

CITY OF TOPEKA PLANNING DEPARTMENT

SUMMARY REPORT

RE: PUD17/1 By: Charles and Joseph Schmidt et. al.

PUD17/1 is a request to rezone property from “R-1” Single Family Dwelling District and “I-1” Light Industrial District to “PUD” Planned Unit Development (I-1 use group/warehousing only) on property located at 1903/1911 NW Lower Silver Lake Road and additional adjacent undeveloped property to the west (2.07 acres).

The rezoning is needed to allow the existing business (Schmidt Vending) to grow their existing business that has been on site since 1971. The rezoning will accommodate an additional 6,072 square feet of building space for equipment and related storage for Schmidt Vending.

The key issues of the Planned Unit Development Master Plan relate to compatibility with the surrounding low density residential area.

- The PUD Master Plan limits the size of new buildings to 3,000 sq. ft. for the addition and 3,072 sq. ft. for the accessory building.
- The building setbacks are the same as in the “R-1” Single Family Dwelling District – 30 ft. front, 30 ft. rear, 7 ft. side.
- A PUD note limits outside storage by a condition that includes screening requirements, landscaping, and placement.
- Outside storage shall be approved administratively by the Planning Department on a site development plan.

The subject properties are located within an area designated *Residential Low Density* on the North Topeka West Neighborhood Plan. The PUD accommodates the reasonable expansion of a light industrial use that has existed since 1971 on the site in a manner that provides for design standards and limitations on the use. New industrial uses are typically not appropriate on land designated *Residential Low Density*. However, according to the applicant, the property is not now or in the near future commercially viable for single family residential development. Therefore, the

expansion of existing light industrial use is appropriate give the PUD incorporates design standards and restrictions on outdoor storage.

The applicant held a neighborhood information meeting January 31, 2017 in which one citizen attended. No opposition has been expressed. The Planning Commission recommended the request be approved by a vote of 8-0-0 at its February 20, 2017 public hearing, as stated in the attached minutes. The Planning Department recommended the request be approved, as stated in the attached staff report. All Planning Commission conditions of approval are reflected on the revised Master PUD Plan attached.