

TOPEKA PLANNING COMMISSION

A G E N D A

Monday, August 21, 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

Wiley Kannarr, Chair
Brian Armstrong
Ariane Burson
Rosa Cavazos, Co-Vice Chair
Scott Gales
Dennis Haugh
Carole Jordan
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, Administrative Officer

AGENDA
Topeka Planning Commission
Monday, August 21, 2017 at 6:00 P.M.

- A. Roll Call**
- B. Approval of Minutes – July 17, 2017**
- C. Communications to the Commission**
 - 1. Presentations to Outgoing Commissioners Scott Gales & Patrick Woods**
- D. Declaration of conflict of interest/exparte communications
by members of the commission or staff**
- E. Public Hearings**
 - 1. PUD17/03 by Frank Meade** requesting to amend the District Zoning Classification of the subject property (10.7 acres) located at the Northeast corner of SE 29th Street and SE Wittenberg Road **from** “R-1” Single Family Dwelling District **to** PUD Planned Unit Development for a self-service storage facility (Type I and Type II Storage) and offices. (Neunuebel)
- F. Adjournment**



CITY OF TOPEKA
TOPEKA PLANNING COMMISSION

MINUTES

Monday, July 17, 2017

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

Members present: Brian Armstrong, Ariane Messina, Dennis Haugh, Carole Jordan, Rosa Cavazos (Acting Chair), Katrina Ringler, Scott Gales, Patrick Woods (8)

Members Absent: Wiley Kannarr (1)

Staff Present: Bill Fiander, Planning Director; Mike Hall, Planner III; John Neunuebel, Planner II; Kris Wagers, Administrative Officer; Mary Feighny, Legal

Roll Call – Seven members present for a quorum. Mr. Woods arrived later in the evening.

Approval of Minutes from May 15, 2017

Motion to approve; moved by Mr. Armstrong, **second** by Ms. Jordan. **APPROVED** (7-0-0)

Communications to the Commission

Mr. Fiander pointed out that Commissioners should each have received 3 handouts; 2 regarding Z17/02 and one for the Wheatfield Village Project Plan (Item E2a)

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

Mr. Haugh and Mr. Armstrong each reported a conflict of interest on Item E1a (Z17/02) and stated they would not be voting on this item.

Public Hearings

Z17/02 by: Joint Economic Development Organization of Topeka & Shawnee County (JEDO), requesting to amend the district zoning classification of the subject property (6.06 acres) located at 2014 SE Washington Street **from** “R-1” Single Family Dwelling District **to** “O&I-2” Office and Institutional to allow for a physical center for workforce development training in East Topeka. (Neunuebel)

Mr. Haugh and Mr. Armstrong left the room and Mr. Fiander explained the voting requirement to pass a motion is a majority of those voting.

Mr. Neunuebel presented the Staff Report, concluding with staff’s recommendation for approval of the requested zoning reclassification.

With no questions from Commissioners, Ms. Angela Sharp of Bartlett & West came forward representing the applicant. Ms. Sharp pointed out that while the re-zoning isn’t dependent on the short-term intended

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use but rather on overall long-term use, the entities requesting the action have a history of bringing positive, long-lived projects to the area and they expect their current project to be the same. If the re-zoning is approved, the applicant believes that the physical changes they intend to make to the property will have a positive impact on the surrounding neighborhood.

Ms. Cavazos noted a request from a citizen to have the building be opened/available as a tornado shelter. Ms. Sharp stated that it's certainly something the applicant would likely consider when the project got further along.

Ms. Cavazos declared the **public hearing open**. With none coming forward to speak, she declared the **public hearing closed**.

Mr. Gales asked for and received assurance from staff that no traffic issues are anticipated with the re-zoning. Ms. Jordan asked if there is a projected timeline on the completion of the project, and Mr. Neunuebel stated that he's not sure if a timeline has been set.

Ms. Cavazos pointed out that the building has been vacant for a number of years and it's exciting to see something going in there.

Motion by Mr. Gales to approve the request to amend the district zoning classification. **Second by Ms. Jordan. APPROVAL (5-0-2** with Mr. Haugh and Mr. Armstrong abstaining).

Mr. Haugh and Mr. Armstrong returned to their seats following the vote.

PUD17/02 Wheatfield Village Planned Unit Development by: 29 Fairlawn, LLC, requesting to amend the district zoning classification of the subject property (14.7 acres) located at the Northwest corner of SW 29th Street and Fairlawn Road **from** "C-4" Commercial District **to** "PUD" Planned Unit Development (C-4 Commercial and M-3 Multiple Family Dwelling Use Groups) to allow for development of a theater, hotel, restaurants, and residential apartments. (Neunuebel)

Mr. Fiander noted that a project traffic engineer and others were in attendance to answer technical questions Commissioners may have.

Mr. Neunuebel presented the Staff Report, concluding with staff's recommendation for approval of the Wheatfield Village PUD Master Plan subject to the 13 conditions listed in the Staff Report.

Mr. Gales asked if possible parking variances would be reviewed with the proposed phases of the project, and Mr. Neunuebel confirmed that an administrative variance could be possible based on applicant's providing adequate support to determine it appropriate.

Ms. Messina asked if there would be bicycle parking requirements; Mr. Fiander stated that City code requires 5% of total vehicle parking spaces be set up for bike parking. There are no additional requirements set for this PUD.

With no further questions for staff, Ms. Cavazos invited the applicant's representative to come forward to speak. Mr. Bob Johnson of Polsinelli Law Firm came forward and stated he represents the applicant, 29 Fairlawn LLC. He introduced those who were with him and available to answer questions, including Jeff Wilke, a traffic engineer for TranSystems.

Mr. Johnson thanked staff for all the work they've put into the project and stated that the applicant agrees to all the conditions put forth in the staff report.

Mr. Johnson spoke of the history and current state of the property, which he stated has been in decline for some time and is currently an eyesore along a highly visible corridor in the City. He explained that the PUD plan calls for all current buildings to be demolished and new buildings built into what he described as a modern mixed use site.

Mr. Johnson reviewed a conceptual site plan (PowerPoint) and spoke to the intended modern, high quality project the owners plan for the site. Currently planned are a hotel, apartments, movie theater, two restaurants and a coffee shop. He also spoke about the ease of access to the Shunga Trail for residents, those staying at the hotel, and others who come to dine and/or attend a movie.

Mr. Johnson reviewed potential traffic access scenarios and explained that traffic engineer Jeff Wilke would review them in more detail. He stated that Mr. Wilke, working with COT's traffic engineer Terry Coder, has produced an exhaustive traffic study that has analyzed the project from all angles and they both agree that every intersection and every movement studied under each of the scenarios meets an acceptable level of service through all phases of the project. Scenario one and two both include the same improvements to Fairlawn, which include a fully signalized intersection at 28th & Fairlawn. Just north of that they will retain the existing southbound turn lane and add a dedicated northbound turn lane at 28th & Fairlawn. They'll construct a raised median, leaving a break in access to the south of the intersection for access to the property on the east side of Fairlawn. The applicant will also construct an additional left turn lane on 29th to turn east onto Fairlawn.

Scenario One, which includes the proposed break in access from the I-470 on-ramp, includes all the Fairlawn modifications listed above. 29th Street improvements would include increasing capacity of the left turn lane onto the I-470 west bound on-ramp.

Scenario Two, which does not include a break in access from the I470 on-ramp, also includes all the Fairlawn modifications listed above. 29th Street improvements would include adding a 2nd left hand turn lane for traffic going east on 29th Street to turn North onto Fairlawn. That would also include additional storage west of the 29th Street & I-470 on-ramp intersection.

Mr. Johnson explained that the Fairlawn street improvements would occur with Phase One of the Wheatfield Village, which includes the movie theater and pad site for fast/casual restaurant along Fairlawn. SW 29th Street improvements will occur with Phase Two of the project. Certificates of Occupancy will not be granted by the City until the agreed upon street improvements are complete in each of the phases.

Mr. Wilke, Traffic Engineer for TranSystems, KCMO, came forward and reviewed three traffic simulation scenarios. Mr. Gales asked if the simulations took into account events such as movies letting out and dumping several hundred cars at once onto the street. Mr. Wilke explained that the traffic simulations were for peak traffic times for commuting, which is when the Wheatfield traffic addition would likely have the biggest impact. Scenarios showed potential traffic movement to be within industry approved standards even after the completion of Phase Two.

Mr. Gales asked what sorts of issues we might see in the simulations if there was a problem, and Mr. Wilkes stated it would be ques between intersections being extensive and not clearing in one light cycle. He explained that this is typical of a level E or F, but the levels predicted in the models are within good thresholds.

Mr. Armstrong asked for and received clarifications on the 29th Street improvements. He asked when the applicant expects a final answer regarding the proposed break in access, and was told that it would perhaps be about 5 months; however, it's uncertain how long it will take Federal Highways Administration to review the proposal.

Ms. Cavazos asked if there would be a pedestrian crossing at the 28th & Fairlawn intersection and was told that yes, a crosswalk would be part of the signalized intersection.

Mr. Haugh asked if there had been discussion with the City about cleanup of Shunga and surrounding trees and debris. Mr. Johnson explained that since it's in a floodway, they are prohibited from making changes in that area.

Mr. Gales pointed out that some of the proposed new building was within the 100 year flood zone. Mr. Johnson explained that this has been taken into consideration and discussed with City staff. They plan to elevate the site to move it out of the 100 year floodplain. They've met with a number of parties, including the City, KDOT, and Kansas Division of Water Resources; they will work together to make sure the issue is adequately addressed before receiving permits.

With no further questions to the applicant, Acting Chair Cavazos declared the **public hearing open**. With none coming forward to speak, she declared the **public hearing closed**.

Mr. Gales asked staff to verify that the stipulations staff listed on pp. 14-15 of the staff report are agreeable to the applicant. Mr. Neunuebel stated that the applicant has accepted these conditions and will comply. Ms. Ringler expressed concern about the number of conditions, but it was agreed that many are grammatical and due to the scale of a PUD master plan, it's not uncommon to have a substantial number of conditions. Mr. Hall further explained that a corrected mylar will be required before the case is taken to City Council and staff is comfortable that the applicant will be able to meet the conditions.

Motion by Mr. Gales to approve the Wheatfield Village PUD Master Plan, subject to the conditions listed on pp. 14-15 of the Staff Report. **Second by Mr. Haugh**.

Mr. Armstrong pointed out that this is a high traffic area with three existing signals. He stated that the existing analysis takes into account a project that the City already has planned to install a traffic signal. He stated that from a traffic analysis point of view, it appears the break in access vs. non-break have very similar results and pointed out that the break in access will likely relieve some Fairlawn traffic. He stated that he thinks the improvements with Phase One and Phase Two make sense.

There was a request from the audience to re-open the public hearing. Mr. Fiander inquired of the Commissioners whether this would be allowed, and Mr. Gales asked for an explanation as to why it was being requested since the public hearing time had already been opened and subsequently closed. It was determined the potential speaker may not have understood the proceedings.

Mr. Gales stated he would suspend his motion in lieu of hearing public comments if it was the desire of Commissioners to re-open the public hearing and moved to do so. With no objections, Ms. Cavazos declared the **public hearing open**.

Mr. William G. Haynes of Topeka came forward and explained he owns the property at 2830 Fairlawn. He expressed concern about traffic being able to access his property and was unclear as to whether there would be a break in the median on Fairlawn so people could turn into his property from the west side of Fairlawn.

Commissioner Woods arrived at 7:19PM.

Mr. Gales stated that the break in the median is still in the plans and this was confirmed by the applicant and by City Traffic Engineer Terry Coder, who stated that access to Mr. Haynes's property will remain unchanged.

Ms. Cavazos stated the **public hearing was once again closed** and Mr. Gales stated his motion as previously made and seconded by Mr. Haugh stands with no changes. With no further discussion, Ms. Cavazos called for a vote: **APPROVAL (7-0-1** with Mr. Woods abstaining).

Wheatfield Village Project Plan, Finding of Consistency with the Land Use and Growth Management Plan 2040 – In accordance with K.S.A. 12-1722, review the tax Increment finance district, known as the Wheatfield Village Project Plan, for consistency with the Land Use and Growth Management Plan 2040. (Warner)

Mr. Fiander directed the Commissioners' attention to the handout provided regarding the above. He explained that 29 Fairlawn LLC, the applicant for Wheatfield Village PUD Master Plan, is also proposing a Tax Increment Finance District (TIF District) to help with the financing of the project. He stated that on June 26 they went before the Governing Body to establish the boundaries for the district. By state law, the next step is to come before the Planning Commission for a determination as to whether the proposal is consistent with the Land Use and Growth Management Plan 2040 (LUGMP 2040). If it is found so, the Governing Body will hold a public hearing regarding the TIF District.

Mr. Fiander referred to a memo written by him to the Planning Commission, which was part of the handout referred to above. The memo states staff's opinion is that the Project Plan is consistent with the LUGMP and recommends approval of Resolution (1-2017), finding that the Project Plan is consistent with the Land Use and Growth Management Plan 2040.

Mr. Gales pointed out that the site was zoned C-4 and the Planning Commission has now approved a PUD Master Plan. He stated he believes the project is in keeping with modern development principles, or "best practices". Mr. Fiander agreed that the LUGMP does recommend a large commercial node for the community, at the same time encouraging rather than excluding mixed use.

Mr. Gales stated the developer should be commended for working on a density overlay in close proximity to heavy traffic.

Following discussion about the cost analysis, Mr. Woods stated he agrees with Mr. Gales that this is a good project and it's good that it's happening on this site. He added that he does find it to be consistent with our LUGMP.

Motion by Mr. Armstrong to find the Project Plan is consistent with the Land Use and Growth Management Plan 2040. **Second by Mr. Gales. APPROVAL (8-0-0)**

Adjourned at 7:35PM

STAFF REPORT – PLANNED UNIT DEVELOPMENT
TOPEKA PLANNING DEPARTMENT

PLANNING COMMISSION DATE: August 21, 2017

CASE NUMBER & NAME: PUD17/03
Lake Shawnee Storage (PUD) Master Plan

**REQUESTED ACTION /
CURRENT ZONING:** To amend the district zoning classification of the property *from* "R-1" Single Family Dwelling District *to* "PUD" Planned Unit Development, with "I-1", "C-4, and "O&I-1" use group(s) to provide for construction and use of self-service storage units within multiple buildings, climate control storage, and multiple office buildings.

APPLICANT / PROPERTY OWNER: Applicant: Mr. Frank Meade
Property Owner: Marcia E. Herrman Living Trust

APPLICANT REPRESENTATIVE: Mr. Frank Meade, Applicant
Mr. C.L. Maurer, RLA, ASLA, Landplan Engineering P.A.

**PROPERTY ADDRESS & PARCEL
ID:** Northeast corner of SE 29th Street and SE Wittenberg Road
Parcel ID: 1321003011007010 (a portion thereof)

PARCEL SIZE: Size of Project Area: Approximately 10.7 acres

CASE PLANNER: John Neunuebel, Planner II

**STAFF
RECOMMENDATION:** **DISAPPROVAL** of the proposed PUD Master Plan (For complete staff recommendation – see Page 11.)

**RECOMMENDED
MOTION:** Based on the findings and analysis in the staff report, I move that the Topeka Planning Commission forward to the Governing Body a recommendation of **DISAPPROVAL** of the proposed PUD Master Plan.

PROPOSED USE / SUMMARY:

A mix of "self-storage" types I and II, including recreational vehicle storage, and office use, to be developed in five phases. The term "self-storage" is not familiar to most people. Furthermore, the term "office" is distinct from "professional office". Project Information Note No. 8 (sheet 1) restricts the office use to "professional office". However, the five buildings shown on sheet 2 are identified as "office". Note the following Use Definitions per the Zoning Regulations (TMC 18.55):

"Office" means a building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations.

"Professional office" means the office of a person engaged in any occupation, vocation, or calling, not purely commercial, mechanical, or agricultural, in which a professed knowledge or skill in some department of science or learning is used by its practical application to the affairs of others, either advising or guiding them in serving their interest or welfare through the practice of an act found thereon.

"Self-storage, type I" means a low intensity indoor facility serving the temporary storage needs for individuals and small businesses. Individual units have indoor accesses only via hallways and no business activities shall occur on the premises except for the leasing of the units.

"Self-storage, type II" means an indoor and/or outdoor facility to meet the temporary storage needs for individuals and small businesses. Individual units may have their own exterior access; the outdoor storage of recreational vehicles, boats, and motor vehicles are permitted; and no business activities shall occur on the premises except for the leasing of the units.

DEVELOPMENT / CASE HISTORY:

The 10.7-acre project site consists of vacant land that is intermittently used for agricultural production on approximately 7 acres, with approximately 2.5 acres of the site being wooded. Previous uses include a horse farm and associated residence on the site operating into the 1970s, with associated out-buildings still present into the 1990s.

The current zoning of R-1 residential has been in effect for many decades. An application for proposed Planned Unit Development for residential and office uses on the subject site was submitted to the City for processing in 2005, and was subsequently withdrawn.

In addition to the proposed PUD currently in process, there is an associated plat map also being processed concurrently as a "minor plat."

PHOTOS:



West side of project area looking south along SE Wittenberg Road with Shawnee Lake dam in background



Intersection of SE 29th Street and SE Wittenberg Road facing northeast into central portion of project area



South side of project area looking east with SE 29th Street adjacent on right and below Lake Shawnee dam

ZONING AND CHARACTER OF SURROUNDING AREA:

The Lake Shawnee dam is located immediately south of the property. Lake Shawnee is a multiple-use recreation area serving the city, county, and region. Adjacent areas to the north and east consist of single-family residential neighborhoods, with commercial areas located further to the east (approximately 1/3 mile) along 29th Street. The 5.4 acre tract immediately west is vacant and is almost entirely in the 100-year flood plain. A convenience store is located approximately 650 feet west of the site, with single-family residential development further west along 29th Street.

OVERVIEW OF PROPOSED PUD ELEMENTS

UTILITIES:

All utilities to be underground, with sanitary sewer and water service to be provided by City of Topeka. The property owner/applicant will be connecting directly to the sanitary sewer main to the north by way of a private force main. The sanitary sewer connection is required for the self-storage use (as it is required to contain an office) and the office use.

CIRCULATION, PARKING, AND TRAFFIC:

The PUD master plan provides for internal circulation for vehicles and pedestrians, including two points for vehicular access; one located on 29th Street and another on Wittenberg Road. (Wittenberg Road is classified as a major collector and 29th Street is classified as a minor arterial.) A recreation trail south of 29th Street atop Lake Shawnee dam and overlooking the project site is a portion of the trail that extends around the entirety of Lake Shawnee. So, too, a multi-use trail is planned for

placement below the dam and will be completed with forthcoming improvements to 29th Street as currently being planned and designed by Shawnee County Department of Public Works.

The PUD Master Plan includes 43 parking spaces including spaces for disabled persons, and this number meets or exceeds the City's off-street parking requirements.

Due to anticipated, relatively minor traffic impacts associated with self-service storage and office use(s), a traffic impact assessment was not required for analysis of the proposed zone change.

BUILDINGS:

The PUD Master Plan provides for a total of seventeen (17) buildings as follows:

Self-Storage Type II (indoor storage with outdoor access): 5 buildings; 28,400 total square feet;

Self-Storage Type II (including covered storage of recreational vehicles): 4 Buildings; 35,000 total square feet;

Self-Storage Type I (climate control/ interior entry for each storage unit with one or two entries to/from building exterior) 3 buildings; 33,750 total square feet;

Management office and caretaker's residence, accessory to the self-storage; approximately 1,900 square feet;

Office Buildings: 5 buildings; 18,800 total square feet.

(Building types and their locations within the site are highlighted in prepared exhibit as Attachment 4 of staff report.)

Project phasing provides for construction of Storage Buildings 'A,' 'B,' 'O,' and Office Building 1 in 2017, with additional storage and office buildings completed in Phases 2 through 5 through the year 2026. (Detailed phasing information included on Page 1 of PUD Master Plan and also on Phasing Plan exhibit prepared by staff as Attachment 5 of staff report.)

The following information is provided for two other self-storage facilities as a comparison to the self-storage portion of the project being proposed:

Self-Service storage Type II facility at SE California Avenue and SE 45th Street: Four buildings totaling approximately 22,000 square feet with

space for 4 or 5 additional buildings in the future.

Self-Service storage Type II facility at SE California Ave. and SE 27th St. (south of Wal-Mart): 21 buildings totaling 60,000 to 65,000 square feet.

SIGNAGE: The PUD Master Plan provides for a maximum of two (2) free-standing monument signs for the project, with placement of one sign on Wittenberg Road and one sign on 29th Street. The proposed signage standards are substantially more restrictive than signage permitted under I-1 and C-4 zoning.

LANDSCAPING AND FENCING: The PUD Master Plan includes a landscape plan exhibit that provides for enhanced landscaping primarily in the form of landscape buffers along both Wittenberg Road and 29th Street. Much of the wooded portions of the site will remain as undisturbed buffer areas.

OTHER: A Stormwater Management Report has been submitted for the PUD, with the most recent PUD Master Plan iteration undergoing continued analysis after comments were provided to the applicant regarding initial submittal.

VARIANCES REQUESTED: None

COMPLIANCE WITH DEVELOPMENT STANDARDS AND GUIDELINES

The PUD Master Plan establishes development standards and guidelines as described in the previous section of this report., and these standards are more restrictive than the standards applicable to I-1, C-4, and O&I zoning without a planned unit development. For example, General Note No. 11 prohibits manufacturing; fabrication and other industrial uses; retail sales; storage of flammable, perishable, or hazardous materials; rental of trucks and equipment. General Note No. 13 prohibits outdoor storage. General notes 15 through 18 consist of design standards beyond what is required in O&I, C-4, and I-1 districts.

OTHER FACTORS

SUBDIVISION PLAT: A minor subdivision plat for the project area is being processed concurrently with the proposed PUD Master Plan.

FLOOD HAZARDS, STREAM BUFFERS: As noted in the Stormwater Management Report (currently being revised in response Engineering staff's review comments), the property lies within the Deer Creek Drainage Basin, with an unnamed tributary to Deer Creek lying along the north edge of the property, running east to west. All runoff from the site flows to the west and north, convening at the unnamed tributary as it flows under Wittenberg Road to the west. A small portion of the property in the southwest corner of the site is located within Flood Zone AE, representing a 0.2% annual chance of flooding (Also known as the 500-year flood plain). Although the

Stormwater Management Report refers to gravel driveways as a method of increasing the amount of pervious surface within the project area, the City would normally require that all driveways within such a project be paved or have pervious hard surface (i.e. permeable pavement).

HISTORIC PROPERTIES: None

NEIGHBORHOOD MEETING: The project applicant held a Neighborhood Information Meeting on Thursday, July 27, 2017. Questions/comments from approximately 38 attendees were primarily concerned with the land use as proposed including potential negative impacts such as visual/aesthetics, lighting and security, and traffic, with a significant number of attendees voicing serious and substantial concerns related to the proposed project with particular concern about the types of buildings normally associated with self-service storage. (Applicant's meeting summary, along with sign-in sheet, as Attachment 7.)

(Note: Within his prepared meeting summary the applicant mentions there being miscommunication resulting in more persons being notified of the information meeting than if only the zone change was being considered. The notification area was delineated based on the entire project area which was defined to include application for major subdivision plat that was subsequently modified to eliminate residential lots to be located north of the self-service storage and office project area.)

OTHER: None

REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES

PUBLIC WORKS/ ENGINEERING: City of Topeka Department of Public Works provided particular comments in regard to Stormwater Management Report and revisions and clarifications required therein.

The adjacent segments of SE Wittenberg and SE 29th Streets are located entirely within Shawnee County. Staff received a memorandum from Shawnee County Department of Public Works dated August 9, 2017, in regard to recent project re-configuration (memo as Attachment 8). Of particular note:

- The existing entrance on 29th may be used only during construction of the entrance on SE Wittenberg Road. An entrance on SE 29th will be allowed only upon the completion of improvements to SE 29th.
- A segment of 29th beginning at the intersection with Wittenberg Road and extending west to include replacement of the bridge over Deer Creek is under design (and scheduled to be constructed in 2019). Shawnee County Public Works will present a proposal to the County Commissioners to extend the 29th Street project east to the already improved segment 600 feet west of Croco Road. Although the design of the 29th street improvements is not described in detail in the memorandum, the segment of 29th adjacent to the project is

anticipated to be a five-lane section with a center turn lane, a standard sidewalk on the north side, and multiple use path on the south side.

- Shawnee County Public Works is not recommending a sidewalk along Wittenberg Road. However, it is City policy to require installation of sidewalk with development of the property at the developer's expense. Staff is recommending it for this project in a manner that does not conflict with the County's recommendation.

WATER POLLUTION CONTROL: WPC will continue to review the project as part of its review of the associated subdivision plat and with the review of site development plans to follow for individual phases.

FIRE: The City of Topeka Fire Department submitted comments and conditions in response to the original submittal. The PUD Master Plan is generally consistent with the Fire Department's requirements. Site Development Plans submitted for individual project phases will be reviewed for compliance with all requirements.

DEVELOPMENT SERVICES: Development Services will review and may comment at the Site Development Plan stage and will complete a detailed review of applications for building permits.

OTHER: none

KEY DATES

SUBMITTAL OF PUD APPLICATION	June 30, 2017
SUBMITTAL OF REVISED PUD MASTER PLAN	August 4, 2017 (Submittal of substantially revised PUD Master Plan in response to Staff comments dated July 26, 2017.)
NEIGHBORHOOD INFORMATION MEETING	July 27, 2017
LEGAL NOTICE PUBLICATION	July 31, 2017
PROPERTY OWNER NOTICE MAILED	July 27, 2017

ANALYSIS

Character of Neighborhood: The proposed PUD Master Plan would entitle development that is not compatible with the general character of the neighborhood and threatens to degrade the value of Lake Shawnee as a recreation destination enjoyed by many city and county residents.

The master plan includes approximately 65,000 gross square feet of building area as self-storage type II, approximately 34,000 square feet as self-storage type I, and slightly less than 19,000 square feet as office use. On that basis, 55 percent of the gross building area is a light industrial land use, as self-storage type II is limited by the Topeka zoning ordinance to light industrial zoning (I-1). Twenty-nine percent of the gross building area is a heavy commercial use as "self-storage with indoor access only" is limited to C-4 zoning, and a small proportion of the development (16 percent) consists of office use. The potentially detrimental impact of this distribution of land uses, which is heavily weighted toward a light industrial use, is aggravated by the proposed phasing. Phases 1 and 2

together consist of approximately 28,400 square feet of self-storage types I and II (I-1 and C-4 use groups) and 6,800 square feet of office use (O&I-2 use group).

Regardless of what is entitled by an approved PUD master plan, the City can require compliance with the master plan mainly by reviewing site development plans and building permits but cannot compel the owner to build what is permitted by the master plan. The proposed phasing is such that the office and type I storage (O&I-1 and C-4 uses) is completed at the same time as the type II storage (I-1 use), offering some assurance that the industrial use will not be the predominant form in the early phases. However, concerns remain that the owner will build out various phases of development that results in the site continuing through time to be dominated by uses and development of a light industrial and intense commercial character.

The master plan includes numerous conditions to promote visual quality through physical design. In particular, General Notes 15 through 18 address the design of fences, exterior materials for all buildings, and requires that buildings "immediately adjacent to SW Wittenberg Road and SW 29th Street . . . include variation in material, modulation, window openings, and/or other forms of design articulation and variation." These master plan conditions provide some assurances but are not sufficient to ensure the development is compatible with the surrounding area. The development's storage buildings will be visible from the trails around Lake Shawnee. The appearance of the proposed self-service storage buildings detracts from the public's enjoyment of Lake Shawnee.

The master plan includes substantial landscaping, including large trees, around the perimeter of the site. The master plan does not identify landscaping internal to the site. Although landscape plans are required with subsequent Site Development Plans, the space between the buildings, in particular between the office buildings and the climate control storage buildings (self-storage type I), is inadequate to support trees. Trees internal to the site are essential to ensure compatibility with the surrounding area, which is characterized by ample open space with trees and large expanses of grasses.

The self-storage component of the development potentially provides a service for residents of the area and users of Lake Shawnee. However, the overall size of the self-storage facility is larger than what is anticipated to be needed to serve neighborhood residents. Furthermore, the recreational vehicle storage, ostensibly related to recreation on Lake Shawnee, is not included in phases 1-3.

The PUD master plan places the office buildings in a linear pattern behind and on the north side of the parking area and, as a result, surface parking dominates the frontage on SW 29th and is thus not a visually appealing design. The aesthetic quality of the office component can be much improved by changing the arrangement of the office buildings so that the parking is recessed behind the south-facing façades of the office buildings. Additionally, attention to the design of the climate controlled storage buildings is needed to help ensure compatibility between the office use and self-storage type I use. Exterior building elevations are not included in the master plan. Without having exterior elevations, especially elevations of the climate control storage buildings and storage building "A" along Wittenberg Road, there is a risk of a visually unappealing development that will negatively affect the character of the Lake Shawnee area.

Length of time property has remained vacant as zoned or used for its current use under present classification: The property has been vacant for over 20 years. Prior to that it was occupied by a residence and horse farm.

Conformance to Comprehensive Plan: The proposed project is an infill development that contains office uses along with indoor self-service storage buildings. The Topeka Land Use and Growth Management Plan 2040 (LUGMP) contains policies related to growth management and future land use. Generally speaking, growth management policies of the LUGMP are supportive of projects that develop/redevelop within Tier 1 (existing city). The LUGMP "encourages infill and redevelopment within Topeka to take advantage of existing urban infrastructure and services." However; that policy also goes on to state that projects should "promote a range of uses to fit within the overall character of the area."

The subject proposal is an infill development that is located in an area where it can take advantage of existing urban infrastructure and services. The PUD proposes certain conditions to help it fit better within the overall character of the area, which is predominately single-family residential in nature with a regional recreation area at Lake Shawnee location south across SW 29th Street. The PUD prohibits outside storage and also prohibits the rental of trucks, trailers, or moving equipment. The PUD also mandates higher design for those buildings that front either public street. Despite these considerations, this project is a commercial/industrial use that does not fit within the overall character of the area.

In addition, the future land use map within the LUGMP (Map #3) designates the subject property as Urban/Suburban Low Density Residential. These areas are predominately characterized by a cohesive display of single and two-family residential development. The proposal being a commercial/industrial use is not supported by an Urban/Suburban Low Density Residential designation. It also worth noting that property on the west side of Wittenberg Road has a "Mixed Use Node" designation reflecting the existing convenience store and bar and grill. However, nearly all of that land is within the 100-year flood plain, is currently classified RR-1 (Residential Reserve), is not annexed with the exception of the convenience store, and is thus not projected to be developed with any significant intensity in the future.

The proposed project consists of an office development and self-service storage facility, and while the project can be defined as a Tier 1 infill project taking advantage of existing urban infrastructure and services, it is not compatible with the overall character of the area, nor does it comply with the future land use map. Overall, the proposed project is not consistent with the Topeka Land Use and Growth Management Plan 2040.

The extent to which removal of the restrictions will detrimentally affect nearby properties: The proposed PUD Master Plan includes development standards and building placement that control for some of the potential negative effects of the self-service storage use. However, the conditions of the master plan are not sufficient to ensure that owners of nearby properties and the general public are protected. Master plan conditions or standards cannot compensate for the generally negative impact of the self-storage type I use that comprises approximately 65,000 square feet comprising 55 percent of the building area that would be entitled by the master plan

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 property is currently zoned R-1 (Single Family Dwelling district). Withholding approval of I-1 and C-4 zoning is not anticipated to reduce the value of the property since other development options, such as medium density residential and office, could be considered. Approval of the proposed self-storage type II use, as it is limited by the Topeka zoning regulations to I-1 zoning has the potential to adversely affect the value of residential property immediately adjacent to the site and, to a lesser extent, to other residential property in the neighborhood. Even with extraordinary design requirements buildings for self-storage are industrial in nature, as well as boxy and barracks-like in appearance.

The applicant's assertion that the existing R-1 zoning does not support commercially viable uses for the property might be true to some extent. However, uses of the property other than those uses permitted by the current zoning, such as multiple-family residential and office and institutional uses, and the uses proposed by the master plan have not been fully examined for their economic viability and compatibility with surrounding uses.

Availability of Public Services: All essential public services and utilities are presently available, or are planned for the near term, or will be extended at property owner expense. The development will connect directly to City water, with the water main located in SW 29th Street. The PUD master plan includes a private sanitary sewer main that will connect directly to the existing public sewer main north of the property. (It is a "force main", meaning the sewer line requires that sewage be mechanically pumped because the topography of the land between the source of wastewater and the connection to the public main does not allow for gravity flow.)

The expected traffic generation from the project does not warrant a traffic impact analysis, although the public has expressed concerns about congestion at SW Wittenberg and 29th, with the concern largely about traffic turning from

Wittenberg onto 29th. A segment of SW 29th Street, one third of a mile in length, from its intersection with Granger on the west to Wittenberg on the east, is scheduled to be widened to five lanes in 2019. Shawnee County is considering including SW 29th, from Wittenberg east to Croco Road in the 2019 project. It is anticipated that these roadway improvements to be completed by the County will include construction of new sidewalks, while the owner/applicant of the proposed project area will remain responsible for constructing sidewalks along SW Wittenberg Road.

Compliance with zoning and subdivision regulations: The PUD Master Plan establishes development standards and guidelines as described in the previous section of this report, and these standards are more restrictive than the standards applicable to I-1, C-4, and O&I zoning without a planned unit development.

An associated minor subdivision plat is being processed concurrently and must be found to adhere to the City's subdivision regulations. No variances to zoning regulations are requested and no variances are recommended. Development entitled by the master plan as proposed will satisfy or exceed the standards that would apply under I-1, C-4, and O&I-1 standards. The PUD master plan appears to be consistent with the City's subdivision regulations.

STAFF RECOMMENDATION

Based upon the above findings and analysis Planning Staff recommends **DISAPPROVAL** of the Lake Shawnee Storage PUD Master Plan because of its inclusion of self-service storage type II; a lack of assurance of a visually appealing design consistent with the character of the surrounding area; and inconsistency with the Topeka Land Use and Growth Management Plan 2040.

Should the Planning Commission decide to recommend approval, staff recommends that approval be considered subject to the following conditions and upon submittal of a revised master plan and exterior building elevations representative of each use for review by the Planning Commission at a future meeting.

- 1.) Add new General Note to indicate: "Use and development of the site in accordance with the Lake Shawnee Storage PUD Master Plan for Mr. Frank Meade as recorded with the Office of the Shawnee County Register of Deeds."
- 2.) Renumber Project Information Notes 8 and 9 regarding existing and previous zoning designations as Notes # 1 and #2, and re-number other notes as required.
- 3.) Revise Notes #1 and #2 (renumbered per conditions #2) to identify the Self-storage Type II (Indoor Storage with Outdoor Access, including Recreational Vehicle Storage) as I-1 Use Group; Self-Storage Type I (Indoor Storage with Indoor Access Only) as C-4 Use Group; and Office as O&I-1 Use Group restricted to Office and Professional Office uses.
- 4.) Revise Project Information note #12 to delete last sentence referencing the sequencing of office building construction which conflicts with phasing information also included on PUD Master Plan.
- 5.) Revise General Note #3 to indicate 80,000 lbs (not 8,000 lbs.).
- 6.) To General Note No. 4, add "For all self-storage uses, lighting shall be restricted to lighting installed on buildings and shall not include lighting on poles or free-standing poles."
- 7.) Move Project Information Note 11 into 'Circulation, Parking, and Traffic' Notes.
- 8.) To Sheet 3 (Landscape Plan) add:
 - a) A minimum of four (4) medium to large canopy trees along SW Wittenberg Road in landscape setback north of the driveway access. Trees should be spaced 40 to 50 on center.
 - b) Shrubs to landscape setback on west side of the storage office parking area.

- c) Evergreen trees along east side of storage buildings H, J, and L. Shrubs or other screening vegetation along the east side of the easternmost office building may be required at Site Development Plan.
- d) A note indicating existing trees to be preserved along the east and north edges of the site. Also indicate the extent to which existing trees, those shown to conflict with Buildings I and J, are to be removed.
- 9.) Add new Landscape Plan note indicating: "Landscape plans for the Master Plan area in its entirety to be submitted to City of Topeka for review and approval as part of the site development plan(s) approval process and in accordance with TMC 18.235 – Landscape Requirements. Additional landscaping not shown on the master plan may be required in compliance with TMC 28.235. Additional landscaping, exceeding the quantity of landscaping required by TMC 28.235, may be required to meet the objectives of the master plan, including the objective of improving compatibility of the development with the surrounding area which is characterized by open space and vegetation, including trees.
- 10.) Revise the master plan, rearranging the siting of the office buildings such that the parking is placed behind or to the side of the buildings in their position relative to Wittenberg Road and 29th Street.
- 11.) Adjust the phasing by increasing the amount of the office space completed within Phase 1 and reducing Type II storage by 2/3's of the proposed square footage with the result that the office buildings are a more predominant part of Phase 1, thus helping to screen the view of the storage buildings from 29th Street and ensure Type II storage uses are subordinate in relation to Office and Type I storage uses.
- 12.) Under Project Notes add a note stating that the setback between "Office" buildings and "Climate Control Storage" buildings shall be a minimum of 20 feet and shall accommodate landscaping to include shrubs and trees and to meet the objectives of the master plan, including the objective of improving compatibility of the development with the surrounding area which is characterized by open space and vegetation including large trees.
- 13.) Add new note indicating: "Sidewalks shall be completed adjacent to SE Wittenberg Road prior to issuance of Certificate of Occupancy for Phase I of development. Sidewalks along SE 29th Street shall be completed by Shawnee County as part of planned roadway improvement project."
- 14.) Revise signage notes to indicate that each monument sign shall not exceed 6 feet in height.
- 15.) Add new General Note indicating that all driveways shall be paved generally in accordance with the master plan, sheet 2. Driveway surface specifications shall be subject to review at Site Development Plan for each phase of development. Add to the legend identification of areas surfaced with concrete, asphaltic concrete, and pervious pavement. (Some driveways are indicated as consisting of gravel, which is prohibited pursuant to City of Topeka development requirements.)
- 16.) Remove from Master Plan graphic and landscape plan notes indicating height restriction of twelve (12) feet for office buildings.
- 17.) Correct typographical errors in General Note 1, General Note 13, General Note 14, and spelling of Public Works Director name (and title).

ATTACHMENTS

Aerial Map

Zoning Map

(List of Attachments continued next page)

ATTACHMENTS (continued from previous page)

Lake Shawnee Storage PUD Master Plan (3 pages) including landscape plan

Site Plan with Land Use Types Highlighted

Site Plan with Project Phasing

Map of Stream Buffers and Flood Hazards

Neighborhood Information Meeting report and attendance sheet

Comments from Shawnee County Department of Public Works regarding Recent Project Re-Configuration

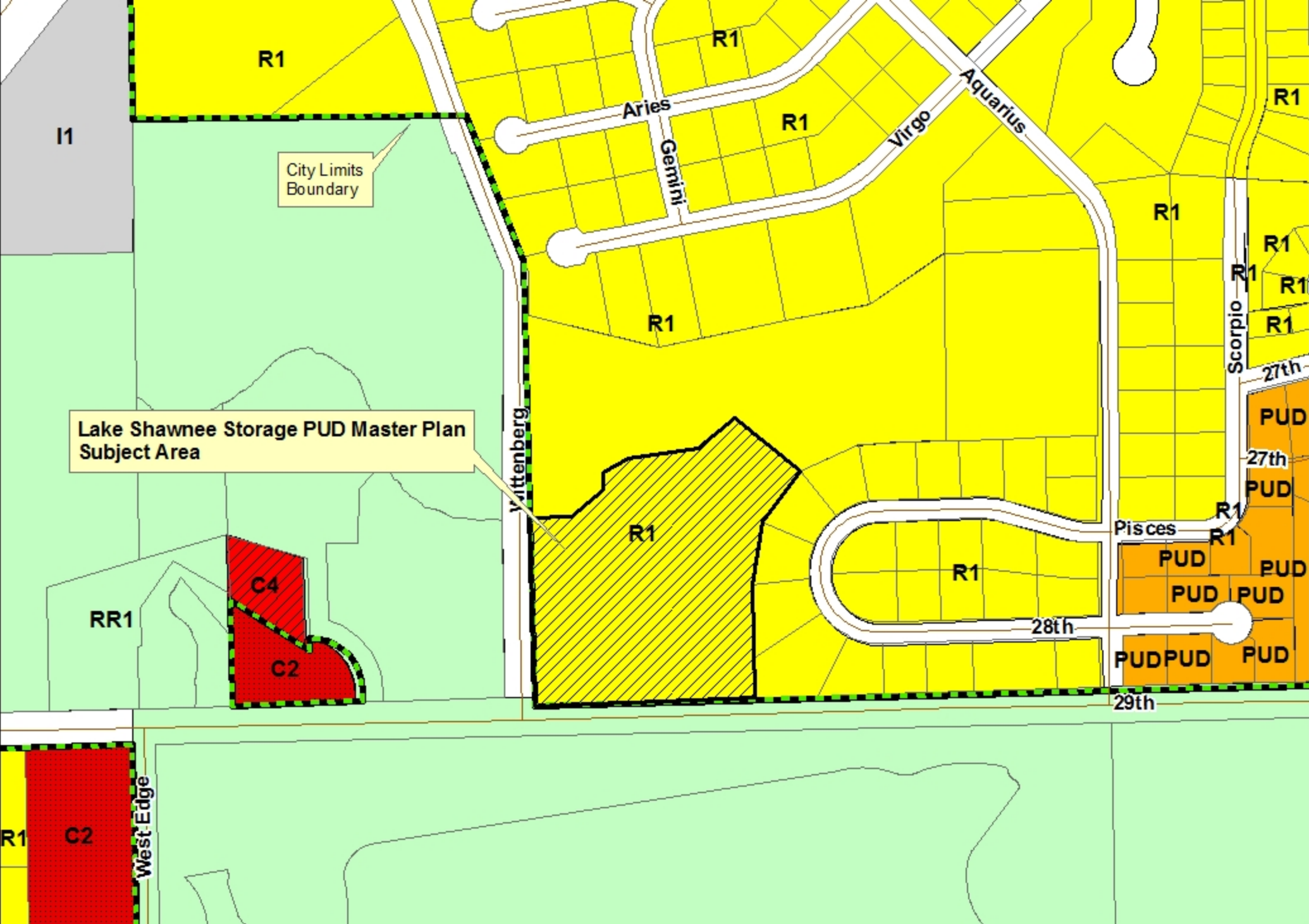
E-mails received voicing concerns for proposed project



Lake Shawnee Storage PUD Master Plan
Subject Area

PUD 17/03
Lake Shawnee Storage PUD Master Plan





PUD 17/03
Lake Shawnee Storage PUD Master Plan



FILE NAME: W:\20173010\CAD\Planning\PUD\173010-PUD-01-Cover-A.dwg LAST SAVED BY: Mitch Weather SAVED DATE: 8/2/2017 3:41 PM PLOTTED: 8/2/2017 3:55 PM

LAKE SHAWNEE STORAGE

PLANNED UNIT DEVELOPMENT MASTER PLAN, SHAWNEE COUNTY, KANSAS

SW 1/4 , SEC. 10-T12S-R16E

BOOK:
PAGE:
DATE:
TIME:

FILING RECORD:

RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS:
BETTY NIOCE, REGISTER OF DEEDS

PROJECT PERFORMANCE OBJECTIVES:

STORAGE UNITS AND OFFICES.

ANTICIPATED DEVELOPMENT SCHEDULE:

- PHASE 1 (2017): CONSTRUCTION OF BUILDINGS A, B, O, AND OFFICE 1.
- PHASE 2 (2019-22): CONSTRUCTION OF BUILDINGS C AND OFFICE 2.
- PHASE 3 (2020-22): CONSTRUCTION OF BUILDINGS E AND OFFICE 3.
- PHASE 4 (2022-24): CONSTRUCTION OF BUILDINGS F, G, K, OFFICE 4, AND OFFICE 5.
- PHASE 5 (2024-26): CONSTRUCTION OF BUILDINGS H, I, J, AND K.

PROJECT INFORMATION:

- NO BUILDING PERMITS SHALL BE ISSUED UNTIL INDIVIDUAL SITE DEVELOPMENT PLANS SUBJECT TO TMC 18.190.069(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.*
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL THE PROPERTY IS PLATTED.* STORMWATER REPORT OR PLAN APPROVAL NOTES, AS REQUIRED.
- 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.
- LIGHTING SHALL BE SHIELDED AND RECESSED WITH CUT OFF ANGLES TO PREVENT THE CAST OF LIGHTING BEYOND THE PROPERTY AND NOT EXCEED THREE FOOT-CANDLES AS MEASURED AT THE PROPERTY LINE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
- ALL DRIVES, LANES, AND 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 FOR OWNERS, TENANTS, INVITED GUESTS, CLIENTS, CUSTOMERS, SUPPORTS AND UTILITY SERVICE 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(S).*
- 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.*
- ZONING AND LAND USE: PUD/I-1* USE GROUP WITH USES RESTRICT TO SELF-STORAGE, TYPE I (INDOOR STORAGE WITH INDOOR ACCESS); SELF-STORAGE, TYPE II (INDOOR ONLY, INCLUDING RECREATIONAL VEHICLES). *O&I-2* USE GROUP RESTRICTED TO PROFESSIONAL OFFICE.
- PREVIOUS ZONING: R-1
- TOTAL STRUCTURES: AS INDICATED ON PUD MASTER PLAN. ALL STORAGE BUILDINGS INTENDED FOR RV STORAGE (BUILDINGS G, H, I, J, M, & N) SHALL BE LIMITED TO A HEIGHT OF 18 FEET. ALL OTHER STORAGE BUILDINGS SHALL BE LIMITED TO A HEIGHT OF 12 FEET.
- PARKING: A) FOR STORAGE USES A MINIMUM OF SIX (6) PARKING SPACES, INCLUDING ADA ACCESSIBLE PARKING AS INDICATED ON MASTER PLAN, AND ONE (1) BICYCLE PARKING SPACE. B) PARKING FOR OFFICE(S) AS SHOWN ON MASTER PLAN IS CONCEPTUAL. PARKING AND CIRCULATION FOR OFFICE USES SHALL COMPLY WITH PARKING REQUIREMENTS IN TMC 18.240. PARKING WILL BE REVIEWED FOR WITHIN SITE DEVELOPMENT PLAN (SITE REVIEW).
- PROJECT PHASING: PROJECT CONSTRUCTION MAY BE PHASED AS SHOWN ON MASTER PLAN. THE OFFICE USE PORTION OF THE MASTER PLAN MAY BE CONSTRUCTED AS PART OF OR AFTER ANY OF THE PHASES IDENTIFIED IN THE MASTER PLAN.

LANDSCAPE NOTES:

- IF BUILDING 'O' AND 'K' ARE CONSTRUCTED BEFORE THE OFFICE BUILDINGS, LANDSCAPING INCLUDING TREES AND SHRUBS WILL BE REQUIRED ALONG THE SOUTH SIDES OF THE BUILDINGS, AND SUCH LANDSCAPING SHALL BE APPROVED DURING SITE DEVELOPMENT PLAN PROCESS.
- LANDSCAPE PLANS FOR THE MASTER PLAN AREA IN ITS ENTIRETY TO BE SUBMITTED TO THE CITY OF TOPEKA FOR REVIEW AND APPROVAL AS PART OF THE SITE DEVELOPMENT PLAN(S) APPROVAL PROCESS AND IN ACCORDANCE WITH TMC 18.235-LANDSCAPE REQUIREMENTS.
- IN COORDINATION WITH CITY AND COUNTY ROAD PROJECTS, A BIKEWAY MAY BE REQUIRED ALONG WITTENBURG ROAD AND/OR 29TH STREET.

GENERAL NOTES:

- TOPOGRAPHIC INFORMATION OBTAINED LANDPLAN ENGINEERING PA. ON MARCH 16, 2017.
- PROPOSED DRIVE AND PARKING AREAS TO HAVE CONCRETE CURB AND GUTTER TO MEET CITY OF TOPEKA STANDARDS. ASPHALT PAVEMENT SHALL MEET OR EXCEED CITY OF TOPEKA MINIMUM STANDARDS.
- ALL AREAS PROVIDING FOR VEHICULAR CIRCULATION SHALL INCLUDE A PAVED SURFACE OR APPROVED PERVIOUS PAVEMENT THAT COMPLIES WITH THE CITY STANDARDS AND BE OF SPECIFICATIONS SUFFICIENT TO SUPPORT A FIRE DEPARTMENT APPARATUS HAVING A WEIGHT OF UP TO 8,000 LBS.
- THE CITY OF TOPEKA SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PAVEMENT DUE TO THE WEIGHT OF REFUSE VEHICLES.
- THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDING AND FACILITIES. APPENDIX A TO 28 CFR PART 36.
- PARKING LOT ISLANDS WILL BE PLANTED WITH SHRUBS OR GROUNDCOVER WHERE NO TREES ARE PLANTED.
- SIDEWALKS MEETING CITY OF TOPEKA STANDARDS SHALL BE CONSTRUCTED ALONG WITTENBERG ROAD AND 29TH STREET. SIDEWALKS REQUIRED FOR PEDESTRIAN CIRCULATION WITHIN THE SITE AND OFF THE OFF-SITE SHALL BE REVIEWED AND APPROVED BY SITE DEVELOPMENT PLAN (SITE PLAN REVIEW) AND MAY BE ADJUSTED TO LIMIT THE REMOVAL OF EXISTING TREES AND IMPACTS ON STREAMS. IN COORDINATION WITH THE CITY AND COUNTY ROAD PROJECTS, A BIKEWAY MAY BE REQUIRED ALONG WITTENBERG ROAD AND/OR 29TH STREET.
- ALL PROPOSED ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER CITY OF TOPEKA STANDARD WITH TRUNCATED DOME BRICK PAVERS.
- ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET WIDE.
- THE ONLY ACTIVITIES PERMITTED IN INDIVIDUAL STORAGE UNITS SHALL BE THE RENTAL OF UNIT AND PICKUP AND DEPOSIT OF GOODS AND/OR PROPERTY IN DEAD STORAGE. STORAGE UNITS SHALL NOT BE USED FOR ACTIVITIES SUCH AS: RESIDENCES, OFFICES, WORKSHOPS, STUDIOS, HOBBY OR REHEARSAL AREAS.
- THE FOLLOWING ACTIVITIES ARE PROHIBITED:
 - MANUFACTURING, FABRICATION, OR PROCESSING OF GOODS, SERVICE OR REPAIR OF VEHICLES, ENGINES, APPLIANCES OR OTHER ELECTRICAL EQUIPMENT, OR ANY OTHER INDUSTRIAL ACTIVITY.
 - CONDUCTING RETAIL SALES OF ANY KIND INCLUDING GARAGE OR ESTATE SALES OR AUCTIONS.
 - STORAGE OF FLAMMABLE, PERISHABLE OR HAZARDOUS MATERIALS OR THE KEEPING OF ANIMALS.
 - ACCESSORY USES SUCH AS THE RENTAL OF TRUCKS, TRAILERS OR MOVING EQUIPMENT, OR THE RENTAL OR INSTALLATION OF TRAILER HITCHES.
- ALL GOODS AND PROPERTY SHALL BE STORED IN AN ENCLOSED BUILDING. NO OUTDOOR STORAGE OF BOATS, RVs, VEHICLES, ECT., OR STORAGE IN OUTDOOR STORAGE PODS OR SHIPPING CONTAINERS IS PERMITTED.
- ELECTRIC SERVICE TO STORAGE UNITS SHALL BE FOR LIGHTING AND CLIMATE CONTROL ONLY. NO ELECTRICAL OUTLETS ARE PERMITTED INSIDE INDIVIDUAL STORAGE UNITS. LIGHTS FIXTURES AND SWITCHES BE OF A SECURE DESIGN THAT WILL NOT ALLOW TAPPING THE FIXTURES FOR OTHER PURPOSES.
- FENCES AND GATES SHALL BE COMPRISED OF WROUGHT IRON, CHAIN-LINK (OR SIMILAR) FENCES, BARBED OR RAZOR WIRE FENCES, AND WALLS AND OF CONCRETE BLOCK ARE PROHIBITED.
- BUILDING FACADES IMMEDIATELY ADJACENT TO SW WITTENBERG ROAD AND SW 29TH STREET, NOT INCLUDING BUILDINGS M AND N, SHALL INCLUDE VARIATION IN MATERIALS, MODULATION, WINDOW OPENINGS, AND/OR OTHER FORMS OF DESIGN ARTICULATION AND VARIATION.
- EXTERIOR COLORS SHALL BE MUTED TONES.
- BUILDINGS SHALL BE CLAD WITH A MIX OF DURABLE, LOW MAINTENANCE MATERIALS THAT THAT CONVEY AN APPEARANCE OF QUALITY. ALLOWED CLADDING MATERIALS INCLUDE: (1) HIGH GRADE METAL COMPOSITE PANELS WITH A DURABLE FACTORY-APPLIED FINISH, PROVIDED THAT THE COLORS OR TEXTURES ARE VARIED TO PREVENT A MONOLITHIC APPEARANCE; (2) BRICK, BRICK VENEER, STONE, SIMULATED STONE. OR STUCCO; (3) CEMENT FIBERBOARD; (4) CONCRETE MASONRY UNITS ("CMUS") WITH INTEGRATED COLOR, PROVIDED THAT THE OUTER SURFACE OF THE CMUS IS EITHER SPLIT FACE OF GROUND FACE. PROHIBITED CLADDING MATERIALS INCLUDE: (1) UN-BACKED, NON-COMPLETE SHEET METAL PRODUCTS; (2) PLASTIC OR VINYL SIDING; AND (3) UNFINISHED WOOD. ELEVATION PLANS INCLUDING SPECIFICATIONS OF COLORS AND MATERIALS DEMONSTRATING COMPLIANCE WITH THE ABOVE STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL DURING SITE DEVELOPMENT PLAN PROCESS.

LEGAL DESCRIPTION:

ALL THAT PART OF A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TEN (10), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTEEN (16) EAST OF THE 6TH PRINCIPAL MERIDIAN, SHAWNEE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE NORTH 88 DEGREES 39 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1056.00 FEET TO THE CENTERLINE INTERSECTION OF SOUTHEAST WITTENBERG ROAD AND SOUTHEAST 29TH STREET AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE NORTH 0 DEGREES 20 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF SAID WITTENBERG ROAD, A DISTANCE OF 567.46 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST, A DISTANCE OF 50 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS EAST, A DISTANCE OF 91.51 FEET; THENCE NORTH 49 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 116.00 FEET, THENCE NORTH 0 DEGREES 56 MINUTES 16 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 62 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 81 DEGREES 22 MINUTES 57 SECONDS EAST, A DISTANCE OF 195.96 FEET; THENCE NORTH 51 DEGREES 41 MINUTES 56 SECONDS EAST, A DISTANCE OF 133.37 FEET; THENCE SOUTH 51 DEGREES 28 MINUTES 56 SECONDS EAST, A DISTANCE OF 234.49 FEET TO THE MOST NORTHERLY CORNER OF LOT 10, BLOCK B, AQUARIAN ACRES, A RECORDED SUBDIVISION IN SAID COUNTY AND STATE; THENCE SOUTH 37 DEGREES 29 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 178.04 FEET TO THE MOST NORTHERLY CORNER OF LOT 9, BLOCK B, IN SAID AQUARIAN ACRES SUBDIVISION; THENCE SOUTH 9 DEGREES 12 MINUTES 42 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 178.32 FEET TO THE NORTHWESTERLY CORNER OF LOT 8, BLOCK B, IN SAID AQUARIAN ACRES SUBDIVISION; THENCE SOUTH 1 DEGREE 20 MINUTES 10 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 8 AND THE PROLONGATION THEREOF, A DISTANCE OF 364.56 FEET TO A POINT ON THE CENTERLINE OF SAID SOUTHEAST 29TH STREET, ALSO BEING A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 39 MINUTES 50 SECONDS WEST ALONG THE CENTERLINE OF SAID SOUTHEAST 29TH STREET, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 650.08 FEET TO THE POINT OF BEGINNING. CONTAINING 397,597 SQUARE FEET OR 9.127 ACRES MORE OR LESS.

PROPERTY OWNERS:

FRANK W. MEADE,
1000 SE QUINCY ST.,
TOPEKA, KANSAS 66612

CIRCULATION, PARKING, AND TRAFFIC:

- SIDEWALKS ALONG WITTENBURG ROAD SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF DEVELOPMENT.
- SIDEWALK ALONG 29TH STREET SHALL BE CONSTRUCTED WITH 29TH STREET IMPROVEMENTS.
- ACCESS TO 29TH STREET SHALL BE CONTRACTED BY THE COUNTY WITH 29TH STREET IMPROVEMENTS.

SIGNAGE:

- A MAXIMUM OF TWO (2) FREE-STANDING SIGNS SHALL BE PERMITTED AS FOLLOWS.
 - A SINGLE MONUMENT-STYLE SIGN ON WITTENBURG ROAD AND ON 29TH STREET SHALL NOT EXCEED A TOTAL OF 100 SQUARE FEET OR 50 SQUARE FEET PER SIGN FACE.
 - EACH OF THE MONUMENT SIGNS SHALL INCLUDE A SOLID BASE CLAD WITH PAINTED WOOD, STONE, OR MASONRY, AND EACH SIGN BASE SHALL INCLUDE SURROUNDING LANDSCAPING A MINIMUM WIDTH OF TWO FEET.

PLANNED UNIT DEVELOPMENT:

THIS PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18.190 OF THE COMPREHENSIVE ZONING REGULATIONS OF THE CITY OF TOPEKA AND SHAWNEE COUNTY, KANSAS, AND MAY BE AMENDED ONLY AS PRESCRIBED IN TMC 18.190.070 AND AS SET FORTH ON THIS DOCUMENT OR AS MAY SUBSEQUENTLY BE APPROVED AND RECORDED.

OWNER'S CERTIFICATE:

FRANK W. MEADE AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON MASTER PUD PLAN.

IN TESTIMONY WHEREOF, THE OWNER(S) OF THE DESCRIBED PROPERTY, (TYPE NAME), HAVE SIGNED THESE PRESENTS THIS DAY OF, 2017

FRANK W. MEADE, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF SHAWNEE, SS:

BE IT REMEMBERED THAT ON THIS DAY OF, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME FRANK W. MEADE, OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND SUCH PERSONS DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NAME OF NOTARY MY COMMISSION EXPIRES

CERTIFICATE OF MASTER PUD PLAN APPROVAL:

APPROVED BY THE TOPEKA PLANNING DEPARTMENT THIS DAY OF, 2017.

BILL FIANDER, PLANNING DIRECTOR
SECRETARY TO THE PLANNING COMMISSION

BE IT REMEMBERED THAT ON THIS DAY OF, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, CAME WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF WRITING AND SUCH PERSONS DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

NAME OF NOTARY MY COMMISSION EXPIRES

CERTIFICATE OF APPROVALS:

APPROVED BY THE TOPEKA PLANNING DEPARTMENT THIS DAY OF, 2017.

BILL FIANDER, PLANNING DIRECTOR

APPROVED BY THE TOPEKA PUBLIC WORKS DIRECTOR THIS DAY OF, 2017.

JASON PECK, INTERIM PUBLIC WORKS DIRECTOR

ENTERED ON THE TRANSFER RECORD OF SHAWNEE COUNTY, KANSAS, THIS DAY OF, 2017.

CYNTHIA BECK, COUNTY CLERK

REVIEWED BY THE COUNTY SURVEYOR, THIS DAY OF, 2017.

DEBORAH J. THOMAS, COUNTY SURVEYOR, LS #1461

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LANDPLAN ENGINEERING
Lawrence, KS • Kansas City, MO • The Woodlands, TX
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**LAKE SHAWNEE STORAGE
PLANNED UNIT DEVELOPMENT MASTER PLAN
NOTES & SIGNATURES SHEET
SE 29TH STREET
TOPEKA, KS 66606**

REV	DATE	DESCRIPTION
1	07/28/17	PLANNING COMMENTS
2	08/02/17	PLANNING COMMENTS

DATE:	June 30, 2017
PROJECT NO.:	20173010
DESIGNED BY:	CLM
DRAWN BY:	MSW
CHECKED BY:	CLM

ISSUE	SHEET NO.
	1
	OF 3 SHEETS

LAKE SHAWNEE STORAGE

PLANNED UNIT DEVELOPMENT,
SHAWNEE COUNTY, KANSAS

SW 1/4 , SEC. 10-T12S-R16E

BOOK:
PAGE:
DATE:
TIME:

FILING RECORD:

RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS:
BETTY NIOCE, REGISTER OF DEEDS



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Parking Summary

STORAGE OFFICE: 1 STALL PER 400 SQUARE FEET
750 SF /400 = 2 STALLS
CARETAKER'S RESIDENCE: 1 STALL PER 900 SQUARE FEET
1,125 S.F /900 = 2 STALLS
REQUIRED PARKING: 4 STALLS
PROVIDED PARKING 6 STALLS (INCLUDED 1 ADA STALL)

OFFICES: OFFICE USE PARKING AS SHOWN ON MASTER PLAN IS CONCEPTUAL. PARKING AND CIRCULATION FOR OFFICE USE SHALL COMPLY WITH PARKING REQUIREMENTS IN TMC 18.240. PARKING WILL BE REVIEWED WITH SITE PLAN (SITE PLAN REVIEW).

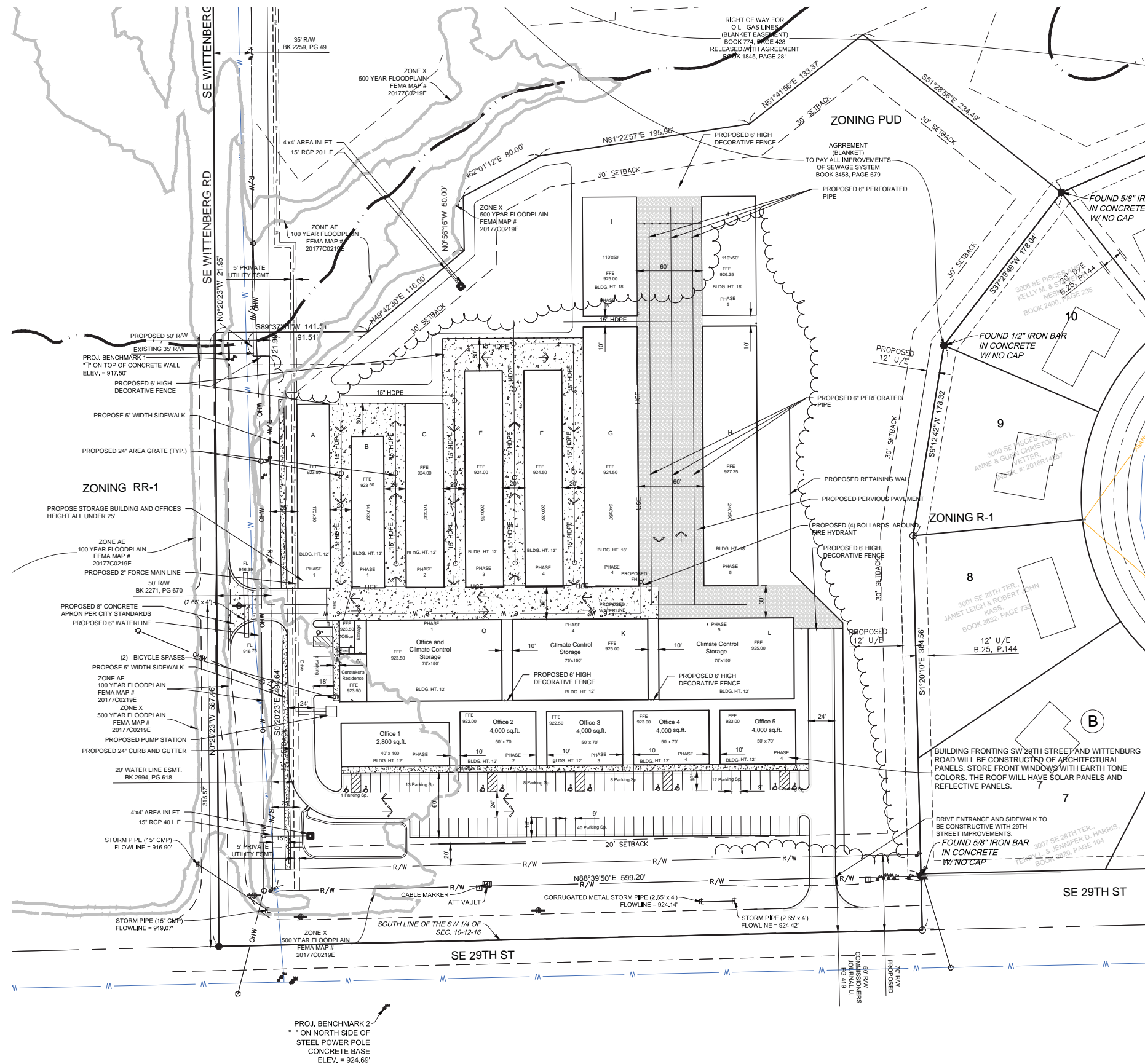
Site Impervious Summary

THE DATA WITHIN THE FOLLOWING TABLE REPRESENTS THE PROPOSED TOTAL QUANTITIES FOR THIS DEVELOPMENT.

Lot 1	Area (Sq. Ft.)	Proposed Buildings	Area (Sq. Ft.)	%
Existing Buildings	0	Proposed Buildings	112,250	28%
Existing Pavement	0	Proposed Pavement	74,495	19%
Existing Impervious	0	Proposed Impervious	186,745	47%
Existing Pervious	397,597	Proposed Pervious	210,852	53%
Property Area	397,597		397,597	100%

Legend:

- LED WALL PACK
- BENCHMARK
- BOLLARD
- IRON BAR
- MANHOLE
- FLOWLINE
- GUY ANCHOR
- GUY POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- SECTION COR
- UNDER GROUND ELECTRIC
- OVERHEAD WIRE
- OVERHEAD ELECTRIC
- WATERLINE
- RIGHT-OF-WAY
- 6" WATERLINE
- FORCE MAIN LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- FENCE LINE
- TREELINE



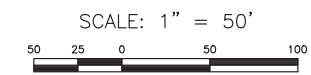
LAKE SHAWNEE STORAGE
PLANNED UNIT DEVELOPMENT
PUD GRAPHIC
SE 29TH STREET
TOPEKA, KS 66606

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DRAWN BY:	MSW
CHECKED BY:	CLM

ISSUE	SHEET NO.
	2

OF 3 SHEETS



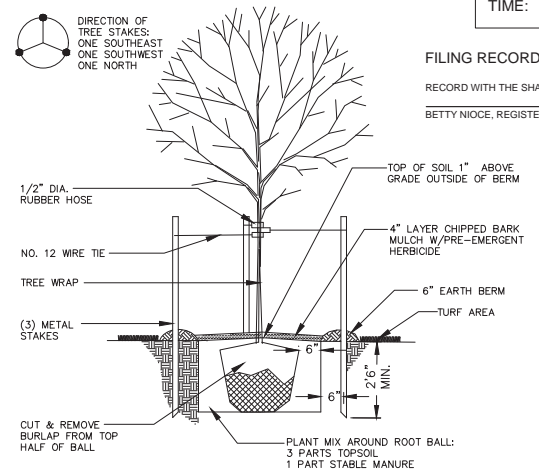
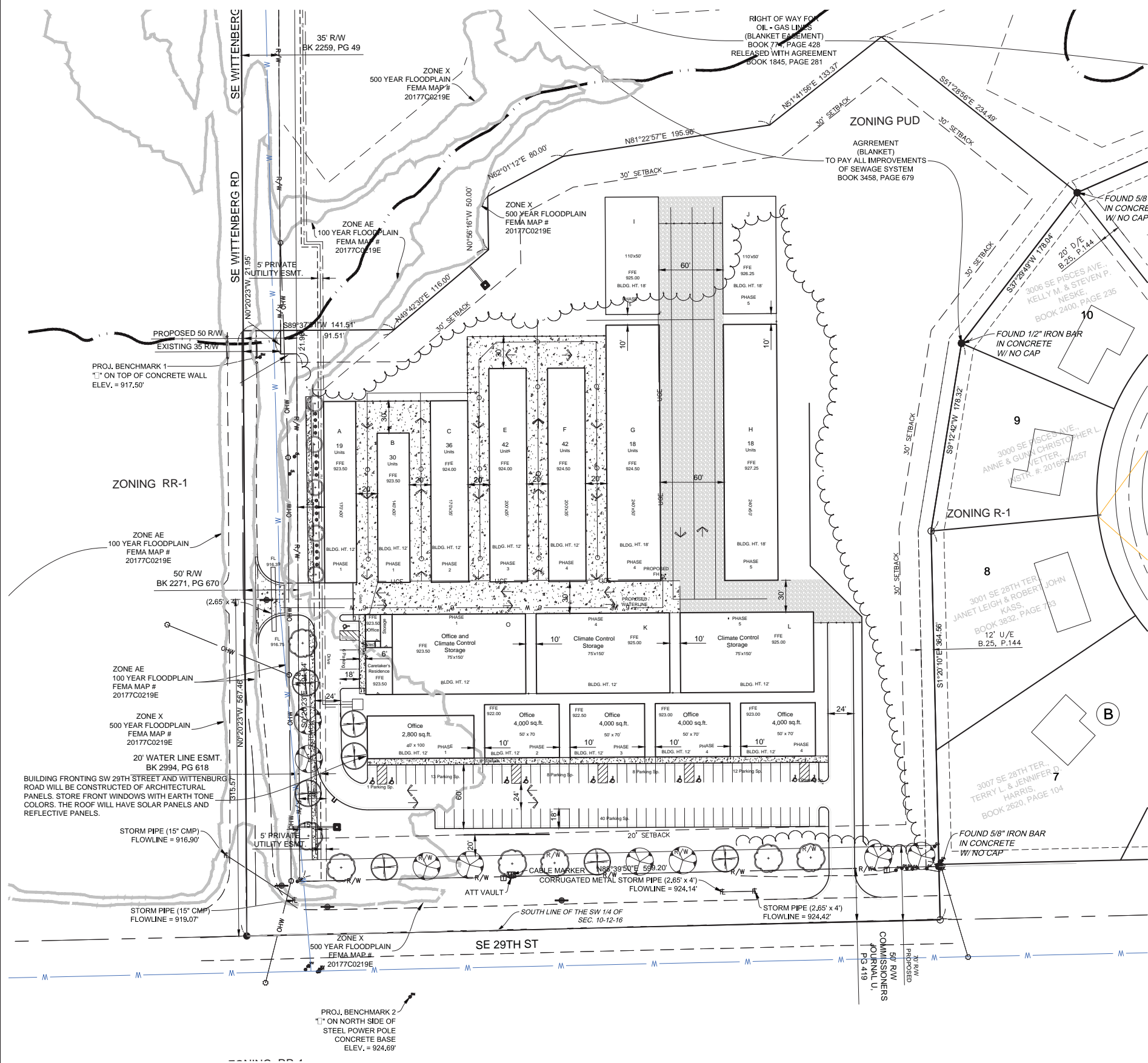
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LAKE SHAWNEE STORAGE

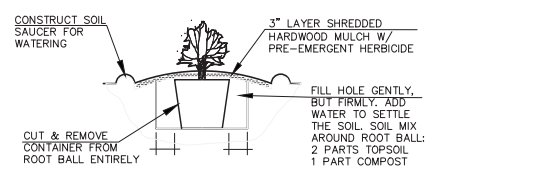
PLANNED UNIT DEVELOPMENT,
SHAWNEE COUNTY, KANSAS

SW 1/4, SEC. 10-T12S-R16E

FILE NAME: W:\20173010\CAD\Planning\PU\173010-04-Landscape.dwg LAST_SAVED BY: Mitch Weather SAVED DATE: 8/2/2017 2:54 PM PLOTTED: 8/2/2017 3:38 PM



1 DECIDUOUS TREE PLANTING DETAIL
Not to Scale



2 SHRUB PLANTING DETAIL
Not to Scale

Landscape Notes:

- ALL TREES AND SHRUBS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PRUNING OF TREES TO REMAIN SHALL BE PERFORMED BY CONTRACTOR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER.
- REFER TO SPECIFICATIONS FOR PLANT MATERIAL AND INSTALLATION METHODS.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
- LOCATE ALL UTILITIES PRIOR TO DIGGING, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES.
- ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT, PLANTING BEDS, BIO-RETENTION SWALES, AND NATIVE VEGETATION AREAS SHALL BE PLUGGED AND SEEDED WITH BUFFALO GRASS 18" O.C. ALL DISTURBED AREAS WHETHER TURF OR BUFFALO GRASS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED, REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- TURF TYPE TALL FESCUE OR BUFFALO GRASS LIMITS SHALL BE TO EXISTING SIDEWALKS AND/OR TO EXISTING BACK OF CURB ALONG STREETS WITH NO SIDEWALKS.

Plant Schedule

SYMBOL	PROPOSED QTY.	SPECIES	SIZE	COND.
DECIDUOUS TREES				
	8	COLUMNAR NORWAY MAPLE ACER PLATANOIDES 'COLUMNARIS'	MIN. 2" CAL.	B&B
	7	SKYLINE HONEY LOCUST GLADISTIA TRACANTHOS 'SKYLINE'	MIN. 2" CAL.	B&B
	7	TAXODIUM DISTICHUM BALD CYPRESS	MIN. 2" CAL.	B&B
EVERGREEN TREES				
	5	CANAERT JUNPER JUNIPERUS VIRGINIANA 'CANAERTI'	MIN. 2" CAL.	B&B
DECIDUOUS SHRUBS				
	16	PAMPASS GRASS CORTADERIA SELLOANA	3/8" MIN.	CONT.

BOOK:
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LANDPLAN ENGINEERING
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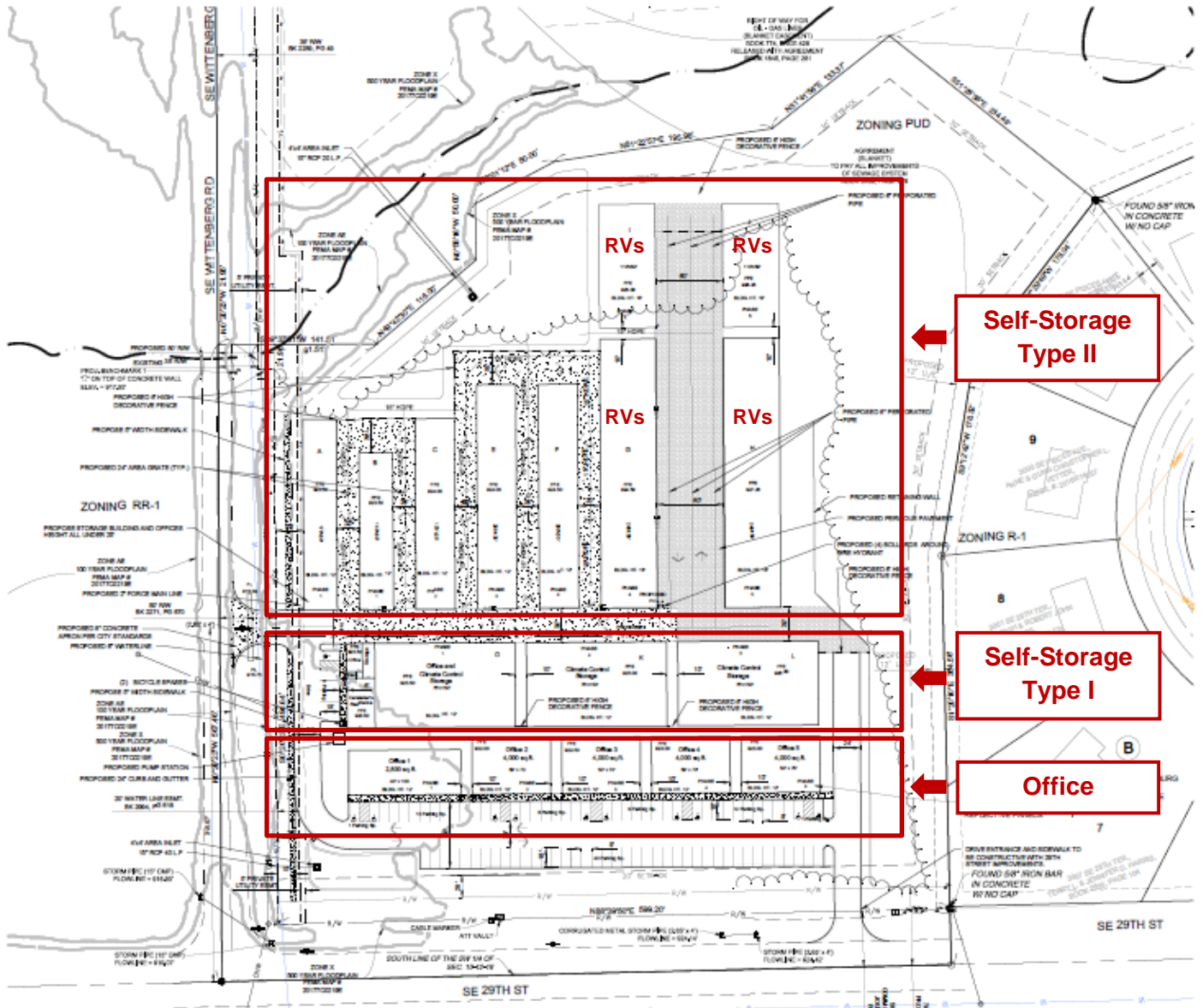
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**LAKE SHAWNEE STORAGE
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN
SE 29TH STREET
TOPEKA, KS 66606**

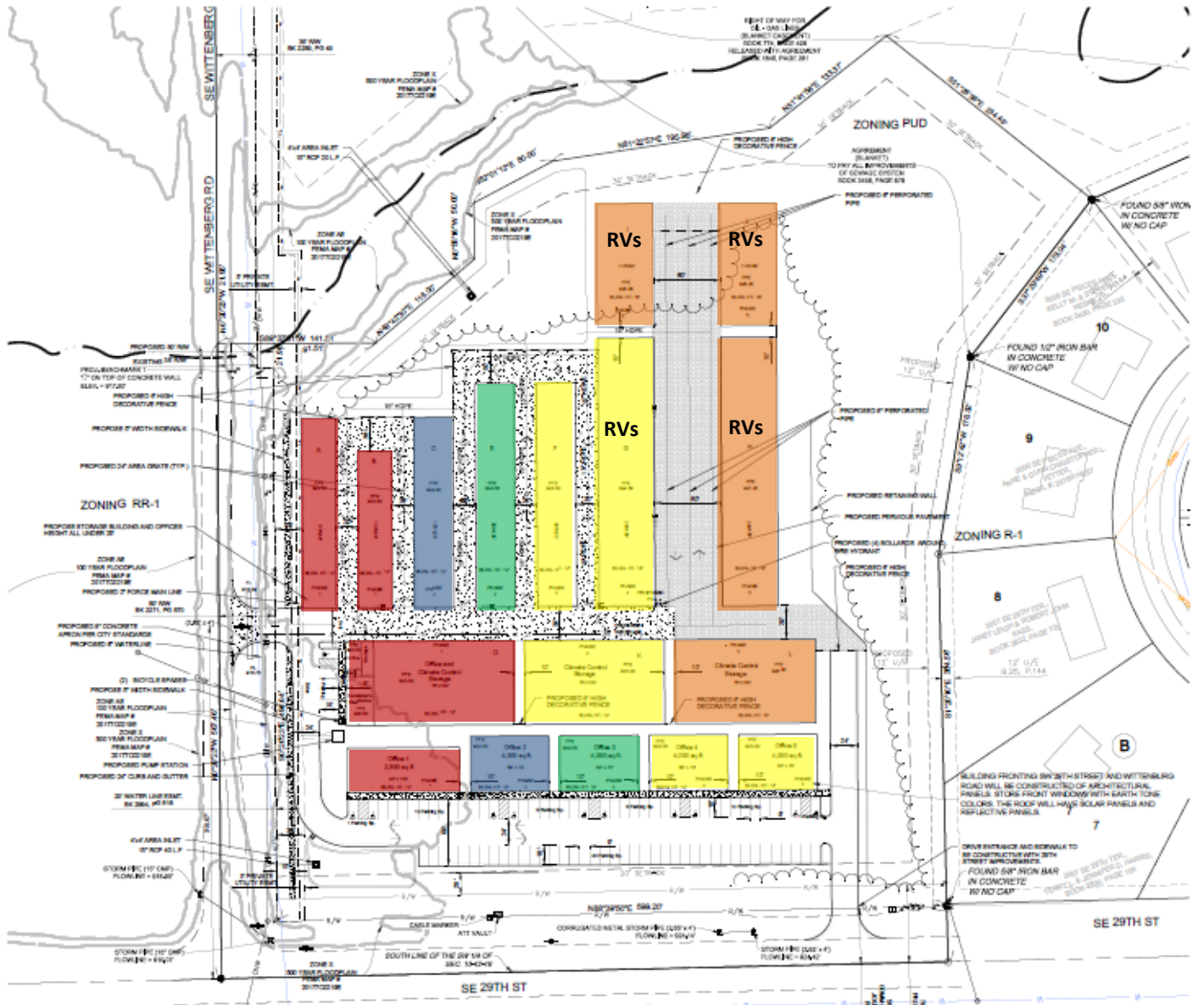
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PROJECT NO.:	20173010
DESIGNED BY:	CLM
DRAWN BY:	MSW
CHECKED BY:	CLM

SCALE: 1" = 50'



SHEET 2 / Site Plan with Use Categories Highlighted
PUD17/03 Lake Shawnee Storage PUD Master Plan



PHASING PLAN
PUD17/03
Lake Shawnee Storage PUD Master Plan
 (According to Sheet 2 of the Master Plan)

Phase 1

Phase 3

Phase 5

Phase 2

Phase 4



PUD 17/03
Stream Buffer and Flood Hazard Area(s)

**Summary of Neighborhood Information Meeting
for Zoning at Wittenberg Road and 29th Street
July 27, 2017, 6:00 pm; Reynolds Lodge at Lake Shawnee
By Frank Meade**

RECEIVED
AUG 07 2017
TOPEKA PLANNING
DEPARTMENT

Due to plat changes and miscommunication, there were 71 meeting notices generated by the Planning Department based on a range of 1,000 feet for the county and 500 feet for the City from the property lines and not the zoning area. In addition, *Nextdoor* social media was used to inform an additional 3,400 persons of the Neighborhood Information Meeting. Of the 37 actually attending the meeting, only 14 were in the notification area and 23 were from outside the area.

If the notices were based on the zoning area, 29 meeting notices would have been mailed. If the range specified in the *Rezoning Application Procedures and Instructions* manual of 1,000 and 200 feet had been used, only 15 meeting notices would have been mailed. From these 15 notices, only 1 person from the county and 1 person from the City attended.

The meeting was disrupted by 8 to 10 persons with continuous questions and no presentation was made. From questions and comments the following concerns were identified.

LIGHTING and SECURITY: Too bright? Bright lighting is no longer a significant security requirement. Lighting will consist of 18-25 watt LED wall packs at 9 feet to 13 feet spaced 40-50 feet apart. The lights shine downward between buildings producing low, but adequate, lighting. Individual doors will be linked to computer control and alarms. All license plates will be recorded and the facility will have an on-site Manager.

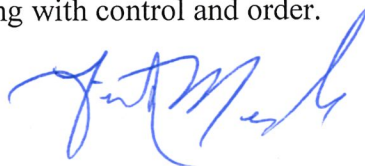
TRAFFIC: On the average, less than one vehicle per hour will be going into the storage facility with some days having no traffic. The storage is designed so that a truck and large trailer can pull completely into the facility without blocking traffic. Office traffic will generally be from 29th Street when it is expanded to five lanes and should not be significant.

VISUAL IMPACT: It was felt the storage facility would appear similar to that found in industrial districts, which is not true. The design will have no storage doors visible from the streets. The exterior buildings use a textured material and muted colors. In addition, faux windows and doors have been added to the exterior buildings highlighted with rock columns to give the appearance of a residential building. The office building will shield the storage from 29th Street and extensive landscaping will be used to soften the overall appearance.

RESIDENTIAL: Why not use the property for residential? It would be difficult with Lake Shawnee dam being rated as 'high risk' and possibly creating a liability for the City.

OFFICES: Many felt the office buildings would not be built. Due to increased inquiries, one of the office buildings will be built in the initial construction phase.

It is unfortunate that the presentation could not be made as most of the questions and concerns would have been addressed. I would like to thank our Planning Department and City Councilman Tony Emerson in assisting the meeting with control and order.



Neighborhood Information Meeting

Sign in Sheet

RECEIVED
AUG 07 2017
TOPEKA PLANNING
DEPARTMENT

Proposed Zone Change for Frank Meade/ Proposed PUD at Wittenberg Road & 29th Street

Date: July 27, 2017 at 6:00 PM

Location: Reynolds Lodge at Lake Shawnee, 3315 SE Tinman Circle

Name	Address	Email (preferred)/Phone
Robert & Judy R Almond	3919 SE 31 st 66605	RNJLSAL@gmail.com
[Signature]	4046 SE Howard Dr	
STEVEN NESKE	3006 SE PISCES AVE	kellygreene neske@yahoo.com
Lynden & Lammie Landholm	2406 SE Gemini Ave	
Janice Ashby	2131 SE 21 st	
Tiffany Pryor	2623 SE 29 th	iteachhsant
Alan Pryor	2627 SE 29 th	@gmail.com
Linda & Charles Cordero	2902 SE VIRGO	noel&l@prodigy.net
Marty Snyder	2824 SE 29 th	marty_snyder@hotmail.com
Karent Art Tardiff	3025 SE Virgo	267-2686
Sandra Munford	3012 SE PISCES AVE	267-5416
Blaine Johnson	"	"
Sylvia Nancy	2426 SE Everingdale Way	SylviaNancy@SBCglobal.net
Staci Dagle	2425 SE Alexander Dr.	staci.dagle@gmail.com
George Sloop	3801 SE 31 st St.	267-0353 gsloop@cox.net
Ellen Koester	2306 SE Gemini 267-0340	ekoester@hotmail.com
Dave Herrman	Property Owner	Dave Herrmans Executive
Alison Lewis	3109 SE 78 th Terr	ALISON.KSL@GMAIL
Sue Rolfe	3001 SE Aries Ave	smrolfe@msn.com
Andrew & Sandra Mitchell	2908 SE Virgo Ave	785-783-3678
Chris Gunn	3000 SE DEER AV	620-218-3394
Bob Williams	3423 SE 35 th St.	785-266-8612
Dave Waldo	2429 SE Gemini	267 7114

Name

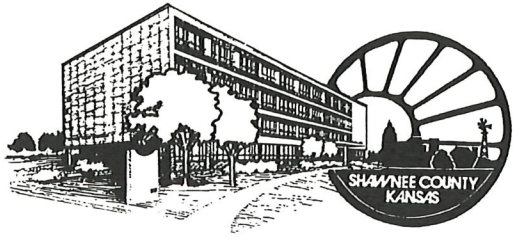
Address

Email / cell

Name	Address	Email / cell
O Tony Emerson	Dist 4 Councilman	temerson@topks.org
O James Metzertlin	7420 SE Eveningtide Way	jlm1992@hotmail.com
O Chris Dotson	2431 SE Oakwood Drive	christopher.dotson@outlook.com
O Terry Paletta	2308 SE Sagis Ct	terry101@cox.net
O Lori Anderson	2308 SE Sagis Ct	loriannanderson58@yahoo.com
O Sylvia Levengs	3406 SE Ghorewood	
O Virginia Smith	3405 SE Park Lane Ct	
O Steve Reese	3206 SE 28th Terr	
C Kelly Greene-Neske	3006 S.E. Pisces Ave	kellygreeneneske@yahoo.com
C John Rolfe	3001 SE Aris	
O John Nemmel	City of Topeka	
O Mike Hall	City of Topeka	
O Esta Meade	3524 SE 37th St.	elmeade@aol.com
O Frank Meade	3524 SE 37th St	fmeade@aol.com

375
7/4
I've
noticed
notice
out of
1/4

RECEIVED
AUG 07 2017
TOPEKA PLANNING
DEPARTMENT



Shawnee County Department of Public Works

1515 N.W. SALINE STREET • SUITE 200 • TOPEKA, KANSAS 66618-2867
785-251-6101 FAX 785-251-4920

THOMAS C. VLACH, P.E.
DIRECTOR OF PUBLIC WORKS
COUNTY ENGINEER

MEMORANDUM

DATE: August 9, 2017
TO: Kris Wagers, Office Specialist, City of Topeka Planning Department
FROM: Michael M. Welch, P.E., Civil Engineer II *MMW*
RE: P17/13 Meade Acres Subdivision, Preliminary Plat Phase
PUD 17/03 Frank Meade, I-1 Uses. (Revised)

RECEIVED
AUG 09 2017
**TOPEKA PLANNING
DEPARTMENT**

The Public Works Department has the following comments regarding the proposed platand PUD:

1. The existing entrance on SE 29th Street can be used during construction of the entrance on SE Wittenberg Road. Upon completion of the SE Wittenberg Road entrance, the existing entrance on SE 29th Street shall be removed.

An entrance on SE 29th Street may be approved upon the improvement of SE 29th Street. The location of the entrance must meet design requirements for safe ingress and egress.

The profile grade of SE 29th Street is anticipated to change in order to improve sight distances. The developer may need to increase the FFE of the Easterly buildings to avoid steep grades

A portion of SE 29th Street is currently under design for improvement as part of the replacement of the bridge over Deer Creek. That project extends East only to SE Wittenberg Road. Shawnee County Public Works will be presenting a proposal to the Board of County Commissioners to extend the project Easterly to connect with the improved section laying approximately 600 ft West of SE Croco Road.

2. SE Wittenburg Road is currently constructed as a rural cross section with ditches. The placement of sidewalks within the right of way would require filling in the ditches, which is not acceptable. Sidewalks are not required until SE Wittenburg Road is improved to an urban standard with curb and gutter and storm sewer.
3. The planting plan shall be revised and all plantings of trees and bushes shall be located outside of any existing or proposed road right of way.

Michael Hall

From: Ellen Koester <elkoester@hotmail.com>
Sent: Friday, July 28, 2017 3:00 PM
To: Michael Hall
Subject: Storage Unit 29th and Wittenberg

Mr. Hall,

First of all I want to THANK You for attending the meeting at Reynolds Lodge last night and bringing the plans with you. In viewing them it appeared that Mr. Meade would like to use all of the property on that corner for his storage units. However, there is a creek for run off that goes through that property and I do not remember seeing it on the plan to be kept and worked into the design. Removing the natural water flow will cause more issues on Wittenberg and 29th. If you have not driven down Wittenberg after a heavy rain there is already standing water in place which forces traffic to move over into the opposite lane to get through. We do NOT need any more issues with water run off on this highly travel road.

I am **STRONGLY against any storage units being built on this site**, since it will only run down the area and not bring in any revenue to the southeast side of Topeka. It will ONLY put money into Mr. Meade's pocket and from the comments I heard from people to camp over at Clinton where he says he has maintained good quality storage units they are run down and NOT maintained. With this being a phased project there is nothing to prevent Mr. Meade from just building the storage units and NEVER adding on the office spaces that could maybe bring in some jobs and revenue. **I would like to see the City turn DOWN this proposal!!!!!!!**

What we need is more revenue type business in this area, possibly and nice restaurant of some sort.

Please keep me informed of any further meeting regarding this issue. Please add me to any mailing, or phone lists regarding this or send me and email to the following.

Again Thank You for listening to the us last night and as you could see there was NOT any real desire from us to have this business in our backyard.

Ellen Koester
2306 SE Gemini Ave
267-0340

elkoester@hotmail.com

Michael Hall

From: Cammie Landholm <landholm@sbcglobal.net>
Sent: Saturday, July 29, 2017 9:41 PM
To: Michael Hall
Subject: Proposed Zone Change at 29th and Wittenburg

Mr. Hall:

Thank you for taking time out of your busy evening to attend the “lively” informational meeting at Reynold’s Lodge on Thursday evening.

I am sure that you learned from the reaction and interaction that the residents in the area of Aquarian Acres is completely opposed to this business venture. Storage units are not an appropriate type of business that any of us want in this area.

Topeka has worked very hard to improve the area around the lake and it is the most beautiful part of our city, and the thought of having storage units of any type is just wrong. I do believe that the residents on the east side to Topeka are very interested expanding and bringing new business to this area but it needs to be something that brings pride to the area, with the potential of helping the area not lining the pockets of one man and his cronies.

Items that need to be considered as to why this proposal should be voted against:

1. Lighting - Mr. Meade could not even adequately explain the type of lighting that was to be used. There are many lighting structures that provide adequate light without being obtrusive. The city should require unobtrusive lighting. The developer mentioned the tree line and his plans to NOT remove the trees. He indicated the tree line would provide visual protection for the residents in the adjacent neighborhoods. That is correct, but only during the growing season. Once the trees lose their leaves, the storage units would be highly visible. Plus you have the family whose home backs up against the storage units that suffer from light sensitivity, their health would then be endangered. After looking at the plans it appeared that several of those trees were going to be removed to accommodate the storage units.

2. Maintenance - What is the long term plan for the maintenance of this facility? If you take a few minutes look at the other properties Mr. Meade owns he does not maintain them well at all, in fact many of them are complete eyesores. Including the RV and boat storage unit that he so proudly bragged about at the meeting.

Topeka already suffers from unkept buildings some being occupied but mostly others are vacant, the properties that Lindemuth own come to mind with all the promises he made to the city to beautify those properties that never came to pass. I believe the same with happen in this case, mainly because Mr. Meade was caught in several lies in this meeting and was called out about by a charming elderly lady.

3. Security - When asked about security there was no firm answer, by him and the contractor that will be building the facility. There are some real issues for the homes that are backed up against the property, no lights, no security and this gives would be vandals and thieves an opportunity to do no good.

4. Property Values - having this type of structure does not enhance the property values for the homes in the surrounding areas specifically Aquarian Acres. The east side only has a handful of very nice homes that are not ruined by commercial properties, and we'd like to keep it that way.

5. Wildlife - the grove of trees on that property also provide security and safety for the turkey's and deer the reside there that we as residents enjoy seeing from our homes. They will be completely displaced if this proposal goes through.

Mr. Meade kept saying he had some prospects for the business offices, but I have my doubts regarding this, for the simple reason that if someone wanted to bring their small business to this area there is office space available at the office park at 29th and Croco. A beautiful building that sits half empty. How long has that building been there, and it still cannot get tenants to finish out the space.

Thank you for taking the time to review my concerns, and I would be very interested in knowing when the planning commission is scheduled along as to when this comes to vote at the city council.

If you have any questions please feel free to contact me.

Cammie Landholm
785-231-9532

From: Joseph Ledbetter [<mailto:joe@tlawtopeka.com>]

Sent: Monday, July 31, 2017 12:01 PM

To: Bill Fiander

Subject: 29th and Wittenberg Rd. Storage units.

Bill:

House of the Lord Church is opposed to the storage units/ and that rezoning. I represent them.
Thank you.

Joseph R. Ledbetter, Attorney at Law

Law Office

1734 SW Van Buren St

Topeka, KS 66612

(785) 232-3700 Phone

(785) 232-3701 Fax

www.josephledbetter.com

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