

CITY OF TOPEKA PLANNING DEPARTMENT

SUMMARY REPORT

RE: PUD16/5A By: Reser's Fine Foods Master Planned Unit Development Plan Amendment

PUD16/5 is an amendment to the Master Planned Unit Development Plan (I-1 uses) to expand the boundary and include the properties to the west at 3636 SE 6th Street and to the north at 347/349 SE Croco Road, currently zoned "RR-1" Residential Reserve District. The property to the west (3636 SE 6th) was unavailable to the applicant for purchase at the time of their initial PUD rezoning application. The property to the north (349 SE Croco) was annexed at the time of the initial application, but not included into the initial PUD boundary.

The purpose of the major amendment is to relocate the waste water pre-treatment facility and stormwater detention pond on to the property at 3636 SE 6th Street. The property at 349 SE Croco is added into the PUD master plan as an additional buffer area between the development and residential uses to the north. No new development is proposed on this property and it will remain open space in the future. The existing single family residences located at 3636 SE 6th and 349 SE Croco have current leases allowing the single family residences to remain on the land for 1 and 5 years, respectively.

The subject master PUD plan amendment improves land use compatibility and on-site circulation by making the following revisions:

- Provides a wider truck circulation driveway behind the building, which pulls truck traffic away from Croco where there are more residential uses.
- Re-locates the waste water pre-treatment building and stormwater detention pond further west so they sit lower on the property (3' to 4') and closer to the creek than their initial location, which was northwest of the principal building.

- Adds future open space/green areas around the development for buffer areas between residential zoning and the proposed development site.

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

The applicant held a neighborhood information meeting in which 5 citizens attended. These citizens did not express negative comments.

The Planning Commission recommended the rezoning request be **APPROVED** by a vote of **8-0-0** at its April 17, 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 conditions of approval are reflected on the revised master PUD plan that is attached for review tonight.