



CITY OF
TOPEKA

A G E N D A

TOPEKA PLANNING COMMISSION

**MONDAY, AUGUST 17, 2020
6:00P.M.**

Meeting Held Electronically Only via Video Conference
For information on live viewing,
contact the Planning & Development Department.

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, 2020 Chairperson
Ariane Messina
Corey Dehn
Marc Fried
Wiley Kannarr
Jim Kaup
Corliss Lawson
Katrina Ringler
Matt Werner

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
Taylor Ricketts, Planner I
Bryson Risley, Planner I
Melissa Fahrenbruch, Planner I
Kris Wagers, Administrative Officer



CITY OF
TOPEKA

TOPEKA PLANNING COMMISSION

Agenda for Monday, August 17, 2020

A. Roll call

B. Approval of minutes – July 7, 2020

**C. Declaration of conflict of interest/ex parte communications
by members of the commission or staff**

D. Action Items

1. **Z20/02 by Flywheel Fairlawn, LLC**, requesting to amend the district zoning map on property located at 605 SW Fairlawn Road from C-4 Commercial District to M-3 Multiple Family Dwelling District to allow for use of the existing hotel property as residential apartments. **(Driver)**
2. **PUD19/03A Wanamaker West Development PUD by: Cook, NT & Flatt, DW & Strobel, Kenneth E Trust d/b/a CF&S PR**, requesting a major amendment to the Master Planned Unit Development Plan (C-2 commercial uses and other specified uses limited to Self-Storage Types I & II and Building, Construction, & Mechanical Contractor Office) on the 2.1 acre property located on the south side of SW 30th Terrace at the end of the dead-end street to allow for Indoor Recreation Type II indoor simulated golf facility and accessory Drinking Establishment. **(Driver)**

E. Communications to the Commission

F. Adjournment

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

PLANNING COMMISSION DATE: Monday, August 17, 2020

**APPLICATION
INFORMATION**

APPLICATION CASE NUMBER/NAME: PUD19/03A Wanamaker West PUD Master Plan – Major Amendment

REQUESTED ACTION / CURRENT ZONING: Amending the PUD Master Plan to add “Indoor Recreation Facility Type II” as an allowed use. The PUD Master Plan currently allows “C-2” Commercial uses plus self-storage facilities and building and contractor offices/yards.

PROPERTY OWNER: Cook, N T & Flatt, DW & Strobel, Kenneth E Trust D/B/A C F & S PR

APPLICANT REPRESENTATIVE: Mr. Bryan Falk, Falk Architects

CASE PLANNER: Annie Driver, Senior Current Planner

PROPERTY ADDRESS: 6017 SW 30th Terrace
&
PARCEL I.D.: 1441701001009000

PARCEL SIZE(S): 2.11 Acres

RECOMMENDATION: **APPROVAL**

RECOMMENDED MOTION: Based on the findings and analysis in the staff report I move to recommend to the Governing Body **APPROVAL** of the proposed amendment to the PUD Master Plan.

**PROJECT AND SITE
INFORMATION**

PROPOSED USE / SUMMARY: The amendment is needed to allow the potential buyer to construct an indoor golf simulation entertainment venue, which is classified in TMC18.60 as “Indoor Recreation Type II” and requires a CUP in the PUD Master Plan’s base “C-2” zoning use group. The PUD also allows the “drinking establishment” as an accessory use to the indoor golf simulation venue.

Rather than applying for a CUP, the owner chose to amend the PUD Master Plan by adding language to the PUD Master Plan allowing the “indoor recreation type II”.

DEVELOPMENT / CASE HISTORY:

The subject site is undeveloped and heavily wooded in the western portion of the property. The entire property was rezoned in 1997 from "PUD" with multi-family use to "O&I2" Office and Institutional. The eastern two-thirds of the property was also subsequently rezoned in 2007 from "O&I2" Office and Institutional District to "C-2" Commercial District. The property was rezoned from "C-2" to "PUD" in 2019 with the intention of allowing "Self-Storage, Building/Contractor Office and yard" in addition to other allowed "C-2" uses. The property was annexed in 1980 and platted in 1997. SW 30th Terrace has been constructed since 2009.

ZONING AND CHARACTER OF SURROUNDING PROPERTIES:

Zoning and land uses adjacent to the site are as follows:

North: "C-4" commercial district with the backside of the Hy-Vee grocery market. "O&I-2" zoning and vacant land immediately to the north.

West: Continuation of the "O&I2" office and institutional district, with vacant property immediately to the west of the site.

East: "C-2" Commercial District with recently-opened Club Carwash

South: The City of Topeka's corporate boundary lies along the south property line of the site. The land to the south is zoned "RR-1" Residential Reserve (Shawnee County unincorporated area zoning designation). The adjoining 50-acre property is generally vacant although there is a single-family residence located approximately 200 feet south of the subject site, with associated outbuildings.

COMPLIANCE WITH DEVELOPMENT STANDARDS AND GUIDELINES

BUILDING SETBACKS:

Future buildings to be constructed on the site shall adhere to "C-2" Commercial building setbacks as follows:

- Front setback – 25 feet;
- Rear setback – 25 feet; and
- Side setback – 10 feet.

DENSITY & DIMENSIONAL STANDARDS:

Density & dimensional standards for the C-2 Commercial district apply to future development on the site in compliance with the following standards: 10,000 sq. ft. minimum lot area; maximum building coverage of 50%; minimum lot width of 50 feet; and maximum building size of 50,000 sq. ft.

TRANSPORTATION AND ACCESS:

SW 30th Terrace is designated as a local street, with the city's long-range plans anticipating its extension to the west, joining with SW Villa West Drive, also a local street which currently terminates south of SW 29th Street. SW 30th Terrace and SW Villa West Drive together comprise a designated bikeway within the Topeka Bikeway Master Plan and will provide connection between SW Wanamaker Road and SW 29th Street, enabling bicyclists to bypass the busy intersection of these two arterial roadways. A sidewalk is completed within the adjacent public right-of-way for a distance of approximately 2/3 of the subject

site's north property boundary and will be extended as part of this development.

The purpose of a Traffic Impact Analysis is to assess the need for public road improvements beyond what the current capacity of the roadway is able to accommodate. The current "C-2" zoning already allows for a restaurant/drinking establishment, which is a comparable use. A TIA is not typically required with a zone change or site plan unless certain warrants are met (e.g. new drive-through restaurant, gas station/convenience store, site generates 2,000 vehicle-trips/day or 200 vehicle-trips/peak hour.). The proposed use does not meet these warrants.

The proposed PUD Master Plan notates the need to complete SW 30th Terrace with an improved turnaround to align with the west property line of the subject property upon development of the site.

OFF-STREET PARKING:

Required off-street parking is determined by specific land use and not by the particular zoning district. The amount and placement of off-street parking will be determined during future Site Development Plan review and approval process.

DESIGN STANDARDS:

Building elevations will be subject to the City's Non-Residential Design Standards, unless stated otherwise on the Master PUD Plan.

LANDSCAPING:

The PUD Master Plan will be subject to the City's landscape requirements, with the PUD Master Plan also indicating that a mix of trees and shrubs shall be provided within a 5 ft. landscape setback along the street frontage and a residential screening buffer will be provided along the south boundary of the site.

SIGNAGE:

The PUD Master Plan requires that each sign shall be approved by separate sign permit application pursuant to the City's sign regulations for the "C-2" use group.

OTHER FACTORS

SUBDIVISION PLAT:

Platted as Lots 3, 4, 5, Block B, Wanamaker West Subdivision No.2.

UTILITIES:

City sanitary sewer and water service are generally available to the property, although a sewer line will need be extended from the east property line.

FLOOD HAZARDS, STREAM BUFFERS:

None

HISTORIC PROPERTIES:

None

NEIGHBORHOOD INFORMATION MEETING:

The applicant conducted a Zoom Video Conference neighborhood information meeting on Monday, July 27, 2020. The applicant, owners, and Planning staff attended the meeting. The notice was mailed to property owners within 500' and indicated how and where to access the the link to attend the virtual meeting. One property owner across the east side of SW Wanamaker Road attended (outside notification area). The meeting summary is attached.

REVIEW COMMENTS BY CITY DEPARTMENTS AND EXTERNAL AGENCIES

Public Works /Engineering:	No issues identified regarding the rezoning. The property owner will extend sanitary sewer at the time of site development
Water Pollution Control:	No issues identified regarding rezoning.
Fire Department:	No issues identified regarding rezoning.
Development Services:	Concerns will be addressed upon submittal of the application for the building permit.

KEY DATES

SUBMITTAL:	June 24, 2020
NEIGHBORHOOD INFORMATION MEETING:	July 27, 2020
LEGAL NOTICE PUBLICATION:	July 22, 2020
PROPERTY OWNER NOTICE MAILED:	July 24, 2020

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD: The proposed PUD Master Plan is compatible with the existing and desired future character of the neighborhood which includes a mix of uses including commercial and office uses, as well as very low-density residential uses and unincorporated Shawnee County. The required Site Plan review and approval process, along with other PUD Master Plan provisions ensure that development impacts on surrounding properties, if any, will be mitigated and requirements for development are met. The PUD Master Plan stipulates provisions for landscape screening along the south and north property lines.

ZONING AND USE OF NEARBY PROPERTIES: The proposed zoning and potential uses are compatible with the zoning and use of nearby properties. The parcels adjacent to the subject property are classified "C-4"

Commercial, "C-2" Commercial, "O&I-2" Office & Institutional, and "RR-1" Residential. The backside of a Hy-Vee grocery store and newly opened Club Carwash are the only existing development immediately adjacent to the site. The standards of the PUD Master Plan help ensure development will be compatible with current and future development on surrounding properties.

LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER THE PRESENT CLASSIFICATION: The subject property is vacant and has never been developed. The property was annexed in 1980 and platted in 1997.

SUITABILITY OF USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED: The current zoning is Planned Unit Development (PUD) with allowed uses to include C-2 uses, self-storage, and building contractor office. Allowed C-2 uses are of moderate to medium intensity and include but are not limited to offices, retail sales, restaurant, automobile repair, personal services, and health services. Considering the site was just rezoned one year ago little time has elapsed to determine it cannot develop for uses as presently restricted. The property is likely to be suitable for many of the uses to which it has been restricted. On the other hand, some C-2 uses, such as retail and restaurants, might not be commercially viable because of the site's relative lack of visibility and adjacent traffic. Furthermore, the property has been vacant and unutilized since it was annexed in 1980 and platted in 1997, and the additional use of "indoor recreation Type II" allowed by the proposed amendment to the PUD also appears to be a suitable both in terms of its level of compatibility and commercial viability. The land use arrangement where the property fronts on to the rear side of the Hy-Vee store has clearly been a detriment to the development of the property as it is currently zoned and under the previous zonings.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Topeka Land Use and Growth Management Plan 2040 (LUGMP) includes the subject property and adjacent properties as Office within the future land use map. However, a Commercial Node is designated for the arterial intersection of SW Wanamaker and SW 29th. The nodal designation on the map allows for some extension of commercial uses past what is actually depicted on the general future land use map. The effect of the PUD conditions will allow for a suitable transition to the low-density residential area located immediately to the south that is within unincorporated Shawnee County. The newly-constructed carwash located immediately to the east of the site also reduces any transitional benefit that may be derived from an office use in subject location. The proposed "indoor recreation facility, type II" serves as an appropriate use between the C-4 zoned shopping center and low density residential uses to the south that is adjacent with the car wash facility. The LUGMP plan also promotes policies that encourage development where infrastructure is already in place. SW 30th Terrace was constructed in 2009 to serve the lots that were platted for development purposes in 1997 and the property has ever since remained undeveloped.

THE EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES: Removing the present restrictions to allow for only the one additional use of "Indoor Recreation Type II" will have very little or no detrimental effect on nearby properties. The present "C-2" zoning already allows comparable, or even more intense, commercial uses as compared with the proposed indoor recreation venue (such as, restaurants, fast-food drive-throughs, gas station/convenience stores, vehicle car washes). All recreational activity associated with this venue will be enclosed in the building and for this reason staff believes it is more comparable to a restaurant with accessory drinking establishment and will have little impact on adjacent properties. There is existing natural vegetation along the south property line. If a landscape screening buffer is not already provided along the length of the south property line, the property owner will be required to install such buffer at the time of site plan review since the site abuts residential zoning and use.

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: Approval of the proposed zoning change to PUD will allow a vacant property to be utilized for additional potential uses that are in demand within the city and region. Denial of the zone change

may result in the property continuing to remain vacant and not enable increased utilization of the existing infrastructure that was constructed near 2009 along SW 30th Terrace.

AVAILABILITY OF PUBLIC SERVICES: All essential public roadways, utilities, and services are currently present available within the area or will be extended at the expense of the developer.

COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS: The Wanamaker West Development PUD Master Plan establishes developments standards and guidelines as indicated. The property is part of the “Wanamaker West Subdivision No.2.” A re-plat is not required.

STAFF RECOMMENDATION

Based upon the above findings and analysis, Planning staff recommend **APPROVAL** of the PUD Master Plan, **subject to:**

1. Use and development of the site in accordance with the **Wanamaker West Planned Unit Development Master Plan-Amendment #1** as recorded with the office of the Shawnee County Register of Deeds.
2. Revising Note #4 under Fencing & Landscaping to state at beginning: *“In addition to the requirements of TMC18.235. . .”*

PLANNING COMMISSION MOTION: Based on the findings and analysis in the staff report I move to recommend to the Governing Body **APPROVAL** of the PUD Master Plan along with conditions.

ATTACHMENTS:

Aerial Map
Zoning Map
Future Land Use Map
PUD Master Plan



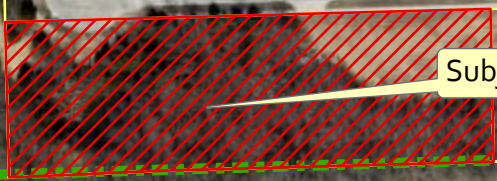
SW VILLA WEST DR

SW 30TH TER

SW WANAMAKER RD

SW 31ST ST

SW 31ST TER

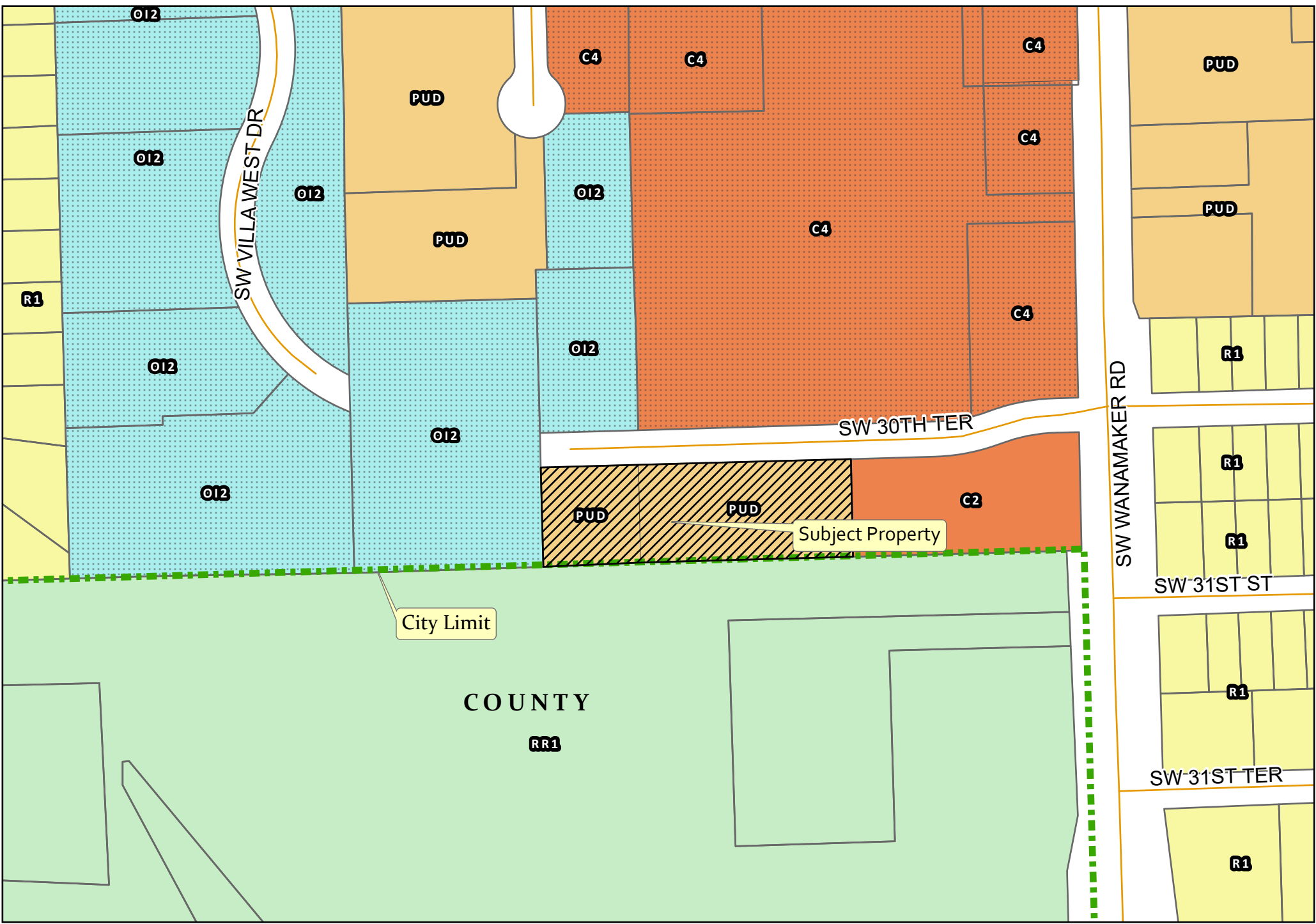


Subject Property

City Limit

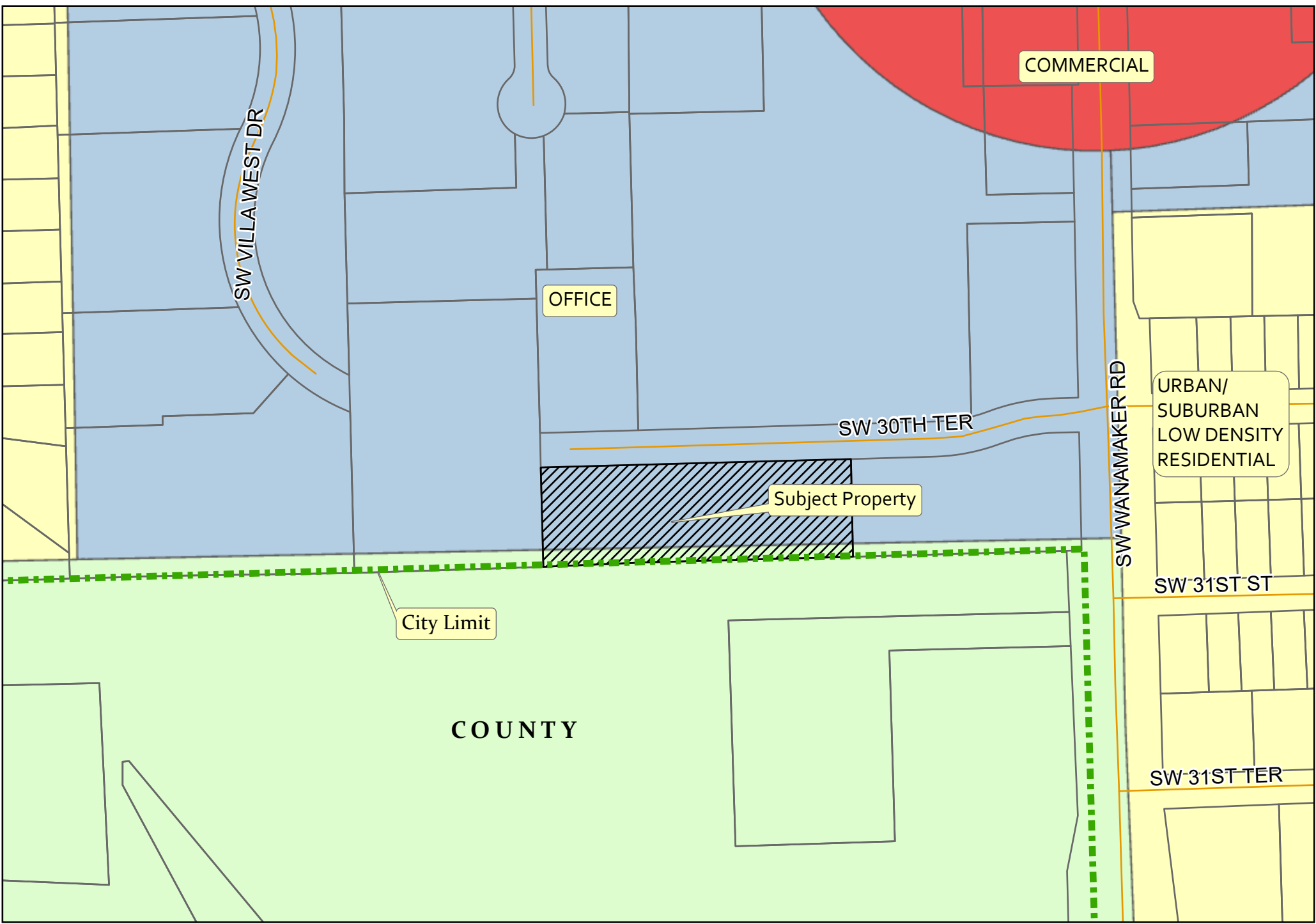
P U D 1 9 / 0 3 A W a n a m a k e r W e s t P U D





PUD19/3A BY: WANAMAKER WEST PUD MASTER PLAN (ZONING MAP)





PUD 19/3A BY: WANAMAKER WEST PUD MASTER PLAN
(FUTURE LAND USE MAP)

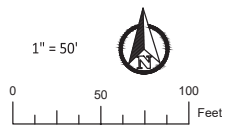


PROPERTY OWNER:

COOK, N T & FLATT, DW & STROBEL, KENNETH E TRUST D/B/A C F & S PARTNERSHIP
PROPERTY ADDRESS
6017 SW 30TH TER
TOPEKA, KS 66614

DATE:

JULY 24, 2020



DESCRIPTION

LOTS 3, 4, AND 5, BLOCK "B", WANAMAKER WEST SUBDIVISION NO. 2, IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 15 EAST OF THE 6TH P.M., IN THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

PERFORMANCE OBJECTIVE

TO PROVIDE FOR DEVELOPMENT IN ACCORDANCE WITH THE C-2 ZONING CLASSIFICATION AND LIMITED STORAGE USES IN A MANNER COMPATIBLE WITH SURROUNDING ZONING AND LAND USE.

GENERAL NOTES

- THE STANDARDS APPLICABLE TO THE BASE ZONING OF C-2 SHALL APPLY UNLESS OTHERWISE STATED.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL A SITE PLAN REVIEW APPLICATION PURSUANT TO TMC 18.190.060(C), FOR DEVELOPMENT MEETING THE APPLICABILITY CRITERIA IN TMC 18.260.030 HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR AND OTHER CITY DEPARTMENTS PRIOR TO SUBMITTAL FOR BUILDING PERMITS. THE SITE PLAN SHALL ADDRESS OFF-STREET PARKING AND CIRCULATION, FIRE PREVENTION, LANDSCAPING, EXTERNAL LIGHTING, BUILDING ARCHITECTURAL ELEVATIONS, STORMWATER MANAGEMENT AND RELATED EASEMENTS, COMPATIBILITY WITH ADJACENT DEVELOPMENT, UTILITIES, ETC.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL STORMWATER MANAGEMENT PLANS ARE MET AND APPROVED, INCLUDING GRANTING OF ANY NECESSARY STORMWATER MANAGEMENT EASEMENTS.
- PURSUANT TO TMC 18.190, THE APPLICANT MUST RECORD THE PUD MASTER 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 THE DATE OF ACTION BY THE GOVERNING BODY SHALL RENDER THE ZONING PETITION NULL AND VOID.
- ALL REGULATIONS OF TITLE 18, TOPEKA MUNICIPAL CODE APPLY UNLESS STATED OTHERWISE HEREIN.
- OUTDOOR STORAGE SHALL BE LIMITED TO OPERABLE AND LICENSED VEHICLES, AND MATERIALS INCIDENTAL TO THE OPERATION OF A CONTRACTOR'S SHOP OR OFFICE. OUTDOOR STORAGE AREAS SHALL BE EFFECTIVELY AND COMPATIBLY SCREENED FROM VIEW FROM OTHER PROPERTIES OR PUBLIC RIGHT-OF-WAY.

UTILITY NOTES

- WATER AND SEWER WILL BE PROVIDED BY CITY OF TOPEKA. ALL REQUIRED PUBLIC IMPROVEMENTS SHALL BE COMPLETED BY THE DEVELOPER AT THE TIME OF SITE DEVELOPMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE FIRE DEPARTMENT SHALL REVIEW AND APPROVE FUTURE PLANS SHOWING FIRE HYDRANT LOCATIONS AND FIRE ACCESS PRIOR TO THE START OF CONSTRUCTION.
- 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.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.

CIRCULATION, PARKING & TRAFFIC NOTES

- ALL IMPROVEMENTS REQUIRED BY THE CITY TRAFFIC ENGINEER SHALL BE COMPLETED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IMPROVEMENTS SHALL INCLUDE THE CONSTRUCTION OF SW 30TH TERRACE TO A POINT ADJACENT TO THE WEST LOT LINE OF LOT 5 AS REQUIRED BY CITY OF TOPEKA PUBLIC WORKS DEPARTMENT.
- 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.
- ALL NEW DRIVES, STREETS, PARKING AREAS, APPROACHES AND WALKS SHALL BE CONSTRUCTED TO CITY OF TOPEKA STANDARDS.
- 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(S).

SIGNAGE NOTES

- EACH SIGN SHALL BE APPROVED BY SEPARATE SIGN PERMIT APPLICATION.
- TMC 18, DIVISION 2 SIGNS SHALL GOVERN ALL OTHER SIGNS UNLESS SPECIFICALLY STATED HEREIN FOR THE C-2 USE GROUP.

FENCING & LANDSCAPING NOTES

- LANDSCAPING SHALL BE PROVIDED CONSISTENT WITH TMC 18.235 LANDSCAPE REGULATIONS. THE SPECIFIC POINTS, TYPES AND QUANTITIES SHALL BE APPROVED BASED ON THE LANDSCAPE PLANS THAT ARE SUBMITTED AT THE SITE DEVELOPMENT PLAN REVIEW STAGE.
- 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.
- FENCING WITHIN 25 FEET OF THE PERIMETER OF THE SITE SHALL CONFORM TO THE FOLLOWING: 1) A MAXIMUM HEIGHT OF 6 FEET; AND 2) MATERIALS CONSISTING OF EITHER DECORATIVE CHAIN LINK IN BLACK OR DARK GREEN (USE OF SLAT INSERTS PROHIBITED), DECORATIVE VINYL, DECORATIVE METAL, BRICK OR STONE MASONRY, OR DECORATIVE SPLIT-FACED CONCRETE MASONRY UNITS (CMU).
In addition to the requirements of TMC 18.235:
 - A MIX OF EVERGREEN TREES, SHRUBS, AND DECIDUOUS "MEDIUM OR LARGE" TREES SHALL BE PROVIDED WHERE THE BUILDING AND/OR DEVELOPED AREA IS IMMEDIATELY ADJACENT TO RESIDENTIAL PROPERTIES.
 - FOR ALL SELF-STORAGE, CONTRACTOR SHOPS, AND OUTSIDE STORAGE USES A MIX OF EVERGREEN TREES, SHRUBS, AND DECIDUOUS "LARGE" TREES SHALL BE PROVIDED ALONG THE PROPERTY STREET FRONTAGE. OUTDOOR STORAGE SHALL BE SCREENED FROM VIEW FROM SW 30TH TERRACE BY INSTALLATION OF A FENCING AND LANDSCAPING.
 - FENCING ALONG SW 30TH TERRACE SHALL BE SET BACK BEHIND THE PROPERTY LINE AND A MINIMUM OF 5 FEET BEHIND THE EDGE OF THE SIDEWALK. SHRUBS AND/OR TREES MAY BE REQUIRED BETWEEN THE FENCE AS PART OF AN APPROVED SITE DEVELOPMENT PLAN.

BUILDING NOTES

- BUILDING ELEVATIONS TO BE APPROVED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW FOR TYPE A AS INDICATED FOR THE BASE C-2 USE GROUP.
- STORAGE BUILDINGS MAY BE EXEMPTED FROM THE DOORS AND WINDOWS REQUIREMENTS OF THE NON-RESIDENTIAL BUILDING DESIGN STANDARDS OF TMC CHAPTER 18.275 PROVIDED ELEVATIONS ARE PROPERLY SCREENED BY ATTRACTIVE FENCING AND/OR LANDSCAPING.

PROJECT DATA

- SITE AREA: 2.11 ACRES
- PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD) WITH C-2 USE GROUP, WITH OTHER SPECIFIC USES LIMITED TO INDOOR RECREATION TYPE II, INCLUDING AN INDOOR SIMULATED GOLF FACILITY AND ACCESSORY DRINKING ESTABLISHMENT, SELF-STORAGE TYPE(S) I AND II AND BUILDING, CONSTRUCTION, & MECHANICAL CONTRACTORS OFFICE.
- MINIMUM LOT AREA: 10,000 SF
- MAXIMUM BUILDING COVERAGE RATIO: 85%

RECORDED WITH THE SHAWNEE COUNTY REGISTER OF DEEDS

REBECCA J. NIOCE, REGISTER OF DEEDS

CERTIFICATION OF PUD MASTER PLAN APPROVAL

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, SHAWNEE COUNTY, KANSAS AND MAY BE AMENDED ONLY AS PRESCRIBED IN TMC 18.190.070 OF AND AS SET FORTH ON THIS DOCUMENT OR AS MAY SUBSEQUENTLY BE APPROVED AND RECORDED.

BILL FIANDER, PLANNING & DEVELOPMENT DIRECTOR

DATE

OWNER'S CERTIFICATE

THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION, OWNER, AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PUD MASTER PLAN.

IN TESTIMONY WHEREOF, THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION, HAS SIGNED THESE PRESENTS THIS _____ DAY OF _____, 2019.

DALE SEUFERLING, PRESIDENT,
THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION

STATE OF KANSAS) ss
COUNTY OF SHAWNEE) ss
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DALE SEUFERLING, PRESIDENT, THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION, 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: _____

OWNER'S CERTIFICATE

CF&S PARTNERSHIP, OWNER, AGREES TO COMPLY WITH THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PUD MASTER PLAN.

IN TESTIMONY WHEREOF, THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, CF&S PARTNERSHIP, HAS SIGNED THESE PRESENTS THIS _____ DAY OF _____, 2019.

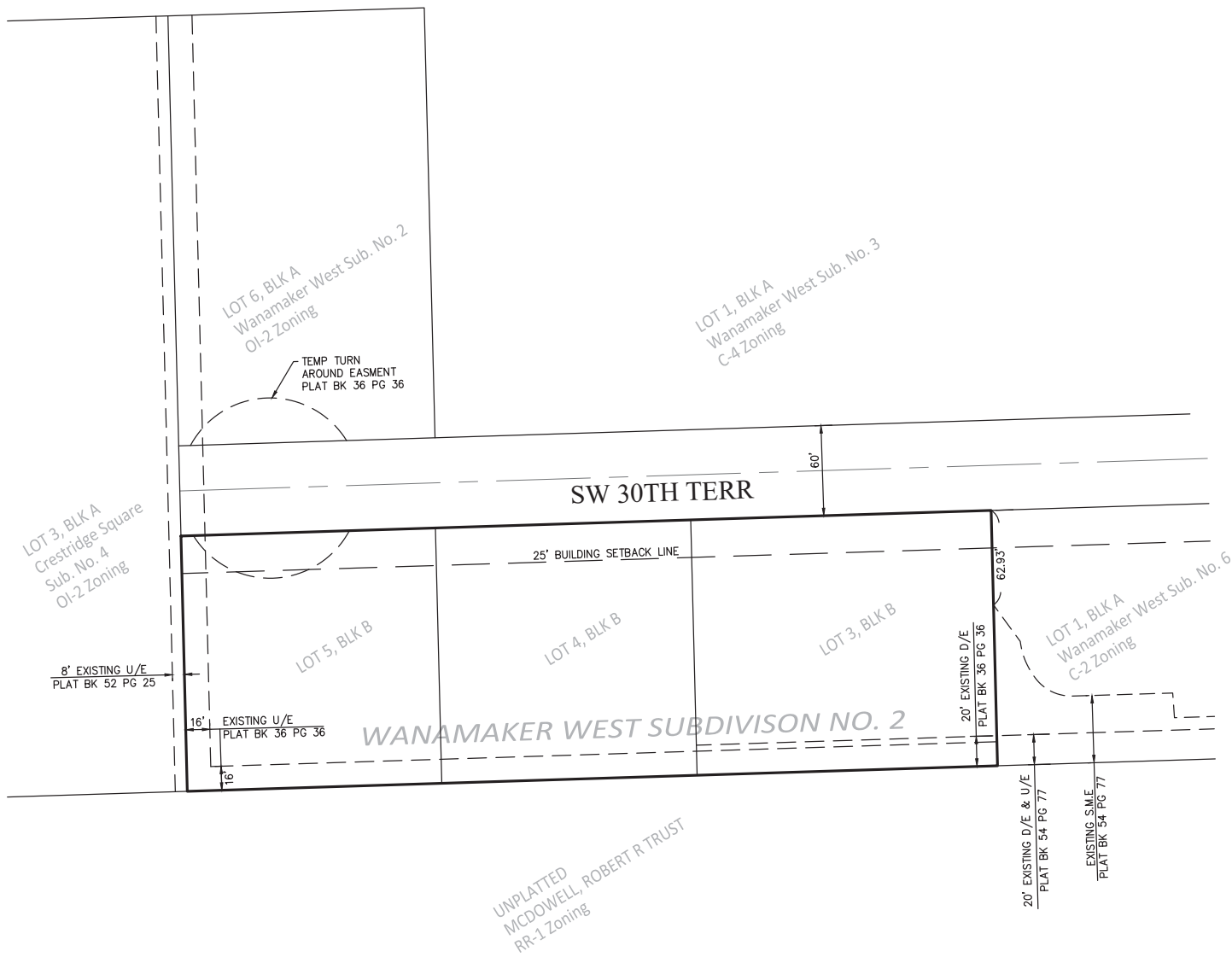
STEVE FLATT, MANAGING MEMBER
CF&S PARTNERSHIP

STATE OF KANSAS) ss
COUNTY OF SHAWNEE) ss
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME STEVE FLATT, MANAGING MEMBER, CF&S PARTNERSHIP, 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.

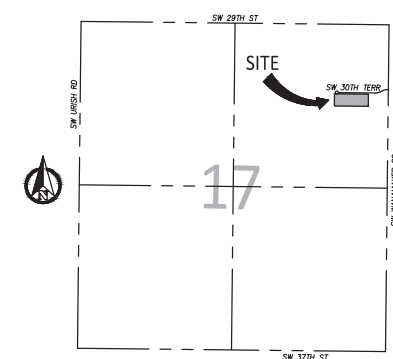
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



**PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN
WANAMAKER WEST DEVELOPMENT
AMENDMENT NO. 1**



VICINITY MAP
NO SCALE

7/28/2020

Bryan Falk
Falk Architects Inc.
602 SW 6th Ave. #1, Topeka KS 66603

Annie Driver, AICP
City of Topeka Planner
620 SE Madison, Topeka KS, 3rd Floor

Annie,

At 6:30 pm on July 27th 2020 we held a Neighborhood Information Meeting via Google Meet-Up for Case #PUD19/03A. An invitation to the meeting was mailed to all businesses and residences that were within 500' of the project and neighborhood association representatives within ½ mile. A City Planning provided sign was placed on the property to notify neighbors of the process.

Attending the meeting were the following individuals: Annie Driver, Mike Hall, Brent Trout, Jake King, Brandon Best, Bryan Falk, and Gary Nantz.

Annie Driver and Bryan Falk summarized the changes to the PUD that were being proposed for approval.

Bryan Falk summarized the proposed project.

Gary Nantz was the only person that was not representing the project or the City to attend the meeting. Gary lives at 5979 SW 30th Terrace. Gary expressed a concern about the loudness of the adjacent car wash property that was recently built. Gary also asked if a traffic impact study was being required as part of this project.

Planning stated they would review whether a traffic impact study would be required.

No other questions or concerns were mentioned so the meeting was adjourned at approximately 6:55 pm.

Thank you,

Bryan Falk
Architect/Project Manager
Falk Architects Inc.