2017

LEGAL NOTICE PUBLICATION: March 22, 2017

PROPERTY OWNER NOTICE MAILED: March 24, 2017

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD:

The character of the immediate neighborhood related to this amendment is predominantly residential, rural and wooded in character lying within unincorporated Shawnee County.

The PUD Master Plan contains requirements and design elements such as ample building setbacks, landscaping berms, and architectural features to help preserve the area's residential character. This amendment to the PUD does not alter conditions established by the original PUD plan. It relocates the waste water pre-treatment building and stormwater detention further west and lower on the site, thereby making these features less visible from SE 6th Street. This PUD amendment also adds open space and buffers around the building that place a larger distance between the building and surrounding residential properties.

ZONING OF PROPERTIES NEARBY:

The zoning of surrounding properties are zoned "RR-1" Residential Reserve District immediately to the west, north, and east of the amendment areas.

LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER THE PRESENT CLASSIFICATION:

The properties that are added into the PUD Plan are located at 3636 SE 6th and 347/349 SE Croco Road and are still presently zoned "RR-1" Residential Reserve District. The single family residences were constructed around the 1970s and have been used for this purpose since then. They have current leases running for one and five years, respectively. After the leases expire, the PUD plan designates these home sites and remaining land for open space. 347/349 Croco has already been annexed into the City. 3636 SE 6th Street is proposed to be annexed concurrently with the PUD amendment.

SUITABILITY OF USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED:

The residential properties at 347 SE Croco and 3636 SE 6th Street may still be suitable under their present zoning since they continue to be used for single family residential and will continue under this use in the short-term. However, adding these to the PUD provides additional open space around the building by incorporating the stream buffer into the PUD plan's design and provides a more effective transition between the industrial development and residential/agricultural uses lying to the north and west. The waste water pre-treatment plan and stormwater detention are moved further to the west sitting lower on the property than shown on the previous PUD plan allowing for better truck circulation on site, and resulting in more truck trips using the SE 6th Street entrance away from residential on Croco.

The original PUD already established that the area is suitable for development. This PUD amendment does not alter the development threshold that was previously approved with the master plan. The revision actually improves circulation on the site and reduces the visibility of the pre-treatment building from SE 6th Street. The "RR-1" zoning district is intended to allow for the gradual development of urban uses while providing for the coexistence of agricultural farmland based upon the availability of municipal services. In theory, "RR-1" zoning is reserved for future development. Once platted and annexed those areas should be rezoned to an appropriate urban zoning district. The subject properties are adjacent to the city limits where the full range of urban infrastructure is readily available (sewer, water, roads, Fire, Police). City policies recommend these areas should be annexed prior to development. The site is easily accessible to and from the major highways of K-4, I-70 and the Kansas Turnpike. All infrastructure investments that have been made contribute to making the property desirable for industrial uses that are dependent on excellent access to the major regional transportation network.

Although the investments have been made and the infrastructure is in place for industrial land uses, the subject property is still predominately surrounded by large-lot residential uses and residential zoning to the east and north. There are

substantial factors on the PUD amendment (stream buffer, trail designation, open space) further constraining development on the site. These factors provide a more adequate buffer between residential large-lot uses and the subject industrial development. Further west within the East Topeka neighborhood, the character of the SE 6th Street corridor is mixed use in nature with large-scale employment uses, smaller scale retail/industrial, and a mobile home park.

CONFORMANCE TO THE COMPREHENSIVE PLAN:

Upon annexation, the subject property (3636 SE 6th Street) will lie within Tier 1 of the Urban Growth Area. The Land Use and Growth Management Plan-2040 (LUGMP) indicates these areas are the first priority for future growth/urban development and the full suite of urban infrastructure is readily available to the property. The Comprehensive Plan Amendment case (CPA17/1) approved in January amended the Land Use and Growth Management Plan (2040) and designated the area *“6th Avenue/Street Mixed Use Employment Corridor”*.

The previous annexation case for the initial site concluded the community has made the investments in infrastructure and services to support the urbanization of this area. City of Topeka water and sewer service is available. The City has also constructed a fire station to serve the area. Major transportation investments have been made which include the improvement of SE 6th Street to a 5-lane section and also the construction of the Oakland Expressway, which connects the area to US Hwy. 24 and I-70. Annexing and developing the property is consistent with the goals and policies of the LUGMP and allows the city to grow in a compact and affordable manner. This amendment also provides a trail easement that allows Shawnee County to construct a trail connection with a future planned extension of the Shunga Trail.

THE EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTAL AFFECT NEARBY PROPERTIES:

The revision to the PUD master plan does not alter previously approved conditions that addressed potential detrimental effects upon nearby properties because of changes to the character, noise, odor, pollution, lighting, stormwater, traffic, and other visual impacts. This revision is only intended to add open space as a buffer around the development and place the waste water pre-treatment building and stormwater detention further away, and less visible from, the SE 6th Street corridor. The design allows improved truck circulation behind the back of the building, thereby keeping truck trips to 6th and away from the residential properties on Croco.

The Master PUD Plan addresses any potential negative effects through the use of landscape berm, ample landscaping along public street frontages, signage and building design restrictions, screening of mechanical equipment, restricting truck loading and unloading to the side and rear of the building, and building design considerations. Even with the addition of the potato hopper added on to the south elevation, the loading and unloading of trucks are still restricted to the side and rear yards of the building. As shown on the elevations, the potato hopper blends in with the south façade and sits lower than the berm along SE 6th. The amendment adds open space and allows a for a trail connection, which is a benefit to surrounding properties.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER:

The proposed off-site and on-site improvements will provide a gain to the public health, safety and welfare because of improvements related to better site circulation and the increases in open space. The wider driveway behind the building pulls truck traffic away from Croco where there are residential uses. The waste water pre-treatment will be less visible from the public street (SE 6th) because it sits lower on the site. The amendment to the Master PUD Plan does not increase the level of intensity rather it provides additional buffer areas and allows future recreation (i.e. trail connection), which are benefits to the public health, safety, and welfare.

AVAILABILITY OF PUBLIC SERVICES:

All essential public utilities, services and facilities are available to the area and will be extended or re-routed at developer expense.

COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:

The Master PUD Plan establishes development standards and guidelines as indicated. A subdivision plat for Reser's Croco Subdivision #2 that adds the unplatted property at 3636 SE 6th and 347/349 SE Croco has been submitted and is being reviewed.

STAFF RECOMMENDATION

Based upon the above findings and analysis Planning Staff recommends **APPROVAL** of this PUD amendment, subject to the Governing Body approving the annexation associated with the property at 3636 SE 6th Street.

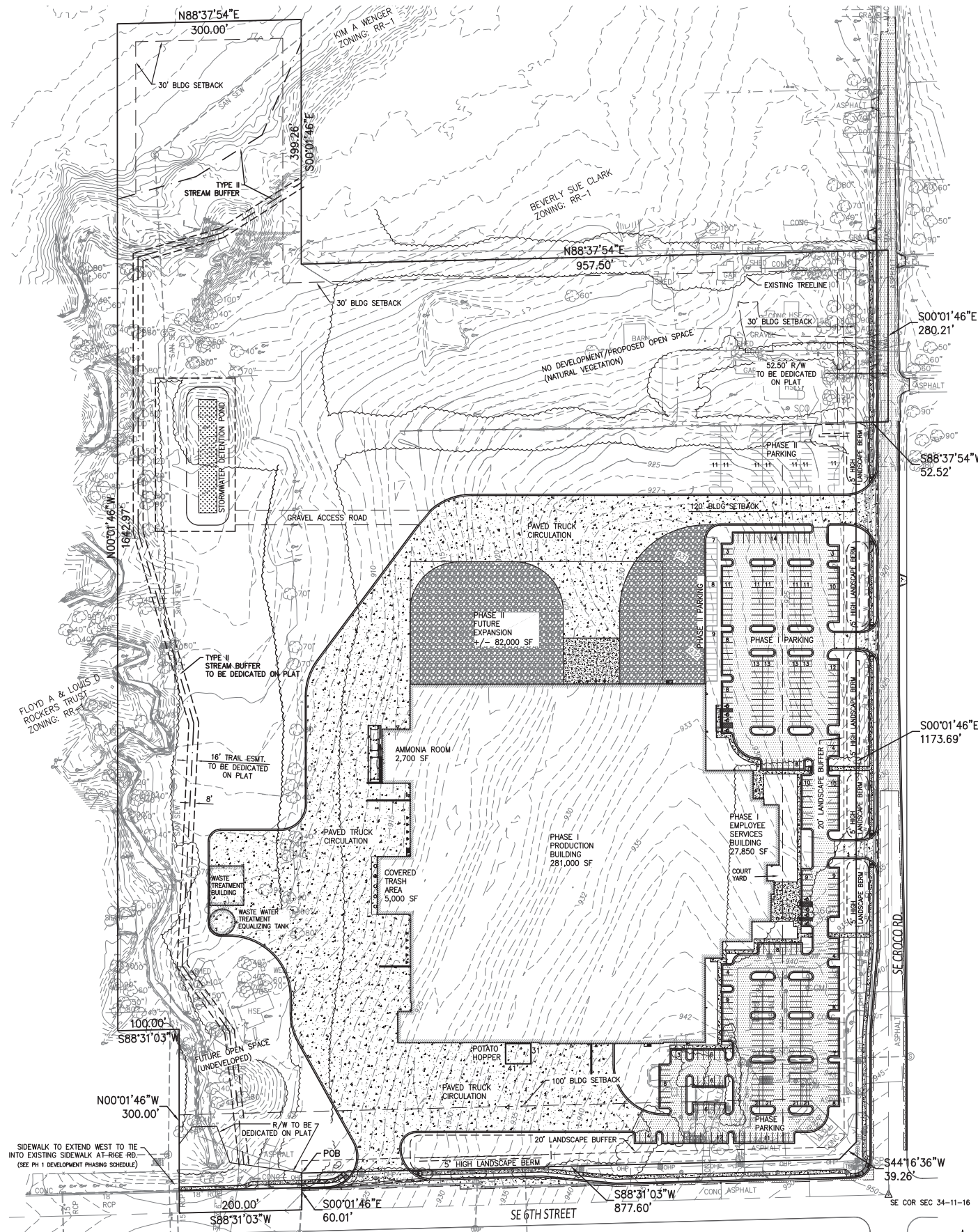
1. Use and development of the site in accordance with the Master Planned Unit Development Plan for Reser's Fine Foods-Amendment #1 as recorded and amended with the Office of the Shawnee County Register of Deeds.
2. Approval and acceptance of the "revised" Stormwater Management Report (dated February 28, 2017) by the Department of Public Works and Utilities. The plat, site development plan and required permits shall incorporate design improvements and practices as concluded by the approved Stormwater Management Report.
3. Correcting the misspelling of "Amendment" in sub-title on the master plan.
4. Labeling "stormwater detention" and "stormwater access road" to indicate: *"Easements to be dedicated by plat"*.
5. Adding note under Landscaping notes: *"Additional landscaping may be appropriate and a new landscape plan approved by the Planning Department at the time the existing single family residences are demolished."*

MOTION BY PLANNING COMMISSION:

- Motion to approve the PUD amendment, subject to conditions in the staff report and subject to the Governing Body approving the annexation associated with the property at 3636 SE 6th Street.

ATTACHMENTS:

- Aerial Maps
- Zoning Map
- Master PUD Plan
- Building Elevations
- Revised Landscape Plan
- NIM report/attendance



PERFORMANCE OBJECTIVE

TO CONSTRUCT A FOOD PROCESSING AND PACKAGING FACILITY WITHIN A RESIDENTIAL/AGRICULTURAL SETTING WHILE REASONABLY ACCOMMODATING THE OWNERS OF THE FACILITY AND SURROUNDING NEIGHBORHOOD.

DEVELOPMENT PHASING SCHEDULE

PHASE I (2017-2018) - CONSTRUCT 318,000 SF FACILITY, CONSTRUCT DECLARATION LANE INTO WEST ENTRANCE OFF SE 6TH ST., WIDENING OF SE CROCO RD. TO ACCOMMODATE INDUSTRIAL WIDTH 3 LANE ROADWAY THROUGH THE NORTH PROPERTY BOUNDARY ALONG SE CROCO RD. AND THEN TAPERING TO EXISTING WIDTH. (NOT SHOWN), CONSTRUCT SIDEWALK (6' BACK OF CURB OR 5' STANDARD) ALONG THE NORTH SIDE OF SE 6TH ST TO CONNECT WITH THE SIDEWALK THAT TERMINATES JUST EAST OF RICE RD., CONSTRUCT SIDEWALK (6' BACK OF CURB OR 5' STANDARD) ALONG THE WEST SIDE OF SE CROCO RD. THE LENGTH OF THE PROPERTY'S FRONTAGE.

PHASE II (2022-2028) CONSTRUCT 85,000 SF STORAGE AND DISTRIBUTION BUILDING THAT WILL BE ATTACHED TO THE PHASE I MAIN STRUCTURE. (NORTH OF EXISTING BUILDING WITHIN EXISTING PARCEL)

PROJECT DATA

CURRENT ZONING: RR-1, C-2
PROPOSED ZONING: I-1 USES FOR WAREHOUSING/DISTRIBUTION AND MANUFACTURING AND PROCESSING, TYPES I AND II ONLY. ALL OTHER USES LISTED IN 18. 60 ARE NOT PERMITTED.
MINIMUM LOT AREA: 10,000 SF
MAXIMUM DENSITY: N/A PER I-1 STANDARDS
MAXIMUM BUILDING COVERAGE RATIO: 85%
TOTAL STRUCTURES (PROPOSED): SINGLE STORY BUILDING
TOTAL MAXIMUM BUILDING AREA: 317,190 SF
281,000 SF PRODUCTION
27,850 SF OFFICE/EMPLOYEE SERVICE
640 SF COVER OUTDOOR BREAK AREA
5,000 SF COVERED TRASH COLLECTION AREA
2,700 SF AMMONIA ROOM
PARCEL SIZE: 43.80 ACRES
PARKING CALCULATIONS: PH I & PH II
508 SPACES PROVIDED (499 STANDARD + 9 HANDICAP)
417 REQUIRED (1 SPACE / 600 SQ. FT UP TO 25,000 SQ. FT.; 1 SPACE / 1000 SQ. FT. THEREAFTER)
24 BIKE SPACES PROVIDED

GENERAL NOTES

- 1. THE BASE ZONING OF I-1 SHALL APPLY UNLESS OTHERWISE STATED
- 2. NO BUILDING PERMITS SHALL BE ISSUED UNTIL INDIVIDUAL SITE DEVELOPMENT PLANS SUBJECT TO TMC 18.180.050(C) HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING DIRECTOR. THESE SITE PLANS SHALL ADDRESS INDIVIDUAL BUILDING SITE LOCATIONS, OFF-STREET PARKING AND INTERNAL CIRCULATION, FIRE HYDRANTS, LANDSCAPING, PEDESTRIAN CONNECTIVITY, EXTERNAL LIGHTING, SIGNAGE, BUILDING ELEVATIONS, UTILITIES, STORM WATER, RELATIONSHIP TO ADJACENT LOTS, ETC.
- 3. NO BUILDING PERMITS SHALL BE ISSUED UNTIL THE PROPERTY IS PLATTED.
- 4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL STORMWATER MANAGEMENT PLANS PURSUANT TO TMC 13.335 ARE APPROVED, INCLUDING GRANTING OF ANY NECESSARY STORMWATER MANAGEMENT EASEMENTS.
- 5. PURSUANT TO TMC 18.190, THE APPLICANT MUST RECORD THE MASTER PUD PLAN WITH THE SHAWNEE COUNTY REGISTER OF DEEDS WITHIN SIXTY (60) DAYS UPON APPROVAL OF THE GOVERNING BODY. FAILURE BY THE APPLICANT TO RECORD THE PLAN WITHIN THE PRESCRIBED TIME PERIOD AND PROVIDE THE PLANNING DEPARTMENT WITH THE REQUIRED NUMBER OF COPIES OF THE RECORDED PLAN WITHIN NINETY (90) DAYS OF ACTION BY THE GOVERNING BODY SHALL RENDER THE ZONING PETITION NULL AND VOID.
- 6. RESIDENTS OF THE PROPERTY LOCATED AT 347 SE CROCO RD. HAVE A RENTAL AGREEMENT THAT EXPIRES OCTOBER 31, 2021.
- 7. RESIDENTS OF THE PROPERTY LOCATED AT 3636 SE 6TH ST. HAVE A RENTAL AGREEMENT THAT EXPIRES JANUARY 31, 2018.
- 8. ANY EXPANSION OR INCREASE IN FLOOR AREA EXCEEDING 10% OF THE EXISTING BUILDINGS OR AS OTHERWISE INDICATED BY TMC 18.190.070 SHALL ONLY BE APPROVED BY MAJOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT MASTER PLAN.

UTILITY NOTES

- 1. LIGHTING SHALL BE FULL CUT OFF, SHIELDED & RECESSED WITH CUT-OFF ANGLES TO PREVENT THE CAST OF LIGHTING BEYOND THE PROPERTY & NOT EXCEED 3 FOOT CANDLES AS MEASURED AT THE PROPERTY LINE. EXTERIOR LIGHTING SHALL FOLLOW ACCEPTED NATIONAL GUIDELINES FOR PARKING LOT LIGHTING (I.E. CPTED), THE TYPE, ILLUMINATION, POLE HEIGHT & QUANTITY OF NEW PARKING LOT LIGHTING SHALL BE APPROVED BY THE TOPEKA PLANNING DEPARTMENT AT THE TIME OF PERMIT APPROVAL BY DEVELOPMENT SERVICES. A FOOT CANDLE ANALYSIS WILL BE APPROVED AT THE SITE DEVELOPMENT PLAN STAGE.
- 2. WATER AND SEWER WILL BE PROVIDED BY CITY OF TOPEKA. THE PROJECT WILL PROVIDE A LOOP FROM THE WATER MAINS ON 6TH & CROCO ALONG THE WEST AND NORTH OF THE PARCEL. FIRE HYDRANTS WILL BE ADDED NORTHWEST OF THE PROPOSED BUILDING. THE FIRE DEPARTMENT SHALL REVIEW AND APPROVE FUTURE PLANS SHOWING FIRE HYDRANT LOCATIONS AND FIRE ACCESS PRIOR TO THE START OF CONSTRUCTION.
- 3. ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
- 4. SANITARY SEWER SYSTEM FOR THE RESIDENCE OF 3636 SE 6TH STREET SHALL BE CONNECTED TO RESER'S SANITARY SEWER SYSTEM PRIOR TO CONNECTION WITH THE CITY OF TOPEKA.

CIRCULATION, PARKING & TRAFFIC NOTES

- 1. HANDICAP SPACES SHALL MEET MINIMUM ADA CRITERIA WITH A MINIMUM OF NINE(9) HANDICAP SPACES PER 401-500 PARKING SPACES.
- 2. A 40 FT. SIGHT TRIANGLE, MEASURED FROM THE FACE OF CURB EXTENDED, SHALL BE MAINTAINED AT ALL ENTRANCES; NO OBSTRUCTIONS GREATER THAN (30) INCHES ABOVE GRADE OF ANY ADJACENT STREET OR ENTRANCE MAY BE PLACED WITHIN THIS AREA.
- 3. ACCESS OPENINGS SHALL BE ALLOWED AS DEPICTED ON THE PLAN.
- 4. ALL NEW DRIVES, STREETS, PARKING AREAS, APPROACHES AND WALKS SHALL BE CONSTRUCTED TO CITY OF TOPEKA STANDARDS.
- 5. ALL DRIVES, LANES & PRIVATELY OWNED ACCESS WAYS PROVIDING ACCESSIBILITY TO STRUCTURES, BUILDINGS AND USES WITHIN THE PLANNED UNIT DEVELOPMENT SHALL BE CONSIDERED AND SERVE AS MUTUAL RIGHTS OF ACCESS TO OWNERS, TENANTS, INVITED GUESTS, CLIENTS, EMPLOYEES, CUSTOMERS, SUPPORT AND UTILITY PERSONNEL AND EMERGENCY SERVICE PROVIDERS, INCLUDING LAW ENFORCEMENT, FIRE PROTECTION AND AMBULANCE SERVICES. ALL ACCESS WAYS PROVIDING GENERAL ACCESSIBILITY TO, AND CIRCULATION AMONG, THE USES WITHIN THE PLANNED UNIT DEVELOPMENT SHALL BE MAINTAINED AT ALL TIMES IN GOOD SERVICEABLE CONDITION WITH THE MAINTENANCE OF SAID ACCESS WAYS BEING THE RESPONSIBILITY OF THE OWNER.
- 6. ALL IMPROVEMENTS REQUIRED BY THE TRAFFIC IMPACT ANALYSIS AS APPROVED BY THE CITY TRAFFIC ENGINEER SHALL BE COMPLETED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE I. A REVISED TRAFFIC IMPACT ANALYSIS MAY BE REQUIRED BY THE CITY TRAFFIC ENGINEER PRIOR TO DEVELOPMENT OF PHASE II.
- 7. A TOPEKA METRO BUS SHELTER CONCRETE PAD AND/OR PULL OUT LANE SHALL BE PROVIDED BY THE PROPERTY OWNER AS DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE. THE LOCATION OF WHICH SHALL BE APPROVED BY THE TOPEKA METROPOLITAN TRANSIT AGENCY AND THE CITY TRAFFIC ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR PHASE I.

BUILDING NOTES

- 1. ALL BUILDINGS/STRUCTURES SHALL BE CONSISTENT WITH I-1 ZONING REQUIREMENTS AND RESTRICTIONS.
- 2. THE OUTSIDE STORAGE OF VEHICLES (OTHER THAN TRUCKS UNLOADING/LOADING), EQUIPMENT AND MACHINERY SHALL NOT BE PERMITTED. ALL DOCKS AND/OR LOADING AREAS SHALL BE ERECTED TO THE SIDE AND REAR YARDS AND NOT FRONT ON TO ANY PUBLIC STREET RIGHTS OF WAY. THERE SHALL BE NO LOADING/UNLOADING OF TRUCKS FROM THE SOUTH SIDE OF THE BUILDING.
- 3. A MINIMUM OF 50% OF THE MAIN ENTRY OF THE FRONT FACADE (EAST FACING) SHALL BE COMPRISED OF WINDOWS, DOOR OPENINGS. THE MAIN ENTRY OF THE FRONT FACADE SHALL BE TREATED WITH ARCHITECTURAL FINISHES AND BE OF HIGH QUALITY DESIGN. THE 6TH ST. FACADE (SOUTH FACING) SHALL CONTAIN A FORM OF ARCHITECTURAL VARIATIONS WITH RESPECT TO MATERIALS, TEXTURE, RELIEF, COLOR, ETC. MECHANICAL, HEATING, AIR CONDITIONING/COOLING, AND ROOF MOUNTED EQUIPMENT SHALL BE SCREENED OR NOT VISIBLE FROM PUBLIC RIGHTS OF WAY AND LOCATED TO THE SIDE OR REAR YARDS.
- 4. BUILDING ELEVATIONS TO BE APPROVED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW AND SHALL BE SUBSTANTIALLY COMPLIANT WITH THOSE SUBMITTED AS AN EXHIBIT TO THE PUD MASTER PLAN.
- 5. THE NOISE LEVEL OF OUTDOOR EQUIPMENT SHALL BE MAINTAINED TO 60 DECIBELS AT THE PROPERTY LINE.
- 6. MAINTAIN ACCEPTABLE MINIMUM AIR QUALITY STANDARDS AS REGULATED BY KDEH.
- 7. THERE SHALL BE NO DISCERNABLE ODORS EMITTING FROM THE WASTE WATER PRE-TREATMENT PROCESS BEYOND ANY PROPERTY LINES.
- 8. THE LOCATION OF TRASH AND RECYCLING RECEPTACLES SHALL BE DETERMINED AT THE SITE DEVELOPMENT STAGE TO ENSURE TRASH AREAS ARE NOT OVERLY CONCENTRATED, ARE EFFECTIVELY SCREENED FROM PUBLIC AREAS, AND PROVIDE ADEQUATE CIRCULATION WITHIN THE OVERALL DEVELOPMENT. ALL SAID RECEPTACLES SHALL HAVE ENCLOSURES THAT SCREEN THE RECEPTACLES FROM VIEW AND ARE CONSTRUCTED WITH MATERIALS COMPATIBLE WITH THE FRONT FACADE OF THE PRINCIPAL BUILDING.

STREAM BUFFER NOTES

- 1. RESTRICTION - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED UNDER SECTION 17.10.060 OF THIS CODE OR AS APPROVED BY THE PUBLIC WORKS DIRECTOR OR HIS OR HER DESIGNEE.
- 2. STREAM BUFFER EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR INFORMAL GREEN SPACE AND THE NATURAL UNOBSTRUCTED OVERLAND FLOW OF SURFACE WATER IN EXISTING DRAINAGE WAYS. PROPERTY OWNERS SHALL NOT PLACE PERMANENT OR SEMI-PERMANENT OBSTRUCTIONS IN SAID EASEMENT. ALL MAINTENANCE WITHIN THE STREAM BUFFER EASEMENT (SBE) SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE PROPERTY IN WHICH THE EASEMENT IS SO LOCATED. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE DIRECTOR OF THE APPLICABLE DEPARTMENT OF PUBLIC WORKS, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE APPLICABLE DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE.

LANDSCAPING NOTES

- 1. ALL LANDSCAPING SHALL BE CONSISTENT WITH I-1 ZONING REQUIREMENTS AND RESTRICTIONS.
- 2. LANDSCAPING SHALL BE PROVIDED CONSIDERANT WITH TMC 18.235 LANDSCAPE REGULATIONS. THE SPECIFIC POINTS, TYPES AND QUANTITIES SHALL BE APPROVED BASED ON THE LANDSCAPE PLAN SUBMITTED AT THE SITE DEVELOPMENT PLAN REVIEW STAGE. "AN ATTRACTIVE MIX OF EVERGREEN TREES, SHRUBS, AND DECIDUOUS LARGE TREES SHALL BE PROVIDED ALONG THE PROPERTY'S STREET FRONTS WITHIN THE 20 FT. LANDSCAPE SETBACK AND WHERE THE BUILDING AND/OR DEVELOPED AREA IS IMMEDIATELY ADJACENT TO RESIDENTIAL PROPERTIES.
- 3. THE CARE, MAINTENANCE, AND OWNERSHIP OF COMMON OPEN SPACE, PARKING AREAS, UTILITIES, PRIVATE STREETS, ACCESS WAYS, STORMWATER MANAGEMENT EASEMENTS, FENCING, AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS. ALL LANDSCAPING SHALL BE INSTALLED PURSUANT TO PHASING SCHEDULE AND PROPERLY MAINTAINED. IF ANY PORTION OF THE LANDSCAPED MATERIAL DIES, IT SHALL BE REPLACED BY THE NEXT PLANTING SEASON.

SIGNAGE NOTES

- 1. ALL SIGNAGE SHALL BE CONSISTENT WITH I-1 ZONING REQUIREMENTS AND RESTRICTIONS.
- 2. SIGNS SHALL BE APPROVED BY SEPARATE SIGN PERMIT APPLICATION.
- 3. NO PORTABLE OR TEMPORARY SIGNS ARE PERMITTED OTHER THAN REAL ESTATE SIGNS RELATING TO THE LEASE OR SALE OF THE PROPERTY.
- 4. TMC 18, DIVISION 2 SIGNS SHALL GOVERN ALL OTHER SIGNS UNLESS SPECIFICALLY STATED HEREIN.
- 5. SIGNAGE ELEVATIONS TO BE APPROVED AT THE TIME OF SIGN PERMIT APPLICATION AND SHALL BE SUBSTANTIALLY COMPLIANT WITH THOSE SUBMITTED AS AN EXHIBIT TO THE MASTER PUD PLAN.

VARIANCE NOTES

- 1. THE 6' WIDE RESIDENTIAL LANDSCAPE BUFFER PURSUANT TO TMC 18.235.060(H)(1) ALONG THE LENGTH OF THE WEST PROPERTY LINE IS WAIVED DUE TO THE PRESENCE OF A TYPE II STREAM BUFFER WITHIN THIS AREA THAT RESTRICTS CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE WITHIN THE BUFFER.

RECORDED WITH THE SHAWNEE COUNTY REGISTER OF DEEDS

REBECCA J. NICOLE, REGISTER OF DEEDS

CERTIFICATION OF MASTER PUD PLAN APPROVAL

THIS PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18.180 OF THE COMPREHENSIVE ZONING REGULATIONS OF THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS AND MAY BE AMENDED ONLY AS PRESCRIBED IN TMC 18.190.070 OF SAID CHAPTER AND AS SET FORTH ON THIS DOCUMENT OR AS MAY SUBSEQUENTLY BE APPROVED AND RECORDED.

BILL FIANDER, PLANNING DIRECTOR

DATE

OWNER'S CERTIFICATE

RESER'S FINE FOODS INC. OWNER, AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MASTER PUD PLAN.

IN TESTIMONY WHEREOF: THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, RESER'S FINE FOODS INC. HAS SIGNED THESE PRESENTS THIS DAY OF _____, 2017.

PAUL LEAVY, CHIEF FINANCIAL OFFICER

RESER'S FINE FOODS INC.

STATE OF KANSAS ss

COUNTY OF SHAWNEE ss

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME PAUL LEAVY, CHIEF FINANCIAL OFFICER, RESER'S FINE FOODS INC., WHO IS PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING, AND SUCH PERSON DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

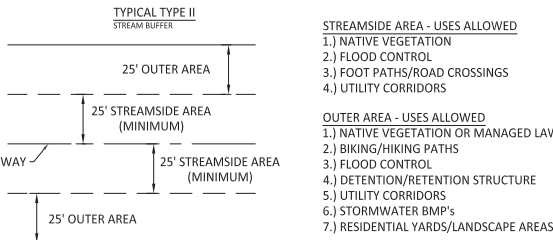
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE 6TH P.M., AND INCLUDING ALL OF RESER'S CROCO SUBDIVISION, ALL IN SHAWNEE COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RESER'S CROCO SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST A DISTANCE 60.01 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 31 MINUTES 03 SECONDS WEST ON SAID SOUTH LINE A DISTANCE OF 200.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 46 SECONDS WEST A DISTANCE OF 300.00 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 03 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 46 SECONDS WEST A DISTANCE OF 1642.97 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 300.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST A DISTANCE OF 399.26 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST A DISTANCE OF 957.50 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST ON SAID EAST LINE A DISTANCE OF 280.21 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 03 SECONDS WEST A DISTANCE OF 52.52 FEET TO THE NORTH-EAST CORNER OF RESER'S CROCO SUBDIVISION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS EAST ON THE EAST LINE OF SAID RESER'S CROCO SUBDIVISION A DISTANCE OF 1173.69 FEET; THENCE SOUTH 44 DEGREES 16 MINUTES 36 SECONDS WEST CONTINUING ON SAID EAST LINE A DISTANCE OF 39.26 FEET TO THE SOUTH LINE OF SAID RESER'S CROCO SUBDIVISION; THENCE SOUTH 88 DEGREES 31 MINUTES 03 SECONDS WEST ON SAID SOUTH LINE A DISTANCE OF 877.60 FEET TO THE POINT OF BEGINNING.



- STREAMSIDE AREA - USES ALLOWED
- 1.) NATIVE VEGETATION
 - 2.) FLOOD CONTROL
 - 3.) FOOT PATHS/ROAD CROSSINGS
 - 4.) UTILITY CORRIDORS

- OUTER AREA - USES ALLOWED
- 1.) NATIVE VEGETATION OR MANAGED LAWN
 - 2.) BIKING/HIKING PATHS
 - 3.) FLOOD CONTROL
 - 4.) DETENTION/RETENTION STRUCTURE
 - 5.) UTILITY CORRIDORS
 - 6.) STORMWATER BMP'S
 - 7.) RESIDENTIAL YARDS/LANDSCAPE AREAS

MASTER PLANNED UNIT DEVELOPMENT PLAN

RESER'S FINE FOODS EAST DEVELOPMENT

AMMENDMENT NO. 1

DATE:
MARCH 24th 2017



SCALE: 1" = 100'

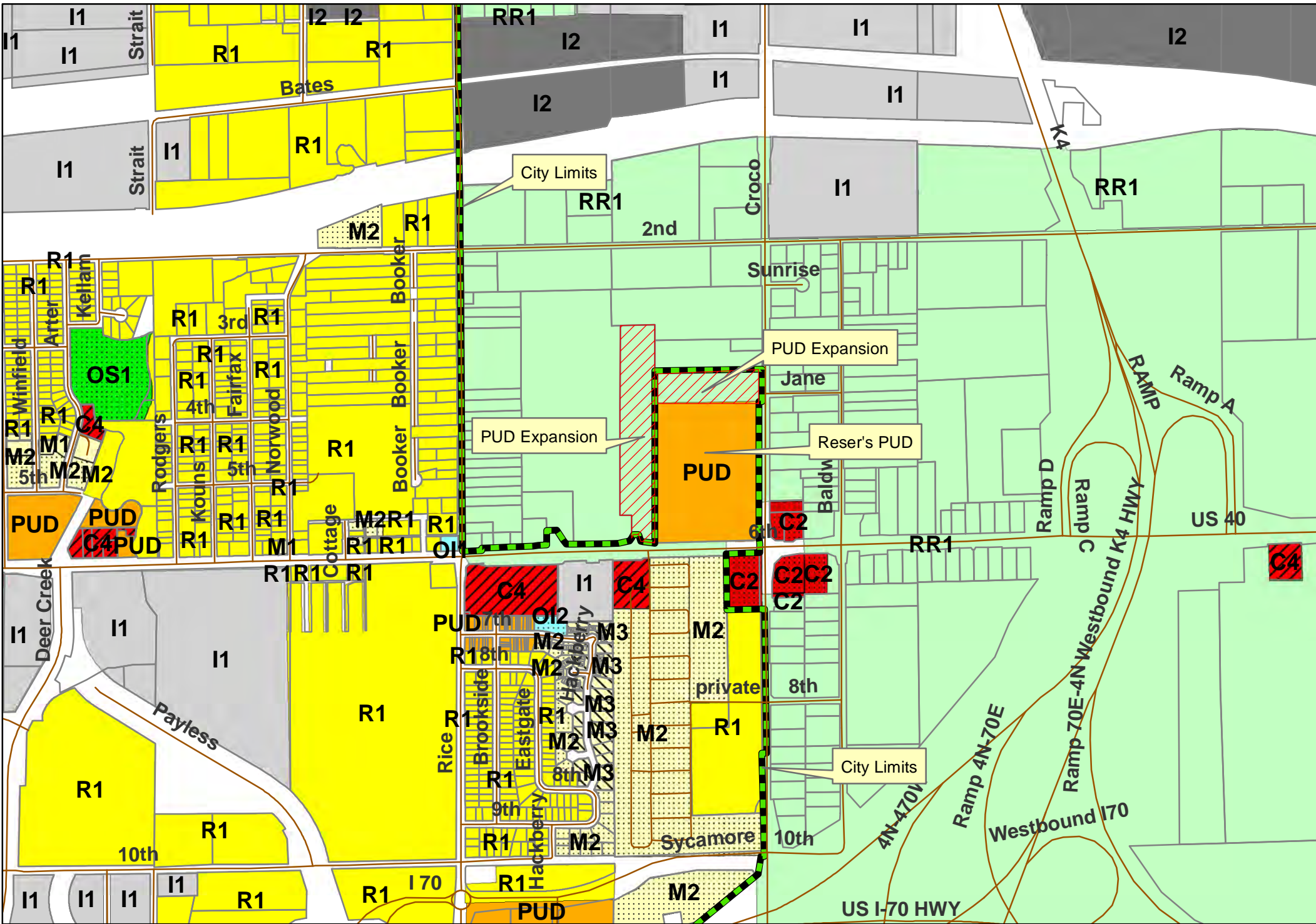


PROPERTY OWNER'S:

RESER'S FINE FOODS INC.
OWNER ADDRESS: P.O. BOX 8
BEAVERTON, OR 97075
PROPERTY ADDRESS: 3728 SE 6TH STREET
TOPEKA, KS 66607

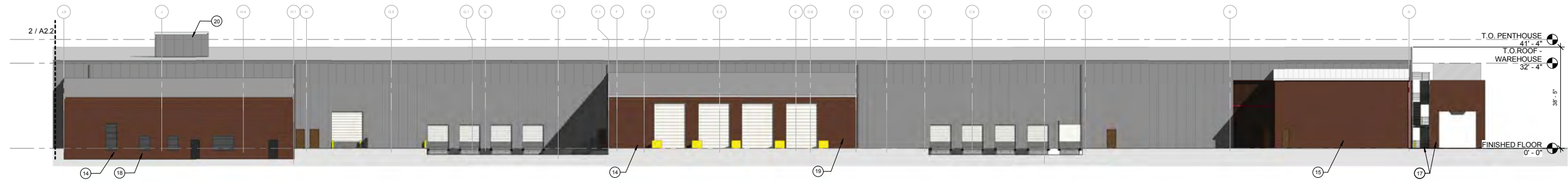


PUD16/5A Reser's Fine Foods- Major PUD Amendment

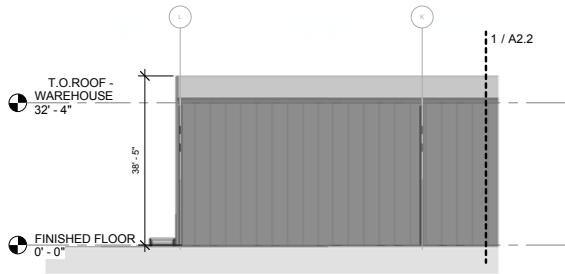


PUD16/5A Reser's Fine Foods- Major PUD Amendment

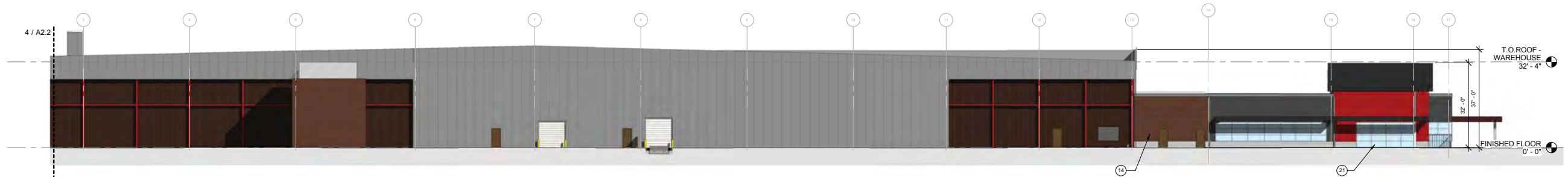




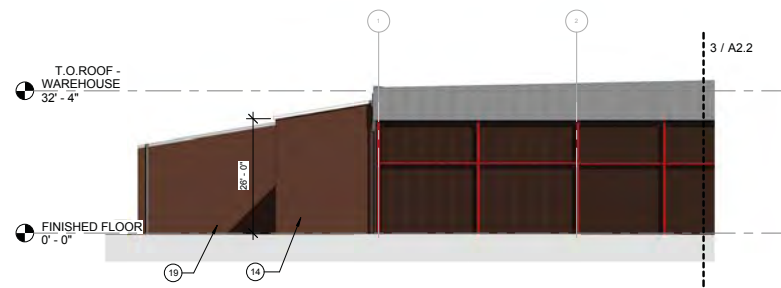
1 WEST ELEVATION
1/16" = 1'-0"



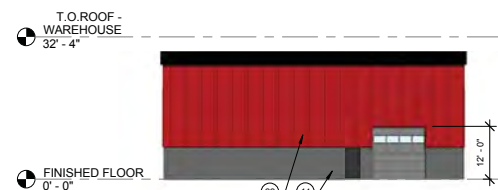
2 WEST ELEVATION 2
1/16" = 1'-0"



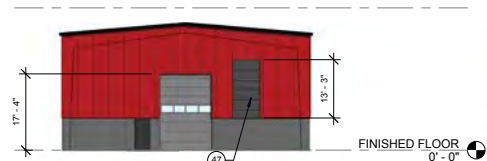
3 SOUTH ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION 2
1/16" = 1'-0"



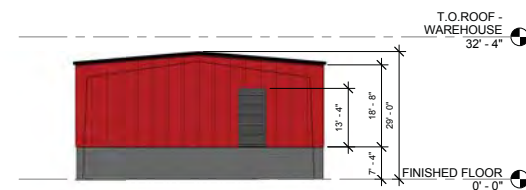
7 PRE-TREATMENT BLDG EAST
1/16" = 1'-0"



8 PRE-TREATMENT BLDG NORTH
1/16" = 1'-0"



6 PRE-TREATMENT BLDG WEST
1/16" = 1'-0"



9 PRE-TREATMENT BLDG SOUTH
1/16" = 1'-0"

KEYNOTES

- 14 CONCRETE MASONRY BLOCK - PATTERN AND COLOR TO BE DETERMINED
- 15 POTATO DUMP STRUCTURE UNDER SEPARATE PERMIT
- 17 PEEL HOPPER STRUCTURE & STAIRS - UNDER SEPARATE PERMIT
- 18 CMU AMMONIA ROOM STRUCTURE - UNDER SEPARATE PERMIT
- 19 CMU TRASH COMPACTOR STRUCTURE - UNDER SEPARATE PERMIT
- 20 ROOF ACCESS PENTHOUSE - FRAMED WALLS W/ SIDING
- 21 STOREFRONT WINDOW SYSTEM
- 22 BOX RIB METAL PANELS
- 47 VENT - SIZE & LOCATION TO BE DETERMINED

| |
|-------|
| 12317 |
| 12017 |
| 21717 |
| 21717 |
| 22017 |
| 22717 |
| 22717 |

| |
|---|
| BID PACKAGE #1: REV 1 |
| BID PACKAGE #5: REFRIGERATION |
| BID PACKAGE #6: IMP |
| BID PACKAGE #7: PROCESS PIPING ATTIC LOOP |
| BID PACKAGE #11: Electrical |
| PERMIT SET #2: PRODUCTION SHELL |
| BID PACKAGE #12: OFFICE |

| |
|------------|
| ISSUE DATE |
| 6 |
| 9 |
| 12 |
| 13 |
| 14 |
| 15 |
| 16 |

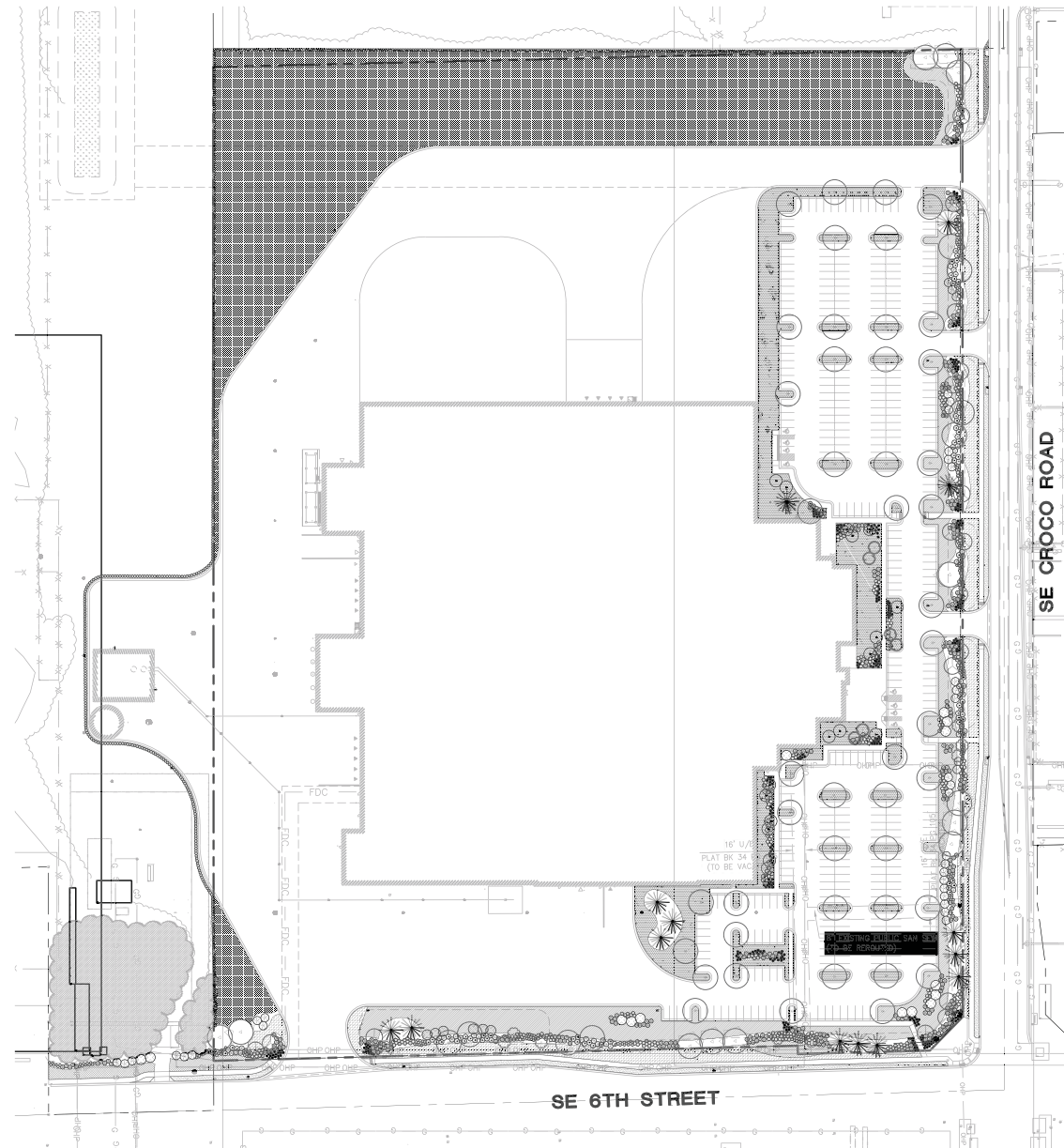
CIDA ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

13880 SW TEND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.228.1285
FAX: 503.228.1870
WWW.CIDAINC.COM

**RESER'S, TOPEKA, KS
PROCESSING FACILITY**
SE 6TH AVE. & SE OROCO RD.
TOPEKA, KS 66607

ELEVATIONS
A2.2

160213.01
© 2017 CIDA, P.C. ALL RIGHTS RESERVED



NORTH
LANDSCAPE PLAN
SCALE 1" = 80'

PLANTING LEGEND

QUANTITIES ARE FOR OVERALL SITE

| TREES | QTS. | SCIENTIFIC NAME / COMMON NAME |
|-------|------|--|
| 12 | 6 | ABIES CONCOLOR / WHITE FIR 6" HIGH BAB, FULL TREES, WELL BRANCHED TO GROUND |
| 8 | 2 | ACER RUBRUM MAGNIFICENT MAGENTA / BURGUNDY BELLE MAPLE 2" CAL. BAB, WELL BRANCHED, LIMBED TO 6' |
| 19 | 15 | CERCIS CANADENSIS / EASTERN REDBUD 1.5" CAL. BAB, WELL BRANCHED, LIMBED TO 6' |
| 16 | 6 | CORNUS KOUSA 'GOLD STAR' / GOLD STAR DOGWOOD 6" HIGH, BAB, FULL TREES, 3 STEMS IN 1 AT BASE |
| 48 | 2 | NYSSA SYLVATICA / BLACK TUPELO 2" CAL. BAB, WELL BRANCHED, LIMBED TO 6' |
| 9 | 2 | MAGNOLIA STELLATA 'ROSEY' / PINK STAR MAGNOLIA 2" CAL. BAB, WELL BRANCHED, LIMBED TO 6' |
| 14 | 6 | PICEA OMORICA 'BRUNS' - BRUNS SERBIAN SPRUCE 6" BAB, FULL TREES, BRANCHED TO GROUND |
| 6 | 2 | ULMUS PARVIFOLIA / LACERBARK ELM 2" CAL. BAB, WELL BRANCHED, LIMBED TO 6' |

| SHRUBS | QTS. | SCIENTIFIC NAME / COMMON NAME |
|--------|------|---|
| 360 | 2 | ABELIA X GRANDIFLORA / GLOSSY ABELIA 2 GAL. CONT., FULL PLANTS, 5' O.C. |
| 324 | 2 | AZALEA X 'KAREN' / KAREN AZALEA 2 GAL. CONT., FULL PLANTS, 4' O.C. |
| 35 | 2 | ILEX 'MESERVEAE' / BLUE PRINCESS / BLUE PRINCESS HOLLY 2 GAL. CONT., FULL PLANTS, 10' O.C. |
| 780 | 2 | NANDINA DOMESTICA 'MOVERS RED' / MOVERS RED HEAVENLY BAMBOO 2 GAL. CONT., FULL PLANTS, 3' O.C. |
| 36 | 2 | SPIRAEA 'BIMALDA' / GOLD FLAME / GOLD FLAME SPIREA 2 GAL. CONT., FULL PLANTS, 3' O.C. |
| 20 | 2 | VIBURNUM 'RHYTHOPHYLLOIDES' ALLEGHANY / ALLEGHANY VIBURNUM 2 GAL. CONT., FULL PLANTS, 10' O.C. |

| ORNAMENTAL GRASSES | QTS. | SCIENTIFIC NAME / COMMON NAME |
|--------------------|------|---|
| 147 | 2 | CALAMAGROSTIS ACUTIFLORA KARL FOERSTER / KARL FOERSTER FEATHER REED GRASS 2 GAL. CONT., FULL PLANTS, 3' O.C. |
| 115 | 2 | MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MARDEN GRASS 2 GAL. CONT., FULL PLANTS, 6' O.C. |
| 345 | 2 | VUCCA G. ALICE / SMALL SANDPAPER 2 GAL. CONT., FULL PLANTS, 6' O.C. |

| GROUND COVER | QTS. | SCIENTIFIC NAME / COMMON NAME |
|--------------|------|--|
| 4 | 4 | ARCTOSTAPHYLOS UVA-URSI / KINKINICK 4 INCH POT, FULL PLANTS, 24" O.C. |
| 1 | 1 | ROSA 'MOORE' / SCARLET FLOWER CARPET ROSE 1 GAL. CONT., FULL PLANTS, 24" O.C. |
| 1 | 1 | VINCA MINOR / DWARF PERIWINKLE 1 GAL. CONT., FULL PLANTS, 24" O.C. |

| SEEDING | QTS. | SCIENTIFIC NAME / COMMON NAME |
|---------|------|--|
| 1 | 1 | FIELD GRASS (NOT IRRIGATED) |
| 1 | 1 | LAWN SEEDING (IRRIGATED) SEE NOTES FOR SPECIFICATIONS |

| ANNUALS/PERENNIALS | QTS. | SCIENTIFIC NAME / COMMON NAME |
|--------------------|------|---|
| 1 | 1 | ANNUALS / PERENNIALS (MAY NIGHT SALVIA, STELLA DORO DAYLILY) |
| 1 | 1 | EXISTING LANDSCAPE TO BE RETAINED |

- NOTES**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF TOPEKA STANDARDS.
 - INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF TOPEKA STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
 - MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE.
 - CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
 - CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNERS APPROVAL PRIOR TO PLANT INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
 - CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
 - ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
 - ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL.
 - PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
 - ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AND PLANS IN WATER QUALITY FACILITIES FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE.

LANDSCAPE POINT SUMMARY

| | | |
|---|---|------------|
| DEVELOPED AREA | = | 985,218 SF |
| BASE POINTS REQUIRED | | |
| 33 (10,000SF) + 3,251 (975,218SF/300SF) | = | 3,284 |
| PARKING LOT POINTS REQUIRED | | |
| 1.5 X 400 | = | 600 |
| LOADING AREA POINTS REQUIRED | | |
| 1 X 66,347SF / 600SF | = | 111 |
| TOTAL POINTS REQUIRED | | |
| 3,284 + 600 + 111 | = | 3,995 |
| TOTAL POINT OBTAINED | | |
| LARGE TREE 11 X 68 | = | 748 |
| MEDIUM TREE 8 X 19 | = | 152 |
| UNDERSTORY (MULTIPLE TRUNK) 5 X 18 | = | 90 |
| CONIFEROUS TREE 8 X 26 | = | 208 |
| SHRUBS 1 X 1,434 | = | 1,434 |
| ORNAMENTAL GRASS 1 X 607 | = | 607 |
| GROUND COVER 0.25 X 61,000 SF | = | 15,250 |
| LANDSCAPE BERM 1 X 28,500 SF / 10 SF | = | 2,850 |
| TOTAL | = | 21,339 |
| RESIDENTIAL BUFFER YARD REQUIRED | = | YES |
| PARKING LOT BUFFER REQUIRED | = | YES |



REVISION DATE

| | |
|---|--|
| 1. STREET BID PACKAGE #1 - PRODUCTION: REVISION: 12.16.16 | |
| 2. BID PACKAGE #2: EXAMINATION: 1.10.17 | |
| 3. BID PACKAGE #3: UNDERGROUND PLUMBING: 1.11.17 | |
| 4. BID PACKAGE #4: CONCRETE: 1.16.17 | |
| 5. SITE PLAN REVIEW: 1.18.17 | |



15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670
WWW.CIDAINC.COM

RESER'S PROCESSING FACILITY - TOPEKA, KS
SE 6TH AVE. & SE CROCO RD.
TOPEKA, KANSAS 66607

LANDSCAPE PLAN



JOB NO. 160213.01



15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

Project Memorandum

Date: March 27, 2017
Subject: Neighborhood Meeting
Project Title: Reser Croco and Sixth Street PUD
Project No: 200213.01
By: David G. Welsh
To: Annie Driver

A neighborhood meeting was held at the Rice Road Community Center on March 27, 2017 at 6:00 CDT to present the proposed Reser Croco and Sixth Street PUD amendment. David Welsh, Project Architect, provide information on the properties to be incorporated into the original PUD and reasons for this. He explained that the goal is to induce the trucks using the facility to use the 6th Street access instead of the Croco access. This is in response to the concerns of the neighbors on Croco in the original PUD. By incorporating the west parcel in to the original PUD it provided an opportunity to widen the truck way along the west side of the building. The west side is the most congested truck area of the site and by moving the production waste water treatment building further west it provides a clearer path of travel for the trucks. The location of the production waste water treatment building to the west also provides the opportunity for that facility to be screened by the existing treed area to the south of the building. The north properties were brought into the PUD at the City's request. There are no plans for those properties in the near future and will be used to buffer the main plant from the neighbors to the north. There could be some paving occurring on the south property of the two north properties depending on the expansion of the distribution building shown on the original PUD.

There were five neighbors that attended the presentation and none spoke of any concerns with the PUD amendment. There were positive comments from a least three of the attendees regarding Reser's contribution to Topeka both from jobs to charitable contributions.

ARCHITECTURE
ENGINEERING
P L A N N I N G
I N T E R I O R S
L A N D S C A P E

