

# **TOPEKA PLANNING COMMISSION**

## **A G E N D A**

**Monday, September 21, 2015**  
**6:00 P.M.**

**214 East 8th Street  
City Council Chambers, 2<sup>nd</sup> 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. The progress of the cases can be tracked at: [http://www.topeka.org/planning/staff\\_assignment/tracker.pdf](http://www.topeka.org/planning/staff_assignment/tracker.pdf)

All information forwarded to the City Council can be accessed via the internet on Thursday prior to the City Council meeting at: <http://public.agenda.topeka.org/meetings.aspx>



**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

Kevin Beck  
Dustin Crook  
Rosa Cavazos  
**Scott Gales, Chair**  
Dennis Haugh  
Nicholas Jefferson, Vice Chair  
Carole Jordan  
Mike Lackey  
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  
Dean W. Diediker, Planner II  
Annie Driver, AICP, Planner II  
Susan Hanzlik, AICP, Planner II  
Taylor Ricketts, Planner I  
Kris Wagers, Office Specialist

**AGENDA**  
**Topeka Planning Commission**  
**Monday, September 21, 2015 at 6:00 P.M.**

- A. Roll call**
- B. Approval of minutes – August 17, 2015**
- C. Communications to the Commission**
  - 1. Commissioner Recognition (Commissioners Crook & Lackey)**
- D. Declaration of conflict of interest/exparte communications by members of the commission or staff**
- E. Public Hearings**
  - 1. PUD04/9B Wood Valley Racquet Club Planned Unit Development by Genesis Health Clubs of Topeka, LLC & Kent B. Garlinghouse** requesting to amend the master plan for an existing Planned Unit Development ("C-2" Commercial use group) on 11.3 acres in order to construct additions to the racquet club building and the Cage Gymnastics building, and new associated off-street parking at 2909 SW 37<sup>th</sup> Street and 2925 SW 37<sup>th</sup> Street. **(Driver)**
  - 2. Z02/7B Brewster Place Planned Unit Development by The Congregational Home dba Brewster Place, A Kansas Not for Profit Corporation, David Beck, President & CEO** requesting to amend the master plan and expand the boundary of the existing Planned Unit Development ("M-2" Multiple Family Dwelling District use group) to include an additional 1.5 acres of property currently zoned "R-1" Single Family Dwelling District, located along the east side of SW Lincoln Street between SW 29<sup>th</sup> Street and SW 31<sup>st</sup> Street. **(Driver)**
  - 3. Z15/6 By: FOSTER, RUTH E & ROSS, CONNIE S** requesting to amend the district zoning classification from "R-1" Single Family Dwelling District **TO "O&I-2" Office and Institutional District** on vacant property located approximately 2,200 ft. east of SW Wanamaker Road along the south side of SW Huntoon Street (5800 block of SW Huntoon) **(Hall)**
- F. Discussion Items**
  - 1. Hi-Crest Neighborhood Plan Preview for October Planning Commission Public Hearing**
- G. Adjournment**





# CITY OF TOPEKA

# TOPEKA PLANNING COMMISSION

## MINUTES

Monday, August 17, 2015

6:00PM – Holliday Building – 620 SE Madison, 1<sup>st</sup> Floor Holliday Conference Room

**Members present:** Kevin Beck, Patrick Woods, Scott Gales, Rosa Cavazos, Mike Lackey, Dustin Crook, Dennis Haugh, Carole Jordan (8)

**Members Absent:** Nicholas Jefferson (1)

**Staff Present:** Bill Fiander, Planning Director, Dan Warner, Planner III, Mike Hall, Planner III; Kris Wagers, Office Specialist

### A) Roll Call

8 Members present for a quorum

### B) Approval of Minutes from July 20, 2015

**Motion** to approve as typed; moved by Mr. Beck, second by Mr. Lackey. **APPROVED (8-0-0)**

### C) Communications to the Commission – Mr. Fiander stated that the September meeting will be the final meeting for Mr. Lackey and Mr. Crook as their terms will be expiring at the end of September.

### D) Discussion Item – Downtown Zoning D-1 Conversion

#### 1. D-1 Design Guidelines

Mr. Fiander stated that last month's meeting focused on Downtown Zoning D-1 Conversion and that staff continues to work on that. At this month's meeting, the focus will be on Design Guidelines for D-1 Zoning.

Mr. Warner reviewed the proposed changes to the Downtown Topeka Urban Design Guidelines, which are the currently adopted Design Guidelines.

Mr. Warner explained that D-1 District currently does not have sign standards, so for review/approval of sign permits, the C-5 Zoning District sign standards are used. Guidelines could be included to set some additional design standards on top of those for C-5 zoning. He pointed out that there are plans to update the Sign Codes in 2016.

Mr. Beck inquired as to the projected time span between adoption of amended Design Guidelines and the updating of the Sign Code. Mr. Fiander stated that the Sign Code update is a major project that will take at least a year or more.

Mr. Fiander stated that Staff plans to bring a proposal regarding D-1 sign standards to the Commission at a future meeting.

DRAFT

In reference to the picture on page numbered 17 of the Downtown Topeka Urban Design Guidelines provided in packet, Mr. Gales point out that we should leave flexibility with set-backs. Mr. Fiander reminded Commissioners that on much of Kansas Avenue, these guidelines will be superseded by the Downtown Historic District Guidelines. He added that the wording in the Guidelines seems quite flexible so perhaps the graphic needs changed.

Mr. Gales asked those in the audience if they had any questions or comments about the proposals that had been discussed. Regarding the July 2015 Planning Commission meeting, Mr. Ivan Weichert, pointed out that there is a Contractor's office on 8<sup>th</sup> Street by Julie's. He wanted to confirm that would continue to be allowed under D-1 Guidelines proposal. Mr. Fiander stated that the restriction refers to showrooms/storage yards.

Vince Frye of DTI stated he believes this is all moving in the right direction and at this point he is supportive of those things that had been addressed.

## **2. Pedestrian Master Plan Update**

Mr. Fiander gave a brief overview of what has been done and is left to be done on the Pedestrian Master Plan. He stated that when complete, we will have a priority system for where to spend the funds budgeted by the City for sidewalks over the next 5 years.

Mr. Fiander stated that one of the priorities that came via public input was better lighting. The 2016 Topeka Budget includes funds for lighting. There is a backlog of about 100 streetlight requests in the City, so those will be addressed.

Mr. Fiander reported that meetings have been scheduled with neighborhoods that the heat map show as high demand to get their input.

Mr. Haugh asked if property owners would be responsible for the cost of sidewalk repairs in the chosen focus areas. Mr. Fiander stated that the City will pay for the repairs in those instances. He further explained that for areas outside the focus / high demand areas, a 50/50 program is available.

## **3. Neighborhood Plan Updates**

Mr. Warner informed the Commission that as part of the LUGMP, the Planning Department is currently updating the neighborhood plan for Hi-Crest, focusing primarily on the area west of Adams. He reviewed some vital stats for the neighborhood and areas that have already been improved with SORT assistance received in previous years.

Mr. Warner explained that the process going forward includes a stakeholder meeting scheduled for the coming week to talk about setting target areas, a final meeting in September, and presentation of a plan to the Planning Commission at the October meeting.

Mr. Warner reviewed the North Topeka West Neighborhood Plan currently being worked on, explaining that the area has not had a Neighborhood Plan before so this will be a new Plan.

The process includes a kick-off meeting which was held in July 2015 and setting of priorities for improvements. Mr. Warner stated that staff hopes to have a plan draft to present to Planning Commission before the end of 2015.

Mr. Fiander explained that once the plans are approved, implementation will begin, using about \$2 million targeted for each specific neighborhood. The focus will be mainly on a 4-5 block target areas.

**E) Adjournment at 7:20 PM**



# ZONING REPORT

## CITY OF TOPEKA PLANNING DEPARTMENT

CASE NO: PUD04/9B Wood Valley Racquet Club

by: Genesis Health Clubs of Topeka LLC/Kent B. Garlinghouse

**PROPOSAL:** A major amendment to the *Wood Valley Racquet Club Master Planned Unit Development Plan* to allow building additions to both the racquet club and gymnastics studio; additional tennis courts; and 65 additional off-street parking spaces.

**LOCATION:** 2909 and 2925 SW 37<sup>th</sup> Street (11.3 acres). South side of SW 37<sup>th</sup> Street approximately 2,100 ft. west of SW Burlingame Road

**PRESENT USE:** Existing racquet club/health club (70,937 sq. ft.) and gymnastics studio (10,352 sq. ft.)

**PROPOSED USE:** To allow an approximate 7,220 sq. ft. addition to the racquet club (indoor 5-lane lap pool and indoor corridor walkway) that connects the tennis courts and health club; a 2,000 sq. ft. addition to the south side of Cage Gymnastics studio and relocation of the entrance; pedestrian bridge connecting gymnastics studio to the racquet club; 65 additional off-street parking stalls; and an area for the development of future parking.

**BACKGROUND:** A minor amendment (*Revision #1*) for a basketball court and aerobic studio is under review that is being processed concurrently with this major amendment in order to expedite building permit processing.

**CHARACTER OF NEIGHBORHOOD:** The subject property is located along SW 37<sup>th</sup> Street (minor arterial) and west of Interstate 470, adjacent with a single family residential neighborhood to the north, east, and west. The Shunga flood control dam lies along the southern perimeter of the subject property. The Shunga Creek (Type I water way) borders the eastern edge of the property and drains north. The eastern and southern perimeters of the subject property are covered by the floodway (i.e. considered the channel carrying overflow water during a flood event). The 100 year flood plain covers portions of the northern and eastern site. At least one-third of the remaining portions of the site lie within the 500-year flood plain. The area south of the subject property and south of the dam remain undeveloped and are completely covered by the flood way.

### **ZONING CLASSIFICATION AND USE OF SURROUNDING PROPERTIES:**

ZONING CLASSIFICATION	PRESENT LAND USE
North: "R-1" Single Family Dwelling District	Single family dwellings; Interstate – 470
South: "R-1" Single Family Dwelling District	Shunga flood control dam/flood way

East:	“R-1” Single Family Dwelling District	Shunga/floodway
West:	“R-1” Single Family Dwelling District; “M-1” Two Family Dwelling District	Single family dwellings

**LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION:** The subject property has remained zoned for commercial recreation since 1965 when a Special Use Permit (pre-1992 form of CUP) was approved for a commercial archery club. Additional Special Use Permits were approved subsequently in 1974, 1975, and 1987 to allow the following uses: A private country club, indoor tennis club, and recreational facility. The base zoning of the property has remained single family residential until it was most recently rezoned in 2004 to the current PUD (C-2 Commercial uses) District that brought the property up – to-date to a present zoning classification for commercial recreation. The property was annexed in 1967.

**SUITABILITY OF PROPERTY FOR USES TO WHICH IT HAS BEEN RESTRICTED:** The subject property is still suitable for uses to which it has been restricted as it has been used for commercial recreation since 1965. However, even though the nature of the use of the property is commercial and has been used this way since 1965, the use has also expanded, over time, in commercial intensity from its original commercial purposes. There are also significant environmental constraints that make further development of the property difficult because a large portion of the property lies within the 100 - year flood plain. Development of the property is inhibited until the owner obtains the proper approvals that will allow construction and excavation within this flood plain. The following note has been added to the PUD to address construction within the 100-year flood plain: *“No City of Topeka Development Services permits shall be issued for development in the flood plain prior to obtaining an approved current flood plain fill permit from the Kansas Department of Agriculture, Division of Water Resources and a flood plain development permit from the City of Topeka pursuant to TMC 17.30. Minimum opening elevations shall be 1 ft. above the highest adjacent 100 year water surface elevation.”* The property is further constrained by a Type I water way (Shunga) crossing the eastern edge of the property, which limits the property’s development due to a 100 ft. buffer setback measured from either side of the water way edge. The City stream buffer regulations do allow for additional density to be provided elsewhere on the site to compensate for loss of developable land because of the stream buffer setback. Approval of a variance from Water Pollution Control has been obtained for an averaging of the stream buffer to allow the encroachment of 13 parking stalls (or portions thereof) into the northeast segment of the stream buffer, as shown on the attached graphic. The proposed PUD is only relocating 13 parking stalls that are already within the stream buffer to an area further away from the stream channel. Therefore, provided the applicant obtains or has obtained the proper permitting and approvals for development in the flood plain, the property may still be suitable for additional uses since the property is already zoned for commercial.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The subject property is designated *Parks/Open Space/Recreation* in the Land Use and Growth Management Plan – 2040, which describes this category as being characterized by public and private parks; golf courses; cemeteries; and recreational fields. The areas may also include land not as suitable for development, such as, floodways. All of the uses on the site do not entirely fit within this category, but the property has been zoned for a commercial uses in some manner since 1965. In addition, the PUD plan does try to preserve some open space areas where possible, but one of the primary reasons for the major amendment is to reduce open space that is necessary to accommodate additional off-street parking necessary to serve the expansions. Since the property has been developed for commercial recreational uses under the current PUD, the continued development of the site

for this use overall satisfies Comprehensive Plan policies for development within Tier 1 areas inside the city limits. The proposal conforms to the policies of the Comprehensive Plan.

**THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETERIMENTALLY AFFECT NEARBY PROPERTIES:** Removal of the present restrictions as indicated on the current PUD would allow for reduction in open space and building expansions partially within the 100 year flood plain, the loss of significant trees along SW 37<sup>th</sup> Street, and parking encroachment into a stream buffer. A stream buffer is defined as a setback from the water way of a stream channel that is to remain unobstructed from any clearing, grading, construction, or disturbance that is intended to maximize the value of the stream channel itself for surrounding properties. Approval of parking within the stream buffer was granted by Water Pollution Control, to be noted on the PUD.

With any development in the 100-year flood plain, there may always be a potential to affect nearby properties if that development causes a displacement of water that in turn causes the floodway to expand during a flood event, which may potentially affect properties adjacent to the flood way. Therefore, development of property in the 100-year flood plain is contingent upon approval of a current flood plain fill permit by the Division of Water Resources (DWR) prior to any other permits from the City of Topeka being issued for any excavation, grading, parking, or building. This burden is placed upon the applicant to demonstrate in their hydrological study to DWR that their expansions in the flood plain will have a “no-rise” effect on the flood height.

Based upon the established patterns of surrounding land uses for single-family residential, there may also be a detrimental effect upon nearby residential properties if the new parking needs generated by the expansions exceed what the additional parking lots can adequately handle and overflow parking occurs along both sides of Wood Valley Drive, which is a local neighborhood street (29 ft. wide). Parking along both sides of the public street (Wood Valley Drive) may impact access for emergency vehicles if it is an on-going issue and inhibit the ability of emergency vehicles to pass through. However, this perceived overflow parking concern along Wood Valley Drive has not clearly been defined and may be affected by the partial closure of SW 37<sup>th</sup> Street in front of the racquet club, which contributes to more visitors using Wood Valley Drive. On three separate occasions during site visits, staff was not able to verify that there is an apparent problem with overflow parking along Wood Valley Drive. Staff believes the issue primarily arises when there are specific events that draw a larger attendance. The City Engineer is not aware of a significant issue with overflow parking along Wood Valley Drive. Staff is recommending the property owner agree to not object, if, at the request of property owners along both sides of the street and at the recommendation of the City Traffic Engineer “No Parking” signage is warranted along one or both sides of Wood Valley Drive at some point in the future.

Other potential detrimental effects to the nearby property owners could be attributed to the loss of open space along Wood Valley Drive, where the property is adjacent to residential uses. A landscape plan will be submitted prior to the issuance of building permits to address any loss of significant trees, point values, types, quantities, and for landscaping within the required landscape setbacks along Wood Valley Drive that staff is recommending. Staff recommends the applicant provide a 20 ft. landscape setback along Wood Valley Drive and emphasize landscaping within this setback and where it is adjacent with residential properties.

**THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE OWNER'S PROPERTY AS COMPARED TO THE HARSHSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER:** There would appear to be no particular loss to the public health, safety, and welfare for the development in the flood plain, provided the

owner obtains approval and permitting from the proper agencies prior any excavating and construction and the applicant demonstrates compliance with these requirements. The hardship imposed upon the individual landowner is apparent due to significant environmental constraints on their property, which in turn limit building expansions that are necessary to accommodate additional capacity on a property that has been zoned for commercial uses since 1965. The harm to the public health, safety, and welfare would occur if overflow parking on Wood Valley Drive inhibits the ability of emergency vehicles to access residential properties. Property owners along both sides of the street would need to agree to "No Parking" signage and request this to the City Traffic Engineer who will evaluate if it is warranted in the future.

**AVAILABILITY OF PUBLIC SERVICES:** All essential public utilities, services and facilities are presently available to this area or will be extended at developer expense.

### **COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:**

**Minimum Lot Area:** PUD requires 1 acre minimum area

**Setbacks:** 30' perimeter building setback is maintained that was established by the previous PUD plan.

**Platting:** The property is platted as Lot 1, Wood Valley Subdivision and Lot 4, Wood Valley Subdivision #4.

### **Parking Analysis:**

The original PUD for Wood Valley Racquet Club (approved 2004) includes a variance to the off-street parking regulations that "*Commercial Recreation Facilities*" provide parking at a ratio of 1 per 150 sq. ft. of floor area to allow a parking ratio based on 1 stall per 324 sq. ft. gross area. The current PUD proposes to provide 273 stalls total, which is an increase of 65 stalls overall plus an area reserved for the development of "*future*" parking. Staff does not know all the facts behind the basis for the PUD's original variance and recommends parking based upon the following analysis that was established from deducting those areas in the building that do not require parking (*Based on available information provided by the applicant*):

	Sq. ft. (GFA)	Parking Standard	Parking Required
<b>Existing uses</b>			
Studio B (Aerobic)	1,700	1 / 150	11
Fitness	11,880	1/150	79
7 single occupant offices		1/office	7
6 racquet ball courts		4/court	24
3 tennis courts		4/court	12
Cage Gymnastics (existing)	10,000	1/150	67
<b>Minor Amendment (Rev #1) – under review</b>			
Basketball court		4/court	4
studio A (Aerobic)	2,300	1/150	15
<b>Major Amendment (Rev #2)- Proposed</b>			
Swimming Pool indoor	5,240	1 / 150	35
Indoor corridor	3,400		N/A

2 tennis courts		4/court	8
Addition to Cage	2,000	1/150	13
<b>Total Gross Floor Area (GSF) - Proposed PUD 101,009</b>			
Total Parking Stalls required (Proposed PUD04/9B)			275
Parking Ratio (Proposed) 273 stalls		1 stall per	370
Parking Ratio (Original approved PUD-with variance to 1/150)		1 stall per	324

The recommended parking is justified since the required parking ratio of 1 per 150 would exceed the amount of parking they actually need for this particular type of facility. Based on this analysis, the applicant needs to provide an additional 2 stalls that are not designated in the “future” parking areas. Staff believes the 1 per 150 parking requirement in the zoning code for this use is primarily intended for “health clubs” facilities where the nature of the principal use is intended to accommodate a single person (or more than one person) per each piece of equipment. This particular facility is intended for racquet ball courts and other courts or facilities that not intended to accommodate the same number of people. Based upon similar facilities they operate in peer Kansas cities, the applicant believes their proposed parking ratio meets or exceeds their expansion needs and has also provided an area for the development of “future” parking if it is determined necessary, but would rather not construct until they find it necessary.

**CONCERNS OF STAFF AND REVIEWING AGENCIES:** This request was submitted to all applicable reviewing agency staff for consideration and comment.

- The applicant submitted a written request for a variance to the Department of Public Works-Water Pollution Control on **August 28, 2015**, pursuant to variance procedures of *TMC 17.10.070 Stream Buffers*, which **has been approved**. The applicant needs to add the following note to the PUD plan under Variances: *“The City of Topeka Water Pollution Control Division has granted a variance to the stream buffer regulations pursuant to TMC 17.10.080.b.1. The averaged buffer shall be as shown on the attached “Stream Buffer Exhibit”.*
- The Stormwater Management Report **has been approved** by the Department of Public Works. Any required stormwater or storm sewer easements will need to be granted prior to the issuance of any permits from the Development Services Division for development in the flood plain that will include excavating, grading, parking, and building permits (General Note #5).
- A flood plain fill permit for any development or excavation in the 100 year flood plain is required by the Division of Water Resources, Kansas Department of Agriculture demonstrating “no-rise” prior to any permit issuance (PUD – Flood Plain Note #1).
- A flood plain development permit is required by the City Development Services Division. Minimum opening elevations shall be established 1 ft. above the highest adjacent 100-year water surface elevation.
- The new access opening along SW Wood Valley Drive satisfies City street design criteria for location and spacing and **has been approved** by the City Traffic Engineer. Access openings along SW 37<sup>th</sup> Street are existing.
- The Development Services Division has indicated concerns that the proposed additions to the existing non-conforming building (under International Building Code standards) will not meet code requirements to allow the sizes that are proposed. The PUD plan has addressed this by

adding the following note: “. . . All building additions shall be subject to the applicable building, fire, and life safety codes.” The PUD plan should clarify the graphics are “CONCEPTUAL” in nature to leave room for flexibility regarding the exact building sizes. Further site development plans will be reviewed and approved prior to the issuance of building permits (General Note #4) for each individual building and parking lot expansion.

- A landscape plan will be reviewed and approved by the Planning Department at the site development stage (Landscape Note #1).

### **ADDITIONAL FACTORS:**

1. Citizen Participation Process: The applicant conducted a neighborhood information meeting on August 5, 2015 at 6:00 pm located at the Wood Valley Racquet Club, 2909 SW 37<sup>th</sup> Street. The applicant’s report to the City is attached.
2. Capitol Area Plaza Authority: N/A
3. Flood Hazard Area: The subject property is partially located within the 100-year flood plain Zones A and Zone AE. The southern and eastern perimeters of the property are located with the floodway. The PUD Flood Plain Note erroneously states the property is all contained within Zone X.
4. Airport Hazard Area: N/A
5. Historic Properties: There are no National Register properties within 500 ft. .

**STAFF RECOMMENDATION:** Based upon the above findings and analysis, the planning staff recommends **APPROVAL** of this proposal, **subject to:**

1. Use and development of the site in accordance with the **Master Planned Unit Development Plan for Wood Valley Racquet Club**.
2. The applicant adding the following note to the PUD plan under Variances: “*The City of Topeka Water Pollution Control Division has granted a variance to the stream buffer regulations pursuant to TMC 17.10.080.b.1. The averaged buffer shall be as shown on the attached ‘Stream Buffer Exhibit’.*”
3. Adding the attached graphic showing the “averaged stream buffer” to the PUD plan.
4. Providing an additional 2 parking stalls that are not designated “future” based on staff’s analysis.
5. Revising Flood Plain Note #1 on the PUD as the property **is not** located only within **Zone X** “*an area determined to be outside the 0.2% annual chance flood plain*” Portions of the property are within Zone A, AE and Floodway Zones AE. Revise the segment of the sentence to state, “. . . Minimum opening elevations shall be 1 ft. above the highest adjacent 100-year water surface elevation.”
6. Revising Utility Note #4: “*Lighting shall be directed away from public streets and residential properties and not exceed three-foot candles as measured at the property line. The source of illumination shall not be visible from adjacent properties and public rights-of-way.*”

7. Adding “CONCEPTUAL” to “Proposed Addition” labels on the PUD plan graphic.
8. Adding the following to Certification of Master PUD Plan note: “*A major amendment to allow for the construction of a maximum \_\_\_\_\_ sq. ft. expansions to the Cage Gymnastics and Wood Valley racquet club buildings, two tennis courts, and off street parking as proposed on the plan. Any future revisions to the Master PUD Plan decreasing open space or increasing floor areas shall be accomplished only by major amendment.*”
9. Adding the following note under Circulation, Parking, and Traffic: “*The property owner agrees to not object to ‘No parking’ signage along one or both sides of SW Wood Valley Drive if it is recommended by the City Traffic Engineer in the future.*”
10. Revising Landscape Note #1 to state: “*Landscape, including ‘Large’ trees, shall be concentrated along SW Wood Valley Drive, where adjacent with residential properties, and surrounding tennis courts. A 20 ft. landscape setback shall be provided along SW Wood Valley Drive. A landscape plan shall be submitted including point values, types, quantities as determined by the City Landscape Regulations. . .*”

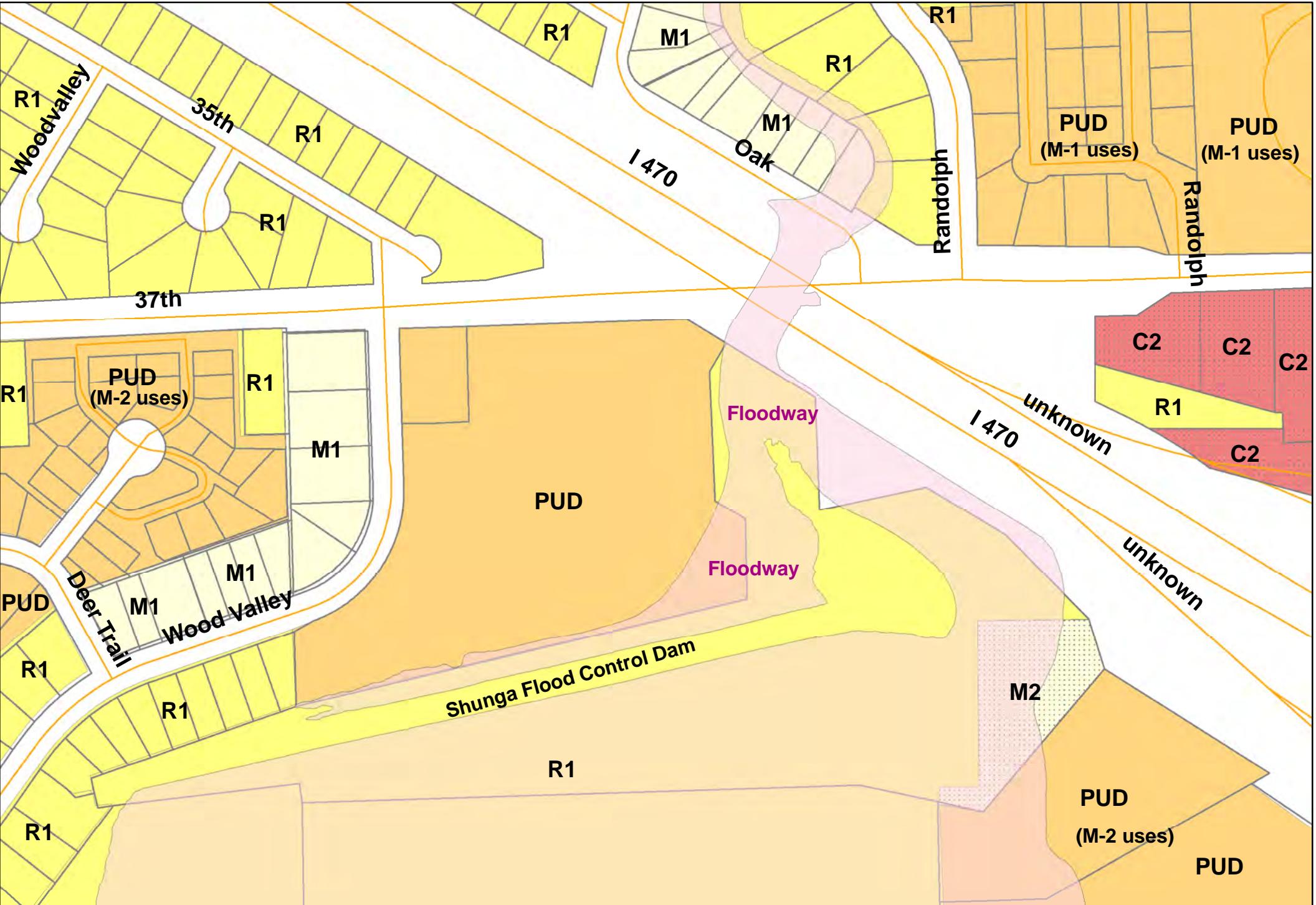
Prepared by:  
Annie Driver, AICP  
Planner II





PUD04/9B By: Genesis Health Clubs of Topeka  
& Kent B. Garlinghouse (Wood Valley Racquet Club PUD)





**PUD04/9B By: Genesis Health Clubs of Topeka  
& Kent B. Garlinghouse (Wood Valley Racquet Club PUD)**

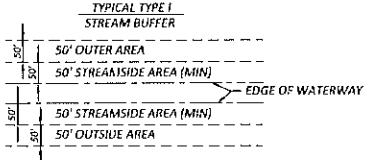


Topeka Planning Department



# PLANNED UNIT DEVELOPMENT MASTER PLAN WOOD VALLEY RACQUET CLUB REVISION NO. 2

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_



#### STREAM BUFFER NOTE:

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

#### STREAM SIDE AREA - USES ALLOWED:

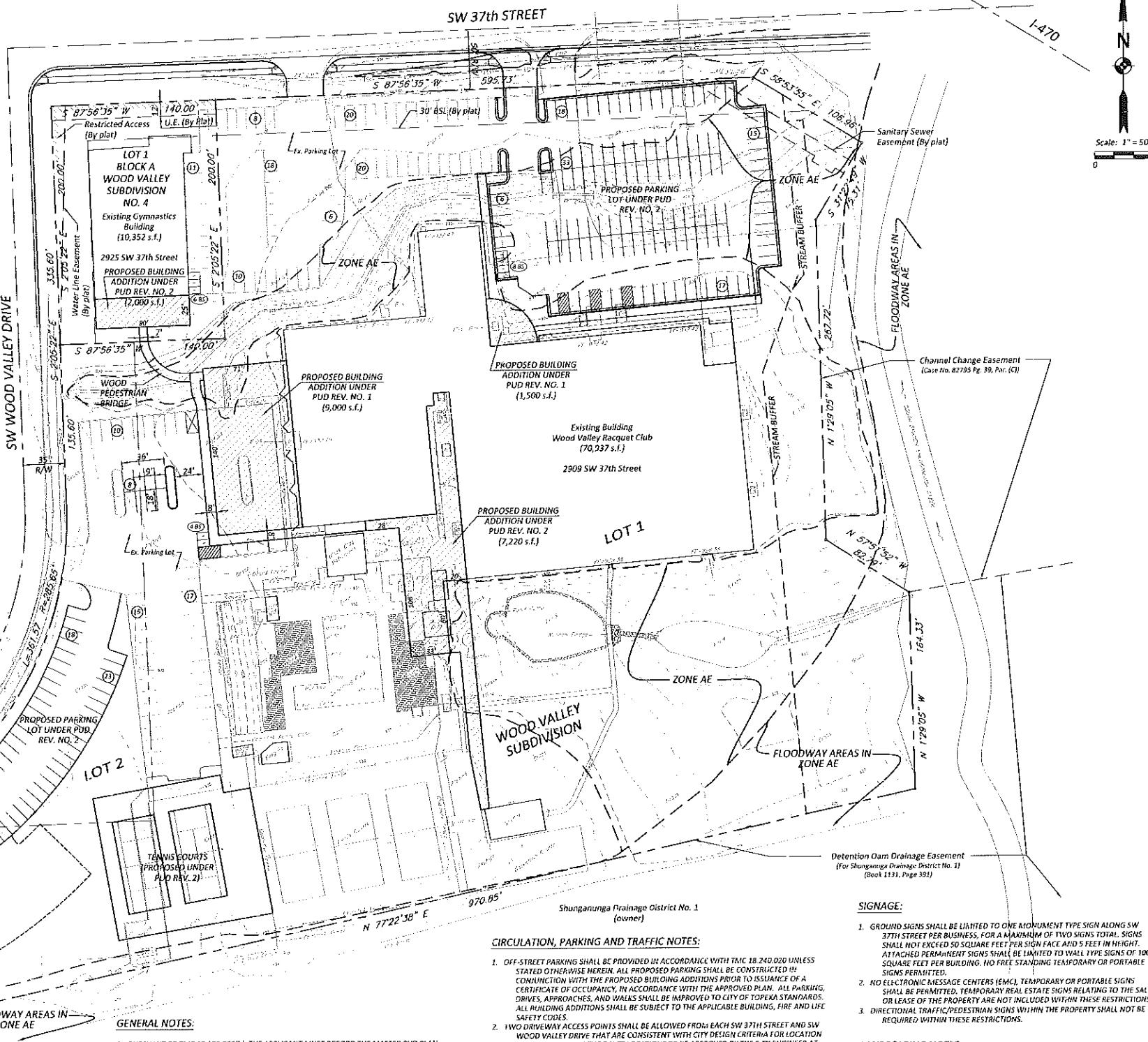
1. Native Vegetation
2. Flood Control
3. Foot Paths / Road Crossings
4. Utility Corridors

#### OUTER AREA - USES ALLOWED:

1. Native Vegetation or Managed Lawn
2. Biking / Hiking Paths
3. Flood Control
4. Detention / Retention Structure
5. Utility Corridor
6. Stormwater BMP's
7. Residential Yards / Landscape Areas

#### STREAM BUFFER EASEMENT:

- a) There shall be no clearing, grading, construction or disturbance of vegetation, except as approved by the Director of the Department of Public Works or designee.
- b) Any buffer shown hereon is subject to protective covenants which may be found in the land records and which restrict disturbance and use of these areas.
- c) Please refer to Section 6 of City of Topeka Code 17.10 for all pertinent management guidelines and prohibited practices and activities within the stream buffer areas.



#### PROJECT PERFORMANCE

##### PROJECT PERFORMANCE OBJECTIVES:

TO PROVIDE A COMMERCIAL RECREATIONAL FACILITY WITHIN A NATURALIZED SETTING, PRESERVING AS MANY OF THE EXISTING TREES AND NATURAL FEATURES ON THE SITE AS POSSIBLE, WHILE REASONABLY ACCOMMODATING THE NEEDS OF THE PATRONS OF THE FACILITY AND THE SURROUNDING NEIGHBORHOOD.

##### ANTICIPATED DEVELOPMENT SCHEDULE:

ALL REQUIRED IMPROVEMENTS SHALL BE COMPLETED TO CITY OF TOPEKA STANDARDS PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

PHASE I: CONSTRUCT ADDITIONS TO EXISTING RACQUET CLUB BUILDING AND INSTALL ASSOCIATED PARKING.  
PHASE II: CONSTRUCT ADDITION TO EXISTING GYMNASTICS BUILDING AND FOOT BRIDGE TO MAIN BUILDING.

#### GENERAL NOTES:

1. PURSUANT TO TAC 18.190.060, THE APPLICANT MUST RECORD THE MASTER PUD PLAN WITH THE SHAWNEE COUNTY REGISTER OF DEEDS WITHIN 60 DAYS UPON APPROVAL OF CITY COUNCIL. FAILURE TO RECORD THE PLAN WITHIN THE PRESCRIBED TIME FRAME WILL PRODUCE A PLANNING DEPARTMENT FINE (15) COPIES OF THE RECORDED PLAN WITHIN ONE HUNDRED (100) DAYS OF THE DATE OF ACTION BY CITY COUNCIL SHALL DEFEND THE ZONING PETITION NULL AND VOID.
2. ALL APPLICABLE BASE ZONING USE GROUPS SHALL APPLY UNLESS STATED OTHERWISE HEREIN.
3. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE CITY OF TOPEKA FIRE DEPARTMENT AS PART OF THE IMPROVEMENTS PRIOR TO THE START OF CONSTRUCTION. TURNAROUNDS AT DEAD-END PARKING LOTS EXCEDING 150 FEET SHALL BE PROVIDED AND APPROVED BY THE FIRE DEPARTMENT.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL INDIVIDUAL SITE DEVELOPMENT PLANS SUBJECT TO TAC 18.260 HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING DIRECTOR.
5. NO CITY OF TOPEKA DEVELOPMENT SERVICES PERMITS SHALL BE ISSUED UNTIL ALL NECESSARY ELEMENTS BY INSTRUMENT ARE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR APPROVAL BY THE CITY ENGINEER AND RECORDING WITH THE SHAWNEE COUNTY REGISTER OF DEEDS.

#### BUILDING AND STRUCTURE NOTES:

1. NO BUILDING WITHIN DEVELOPMENT SHALL EXCEED 60' IN HEIGHT.
2. BUILDING SET-BACK LINES ALONG PERIMETER BOUNDARY SHALL BE 30' - TYPICAL.

#### UTILITY NOTES:

1. ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO THE CITY'S RIGHT-OF-WAY MANAGEMENT STANDARDS.
2. SANITARY SEWER SERVICE IS PROVIDED BY THE CITY OF TOPEKA.
3. WATER SERVICE IS PROVIDED BY THE CITY OF TOPEKA.
4. PARKING LOT LIGHTING SHALL BE DIRECTED AWAY FROM PUBLIC STREETS AND NOT EXCEED THREE FOOT CANDLES AS MEASURED AT THE PROPERTY LINE. THE SOURCE OF ILLUMINATION SHALL BE NOT VISIBLE FROM ADJACENT PROPERTIES.

Recorded with the Shawnee County Register of Deeds:

#### Rebecca J. Nioce, Register of Deeds

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 said chapter and as set forth on this document or as may subsequently be approved and recorded.

#### Certification of Master PUD Plan approval:

A major amendment to allow for construction of an approximate 10,640 sq. ft. expansion, tennis courts, and off-street parking as proposed on the plan. Any future revisions to the plan decreasing open space or increasing floor area shall be accomplished only by major amendment.

Bill Flander, Planning Director  
Secretary to the Planning Commission

State of Kansas )

County of Shawnee )

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me, a notary public in and for said county and state came Bill Flander, Planning Director, 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 notarial seal the day and year last written above.

Notary Public \_\_\_\_\_

My commission expires: \_\_\_\_\_

#### Owner's Certificate:

Genesis Health Clubs of Topeka, LLC, owner agrees to comply with the conditions and restrictions as set forth on the Master PUD Plan.

In testimony whereof: the owners of the above described property, Genesis Health Clubs of Topeka, LLC has signed these presents this \_\_\_\_ day of \_\_\_\_\_, 2015.

Rodney Steven, Member  
Genesis Health Clubs of Topeka, LLC

State of Kansas )

County of Shawnee )

Be it remembered that on this \_\_\_\_ day of \_\_\_\_\_, 2015 before me, the undersigned, a notary public in and for said county and state personally appeared Rodney Steven, Member, Genesis Health Clubs of Topeka, LLC, and who is personally known to be the same person who executed the within instrument of writing.

In witness whereof, I hereby set my hand and affix my notarial seal the day and year last written above.

Notary Public \_\_\_\_\_

My commission expires: \_\_\_\_\_

#### LEGAL DESCRIPTION

A part of Lots 1 and 2, Block A, Wood Valley Subdivision and lot 1, Block A, Wood Valley Subdivision No. 4, City of Topeka, Shawnee County, Kansas being more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 23, Township 15 North, Range 15 East, thence 328.40 feet along the North line of Section 23, Township 15 North, Range 15 East to the Point of Beginning, said point being the Northwest corner of lot 1, Block A, Wood Valley Subdivision No. 4, thence S89°24'19"E, 595.54 feet along the North line of said lot 1, Block A, Wood Valley Subdivision; thence Southeastwardly along the South line of I-470 Highway, 107.31 feet more or less to the Easterly line of said lot 1, Block A, Wood Valley Subdivision; thence Southeastwardly along said Easterly line of lot 1, 75.0 feet more or less; thence continuing South along said Easterly line of said lot 1, 270.4 feet more or less; thence Southeastwardly along the Easterly line of said lot 1, 75.1 feet more or less; thence South along the East line of said lot 1, 167.0 feet more or less to the Southeast corner of said lot 1; thence Westwardly along the South line of said lot 1, 95.84 feet more or less to the Southwest corner of said lot 1; thence N01°10'01"E, 156.26 feet along the West line of said lot 1, to a point on the South right-of-way line of SW Wood Valley Drive; thence N73°15'32"E, along the Southerly line of said right-of-way, 47.17 feet; thence continuing along right-of-way line for a 285.0 foot radius curve left an arc distance of 361.45 feet, said curve having a long chord bearing N36°55'37"E, 337.70 feet; thence N03°54'11"E, along the East right-of-way line of said SW Wood Valley Drive, 335.60 feet to the Point of Beginning.

#### VARIANCES:

1. IN ACCORDANCE WITH TMC 18.240.020(1)(j), THE TOPEKA PLANNING COMMISSION GRANTS A VARIANCE TO THE OFF-STREET PARKING REGULATIONS REDUCING THE REQUIRED PARKING FOR COMMERCIAL B3 CREATIONAL USES FROM 1 PER 150 GROSS FLOOR AREA TO 1 PER 324 GROSS FLOOR AREA TO MAINTAIN THE PRESENT PARKING RATIO AS APPROVED WITH THE PREVIOUS PUD AMENDMENT.

#### PROJECT DATA

PROPOSED ZONING: PUD C-2 COMMERCIAL USE GROUP LIMITED EXCLUSIVELY TO A COMMERCIAL RECREATIONAL FACILITY.

TOTAL STRUCTURES: 2

TOTAL BUILDING AREA (EXISTING): 91,789 S.F.

PROPOSED BUILDING ADDITIONS AREA: 9,220 S.F.

PARCEL SIZE: 11.3 Acres

EXISTING PARKING: 208 SPACES

PROPOSED PARKING: 273 SPACES

PROPOSED BIKE PARKING: 18 SPACES

DATE: JULY 2, 2015

Drawing No.: PUD 04/9B

PROJECT TITLE: WOOD VALLEY RACQUET CLUB  
MASTER PLANNED UNIT DEVELOPMENT PLAN  
REVISION NO. 2  
2909 SW 37TH ST.  
TOPEKA, KANSAS

SDB Proj. No.: 15098  
Drawn by: MB  
Checked by: KB  
Date: 7/2/2015  
Scale: 1"=50'

SBB  
Schmidt, Beck & Boyd  
Engineering, LLC  
1415 SW Topeka Blvd.  
Topeka, KS 66612  
Ph: (785) 215-8630

Sh. 1 of 1





## GENESIS - WOOD VALLEY

2909 SW 37<sup>th</sup> Street

### Neighborhood Meeting Report

Case#:PUD04/9B Wood Valley Racquet Club Planned Unit Development Plan

September 2, 2015

On August 5, 2015 a Neighborhood Meeting was held at the Genesis Wood Valley Racquet Club located at 2909 SW 37<sup>th</sup> Street. Presenters at the meeting were Mark Boyd with Schmidt, Beck & Boyd (civil engineer for the project) and Martin Hanney with Hanney & Associates Architects (architect for the project).

Representing the City of Topeka, Planning Department were Michael Hall and Annie Driver.

Attending the meeting were seven citizens that composed a combination of interested neighbors and club members that wanted to see what was in the plans for the building.

The presentation discussed the site conditions and the changes planned for the building. It was noted that this site has several challenges with drainage and development. The building changes will be implemented in phases. Phase 1 - is renovation and updates to the interior; Phase 2 - construction of a new entrance on the North and a gym/studio addition to the West. Phase 3 - adds the new parking in the NE corner to support the new entrance. It was noted that the parking is coming in as soon as possible, but it is dependent on the PUD process. Phase 3 removes an existing two-story wood frame structure, and replacing it with non-combustible construction. This work visually opens up the club and removes a number of ADA barriers. Phase 4 of the project will add an indoor pool to the club. Included in the plans is the addition of two more outdoor tennis courts and modifications to the existing Cage Gymnastics school to relocate the entrance on the South.

Generally, the information was well received, followed by several positive comments that club needs the updates.

One gentleman ask why we had the Neighborhood meeting, and it was explained that it was part of the PUD process - giving the neighbors a chance to see what was being planned and to give the developers a chance to address neighbors concerns. He had a couple of questions about the storm water along 37<sup>th</sup> and the street development.

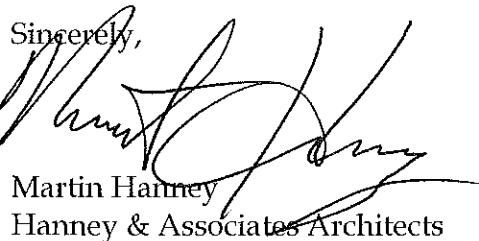
HANNEY & ASSOCIATES ARCHITECTS

1726 S. HILLSIDE • WICHITA, KANSAS 67211 • (316) 683-8965 • FAX (316) 684-1441• Email HArchitect @ AOL.com  
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The concerns expressed by a couple of the neighbors focused on the overflow parking that lands up on Wood Valley Drive. Martin Hanney commented that Genesis wants to address and resolve that issue with this project. The owner of Genesis is planning to move the main entrance to the North away from Wood Valley Drive and locate as much parking as possible in the NE corner of the site as possible. The parking on the West, next to Wood Valley Drive is slated to be for the Gymnastics Club and for the Genesis employees. During the summer months there will be some parking for club members that just come to use the pool.

As the meeting wrapped up it was noted that this project would be formally presented at the upcoming Planning Meeting, giving the community another chance to review and comment on the project. The planners encouraged the community members to contact them if they had further questions or concerns.

Sincerely,  
  
Martin Hanney  
Hanney & Associates Architects

## **Neighborhood Information Meeting Sign in Sheet**

Case #: PUD04/9B Wood Valley Racquet Club Planned Unit Development Plan



**Schmidt, Beck & Boyd**  
Engineering / Surveying

1415 SW Topeka Blvd, Topeka, KS 66612  
B: 785.215.8630 E: 785.215.8624

SBB Engineering, LLC  
www.sbbeng.com  
kevin.beck@sbbeng.com  
mark.boyd@sbbeng.com



## Annie Driver

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**From:** k coulter <coulterklee@yahoo.com>  
**Sent:** Sunday, September 06, 2015 5:21 PM  
**To:** Annie Driver  
**Subject:** PUD Proposal | PUD04/9A by Wood Valley Racquet Club Inc

**Follow Up Flag:** Follow Up  
**Due By:** Sunday, September 06, 2015 5:32 PM  
**Flag Status:** Flagged

AN  
Annie Driver, AICP  
Planner II  
785-368-3010  
[adriver@topeka.org](mailto:adriver@topeka.org)

PUD Proposal | PUD04/9A by Wood Valley Racquet Club Inc

Annie:

Thank you for providing your email address. I would really like to attend the upcoming planning commission public hearing regarding Wood Valley Racquet Club's proposed development, PUD04/9A. Unfortunately I am an evening shift manager at the hospital and as many evenings go it is often impossible for me to get away. I do have some concerns which I hope have already been addressed or that are planning to be addressed.

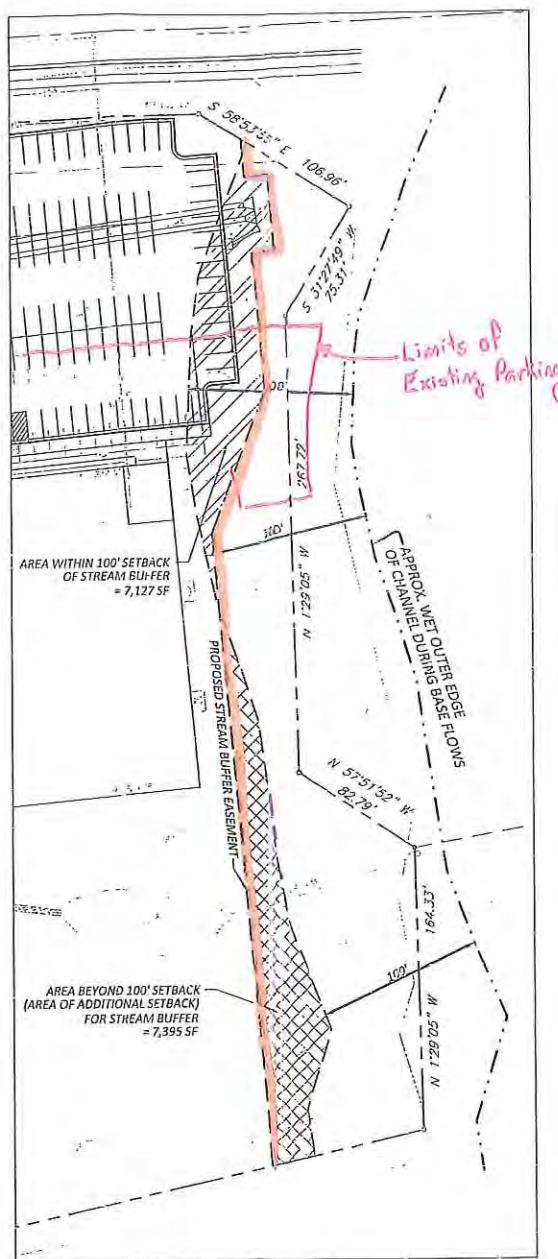
My wife and I have lived on Brook Lawn Court ten years and with each passing year we have grown more and more concerned about the impact Wood Valley Racquet Club has had on our neighborhood. As a health care provider my main concern is efficient access for emergency vehicles/services to our area. For years efficient access has been compromised by the inadequate and ineffective parking provided patrons of the Club. Instead of using the club's parking lot patrons are parking on both sides of Wood Valley Drive making it almost impossible for even one vehicle to traverse the street, especially at or after 5 p.m. My portion of the neighborhood is comprised of 26 homeowners who are elderly – many in their eighties. Just down the street from our neighborhood is a homeowner who provides swimming lessons from her own backyard pool. These 2 issues could easily require emergency services and every second counts especially when it comes to drownings, strokes and heart attacks.

Another issue is club parking lot exits for patrons. I usually go to work around 2 p.m. and my route takes me along Wood Valley Drive to 37th Street. At that time of day I have no trouble getting to 37th Street. The same cannot be said later in the day. Despite the fact that she has to go far out of her way, my wife refuses to leave our neighborhood via that route if she needs to leave later in the day. Club patrons often do not afford right of way when exiting the club's parking lot and if my wife had not been a defensive driver she would've suffered accidents.

What is the Club's current membership and what will their projected membership be once additions are completed? How many parking spaces do they currently maintain and how many do they expect to maintain once additions are completed? Are there going to be enough parking spaces for peak hours of operation? Will there be collateral access between all parking lots at the club, which would allow for most of the egress to happen onto 37th Street? Will exits be provided that will reduce the potential for patrons to ignore right of way to those driving on Wood Valley Drive? Who will be responsible for possible lack of efficient emergency service delays if Club parking compromises access to our neighborhood?

I cannot support the Wood Valley Racquet Club's proposed development unless the issues related to the parking and exits are addressed in order to reduce the impact on our neighborhood. We homeowners have been very tolerant and lucky. Thank you for taking the time to listen to my concerns and answer my questions.

Respectfully,  
Dr. Kerry Coulter



Rev.	By	Date	Description
Prepared for: GENESIS HEALTH CLUBS OF TOPEKA, LLC 6100 E. CENTRAL AVE. WICHITA, KS 67208			
Schmidt, Beck & Boyd Engineering, LLC 1415 SW Topeka Blvd. Topeka, KS 66612 Ph: (785) 215-8630			
<b>SBB</b>			
PROJECT TITLE: WOOD VALLEY RACQUET CLUB MASTER PLANNED UNIT DEVELOPMENT PLAN 2909 SW 37TH ST. TOPEKA, KANSAS			
SBB Proj. No.: 15-098			
Drawn by: JV/L			
Checked by: JV/L			
Date: 7/27/2015			
Scale: 1"=50'			
Drawing No.: Sh. 3 of 6			







# ZONING REPORT

## CITY OF TOPEKA PLANNING DEPARTMENT

**CASE NO: Z02/7B (Brewster Place Town Homes – Revision #2)**

**By: The Congregational Home  
dba Brewster Place, A Kansas  
Not for Profit Corporation**

**PROPOSAL:** A major amendment to the *Brewster Place Townhomes Master Planned Unit Development Plan* to expand the boundary of the existing PUD (M-2 use group) contained on 1.4 acres to include an additional 1.5 acres, north and south of the current PUD that is currently zoned “R-1” Single Family Dwelling District.

**LOCATION:** On property located along the east side of SW Lincoln Street, lying between SW 29<sup>th</sup> Street and SW 31<sup>st</sup> Street (2.9 acres total)

**PRESENT USE:** Four single family dwellings (1.5 acres) on the “R-1” zoned properties; four duplex buildings (1.5 acres) – Current Brewster Place Town Homes PUD (5.3 dwelling units per acre)

**PROPOSED USE:** To allow for the expansion of a maximum 14 unit, three-story multiple-family dwelling residential structure for senior housing (14,200 sq. ft. total building foot print) located on property to the north of the existing duplexes, as well as, a maintenance building (maximum 2,500 sq. ft. foot print) located to the south of the existing duplexes (7.6 units per acre total).

**CHARACTER OF NEIGHBORHOOD:** The character of the neighborhood is predominantly single-family residential with the exception of the Brewster Place complex, which has co-existed with the neighborhood since 1966 when the main building was constructed. The subject property lies to the south of the Topeka Country Club and near a major community commercial intersection of SW Topeka Blvd and SW 29<sup>th</sup> Street.

### **ZONING CLASSIFICATIONS AND USE OF SURROUNDING PROPERTIES:**

	<b>ZONING CLASSIFICATION</b>	<b>PRESENT LAND USE</b>
<b>North</b>	“R-1” Single Family Dwelling District	Topeka Country Club Single Family Dwellings
<b>South:</b>	“R-1” Single Family Dwelling District	Single Family Dwellings
<b>East:</b>	“PUD” Planned Unit Development (M-2 use) “R-1” Single Family Dwelling District	Brewster Place ( <b>Z66/88- “M-2” use</b> )
<b>West:</b>	“R-1” Single Family Dwelling District	Single Family Dwellings

**LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATIONS:** The subject property has been used for

single family dwellings since 1966 when the neighborhood was originally platted as Town & Country Subdivision. The area was annexed in approximately 1954. The existing Brewster Place Town Homes were approved and constructed in 2002, which allowed Brewster Place to expand further west along SW Lincoln Street.

**SUITABILITY OF PROPERTY FOR USES TO WHICH IT HAS BEEN RESTRICTED:** The property being included in the PUD is still suitable as presently restricted for single family dwellings since this is the current land use and has functioned well since 1966. Ideally, similar zoning districts and land uses should front each other. This front-to-front relationship between like zoning and land uses typically provides for better functioning and well-designed neighborhoods. A transition between two different land uses and zoning districts should typically occur at the rear property lines separating the two properties. However, in this particular instance, the approval and rezoning for the original Brewster Place Town Homes PUD in 2002 and removal of the single family residences that were historically located on those properties established Lincoln Street as the acceptable line of demarcation between the multiple-family residential zoning and single family residential zoning. That being said, as it develops, any new senior multiple-family residential uses along SW Lincoln Street should still respect the character of the single family neighborhood to the west it transitions into with regards to building design elements, setbacks, landscaping, and architecture.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The subject property lies within an area designated *Medium/High Density Residential* on the Topeka Future Land Use Map - 2040. The Land Use and Growth Management Plan – 2040 indicates *Medium/High Density Residential* uses are appropriate on the edges of commercial corridors and adjacent to commercial centers. The plan encourages the use of medium density residential for infill development where there is already adequate infrastructure. The plan also encourages infill and redevelopment within Topeka (*Tier 1 of the Urban Growth Area*) to take advantage of existing urban infrastructure and services and that promotes a range of uses that fit within the overall character of the area.

*Medium/High Density Residential* may be used as a transition between higher densities and lower densities. The overall density of the Brewster Place Town Homes PUD is within a range of 7.6 units/acre, which falls within the *Medium Density Residential* category. *Medium Density Residential* land uses may range acceptably from 7 – 15 units per acre. New medium development residential development should maintain the quality of the single-family residential neighborhood by incorporating similar design features, similar setbacks, connectivity, and provide for some interaction between the new development and existing development.

While the new senior housing will be of similar character to the existing development to the east (Brewster Place), it does not satisfy the “R-1” front yard setbacks or height limits that are similar to the character of the single family neighborhood to the west. The new multiple-family residence will consist of a three story building (50’ height maximum) with a 20 ft. front building setback along Lincoln. The building height limit of the single-family residential to the west is 42 feet, while the minimum front yard setback requirement is 30 feet.

Building design quality and landscape screening should be carefully considered during the site development plan review stage to achieve the desired results of the Comprehensive Plan and parameters established by the PUD plan for transitions. The PUD plan does incorporate building design requirements (i.e. windows, porches, decorative fencing) along the frontage of Lincoln and landscaping setbacks to provide for better compatibility with the single family neighborhood. A 4 foot high decorative wrought iron fence will provide

visibility to the multiple-family residence from SW Lincoln Street. Further, the applicant will provide a sidewalk along the east side of Lincoln Street and the City will extend this sidewalk to connect with SW 29<sup>th</sup> and SW 31<sup>st</sup> in the future. The new sidewalk will improve connections for the neighborhood as a whole and serve to better integrate Brewster Place with the surrounding neighborhood.

If designed effectively to achieve these guidelines that are established on the PUD plan, the subject request will be in conformance to the Comprehensive Plan.

#### **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY:**

**NEARBY PROPERTY:** There may be detrimental effects upon nearby properties by the lessening of restrictions that would result from expanding the PUD boundary and rezoning “R-1” property to allow the expansion of senior housing. The expanded PUD proposes a 20’ front yard building setback, which is less than the 30’ required front setback in “R-1” zoning. The PUD proposes a 50’ height limit, which is greater than the 42’ height limit in “R-1” and the 35’ height limit of the original PUD. To further address this concern, staff recommends landscaping and canopy trees be provided within the 10’ landscape setback along SW Lincoln.

The original PUD plan already provides a 25 - 20 ft. setback for the existing duplexes along Lincoln without demonstrating a detrimental effect on nearby properties. The proposed maintenance building provides for at least a 30 ft. setback that will be consistent with the “R-1” zoning requirements. All screening, fencing and landscaping along street frontages and residential buffer yards will be addressed as a part of the landscape plans to be submitted at the site development plan stage.

The potential negative effects of the PUD are off-set through a combination of building design requirements, landscape screening, and fencing. A decorative, wrought iron, 4 ft. tall fence is provided within all required front yards that will provide visibility from the street and better integration with the neighborhood. The PUD addresses the quality of design and screening for the adjoining single-family residential uses through landscape requirements. Staff recommends the following note on the PUD that specifically addresses building design in an attempt to achieve compatibility with the neighborhood: *“Building designs of the multi-family villa shall be compatible with the existing duplexes along SW Lincoln Street, including making provisions for windows, porches, balconies, and other active spaces that demonstrate visibility from the street. Driveway access to any attached garages shall be from the internal private street. The appearance of any blank walls on both the maintenance building and villa along Lincoln shall be mitigated by architectural features, landscaping, windows, and openings.”*

#### **RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE LANDOWNER’S PROPERTY AS COMPARED TO HARDSHIP IMPOSED UPON THE INDIVDUAL LANDOWNER:**

**HARDSHIP IMPOSED UPON THE INDIVDUAL LANDOWNER:** The proposed reclassification will not have a detrimental effect upon the public health, safety, and welfare. The greater Brewster Place senior complex has demonstrated its ability to co-exist with and respect the character of the single-family residential neighborhood since 1966. The owner will construct a sidewalk along the balance of their property at the time of site development with the City using infill sidewalk funding to provide the necessary connections to SW 29<sup>th</sup> Street (major transit route) and SW 31<sup>st</sup> Street (dead-end sidewalk location) as a component of the City of Topeka/Metropolitan Area Transportation Organization’s Pedestrian Plan. Brewster Place is a retirement community, near a major transit route, and located in an area lacking sufficient sidewalk connectivity. A sidewalk in this location is a significant public improvement in itself since the neighborhood has lacked adequate connectivity to the City’s sidewalk network. A sidewalk along SW Lincoln will further serve to integrate Brewster Place with the rest of the neighborhood, which is an

improvement to the public health, safety, and welfare. For the above mentioned reasons, the proposed PUD will have little or no impact upon surrounding properties.

**AVAILABILITY OF PUBLIC SERVICES:** All essential public utilities, services and facilities are available to the area or will be extended at developer expense, including construction of a sidewalk along the east side of SW Lincoln for the balance of the subject PUD area at the time of site development of the multi-family villa building.

**COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:** TMC 18.45.080 subdivision regulations states, as indicated, "*where the boundary of a subdivision is an existing street or a proposed street, sidewalks shall then be installed on the nearest adjacent side or sides*". The property owner will comply as indicated by note on the PUD. Parking is provided at two spaces per unit with one space exterior to the structure.

Minimum Lot Area: **Compliant** – (minimum 1 acre)

Setbacks: 20' proposed along SW Lincoln; 10' from interior property lines

Platting: The subject property containing the current Brewster Place Townhomes is platted as Brewster Place Subdivision #4. A subdivision plat has been submitted to include the expanded area into this plat (Brewster Place Subdivision #7).

**CONCERNS OF STAFF AND REVIEWING AGENCIES:** This request was submitted to all applicable reviewing agency staff for consideration and comment. Any further concerns will be addressed during the site development plan review stage. A Stormwater Management Report **has been approved** by the City of Topeka Public Works Department as a component of the minor plat.

#### **ADDITIONAL FACTORS:**

1. Citizen Participation Process: The applicant conducted a neighborhood meeting on August 26, 2015 at 6:00 pm at the Brewster Place main complex and notified all property owners of record within 300 ft. of the proposed rezoning subject area. The applicant's report to the City is attached.
3. Flood Hazard Area: N/A
4. Airport Hazard Area: N/A
5. Historic Properties: N/A

**STAFF RECOMMENDATION:** Based upon the above findings and analysis, the planning staff recommends **APPROVAL** of this proposal, subject to the following conditions:

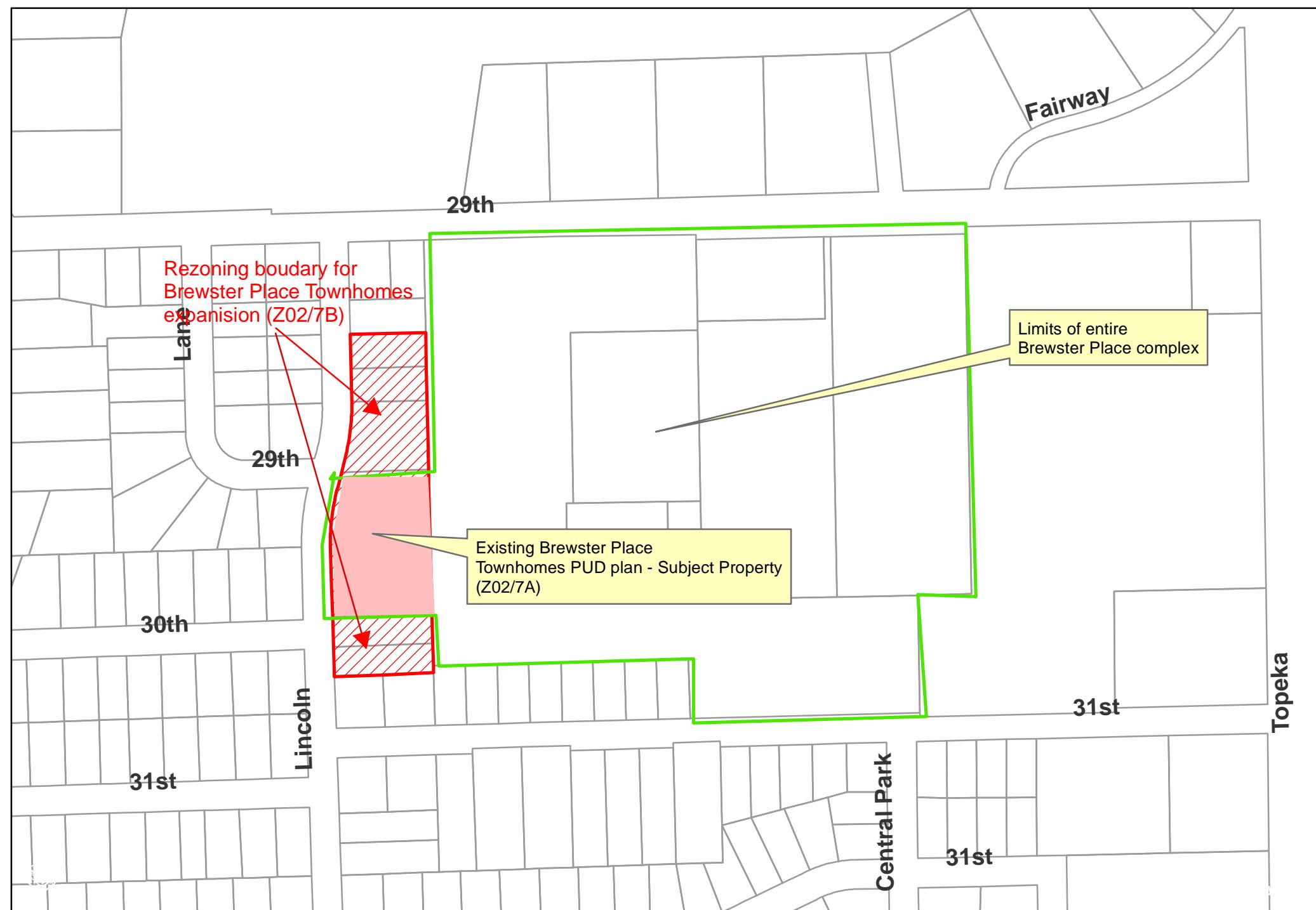
1. *Use and development of the property in accordance with the Master Planned Unit Development Plan for Brewster Place Townhomes-Revision #2.*
2. Remove Note #3 as it is duplicative of Note #4.
3. Revise Note #4 to state: "*Building designs of the multi-family villa shall be compatible with the existing duplexes along SW Lincoln Street, including making provisions for windows, porches, balconies, and other active spaces that demonstrate visibility from the street. Driveway access to any attached garages shall be from the internal private street. The appearance of any blank walls on*

*both the maintenance building and villa along Lincoln shall be mitigated by architectural features, landscaping, windows, and openings.”*

4. Add a Vicinity Map to the lower right corner of the first sheet of the PUD.
5. Revising Landscape Note #1 to include at the end: “*. . . Landscaping, including ‘Large’ trees, shall be emphasized within the 10’ landscape setback along SW Lincoln Street.”*

Prepared by:  
Annie Driver, AICP  
Planner II





**Z02/7B By: Congregational Home dba Brewster Place  
(Brewster Place Townhomes PUD)**





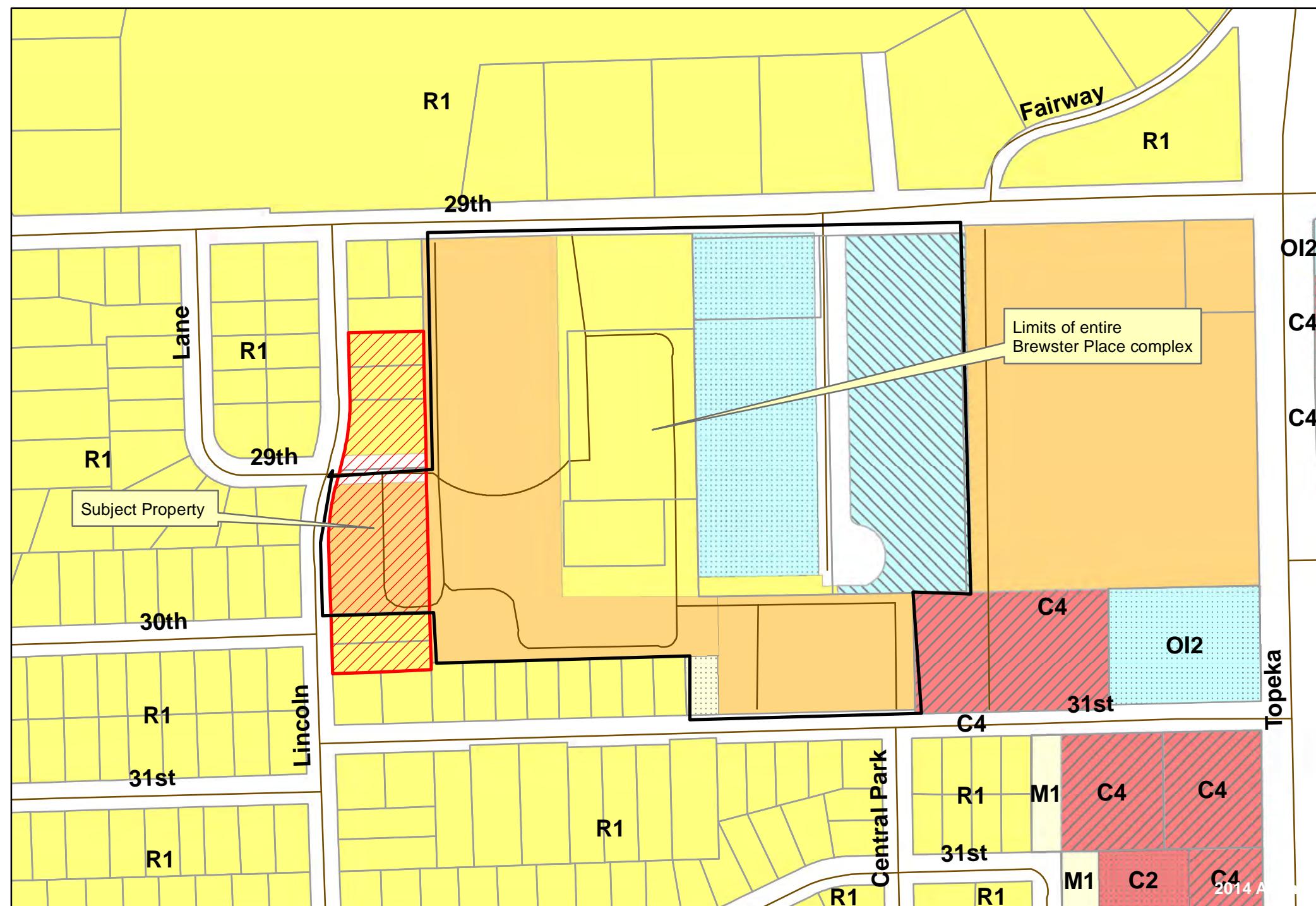


Z02/7B By: Congregational Home dba Brewster Place  
(Brewster Place Townhomes PUD)



Topeka Planning Department - 2014





Z02/7B By: Congregational Home dba Brewster Place  
(Brewster Place Townhomes PUD)











## Memorandum

**Date:** August 26, 2015

**To:** Annie Driver, Topeka Planning Department

**From:** Angela Sharp

**Re:** Brewster Place Townhomes PUD Major Amendment (Z02/7B) – Neighborhood Meeting Minutes

Please note the attached sign in sheet for those in attendance. A short PowerPoint presentation was given by Angela Dailey, Vice President, Chief Operating Officer, to open the meeting. The presentation included information relative to the proposed plans for the Villa and maintenance building that are proposed. Angela Sharp followed with an overview of the zoning and permitting process required by the City of Topeka. Annie Driver added additional comments relative to PUD components for treatment of building facades, screening and other items that might be of concern to adjacent property owners. Jeff Pohl lives to the west of the planned location for the maintenance building and he asked questions about the exterior treatment of the building and the general appearance of this area. It was indicated that the exterior would match the finishes of the other adjacent buildings on the Brewster Place campus and that landscaping would be provided between the building and Lincoln Street that would provide a residential look from the street. Katrenia Luthi commented that when they were considering the purchase of the rental home they own adjacent to Mr. Pohl's property that they looked favorably on the Brewster Place campus as a direct neighbor due to the very attractive landscaping and maintenance of the grounds. She also indicated that she appreciates the lighting and security guard presence on the campus. Questions were posed by a number of neighbors concerning the timing of the overall process and construction of the planned buildings. It was indicated that the maintenance building could actually start construction before the end of 2015, but that due to the financing and design process for the Villa, it would probably not start construction until sometime in late 2016. Art Brennan and Richard Oldham asked about how the storm drainage would be handled and whether it has been taken into consideration that there is localized flooding along Lincoln Street in large storm events. It was explained that there is a drainage report reviewed by the Engineering Division as a part of the platting and zoning process and that there is a second more detailed review during the building permitting process. It was also explained that due to the existing homes and driveways that will be demolished to facilitate the new construction, it is not anticipated that there will be an increase in the quantity of the storm water runoff due to the development. It was also explained that with the City's storm water quality regulations the storm water will be treated to remove silt and other solids prior to the storm water leaving the site. Other neighbors clarified that the flooding events usually were caused by large rains and because the curb inlets were often clogged with leaves from the numerous old growth trees in the area. They expressed concern about the City maintenance of the inlets and also about the condition of the pavement in their general neighborhood with many large cracks and potholes. It was suggested that they contact the Engineering division with specific concerns so that they can be addressed. The meeting ended with a consensus by the neighbors attending that they appreciated the information provided and they enjoy having Brewster Place as a neighbor. A few of the neighbors asked who they should contact if they were interested in the possibility of selling their property to Brewster Place and they were told to contact Matt Burns. Mr. Burns distributed his business card to interested parties.



1200 SW Executive Drive | Topeka KS 66615-3850  
785.272.2252 | Fax 785.272.6904 | 888.200.6464  
www.bartwest.com

Project Brewster Place P.N. # \_\_\_\_\_

Title Neighborhood meeting

By ACS Date 8.26.15 Checked \_\_\_\_\_ Date \_\_\_\_\_

Scale \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_

Name	Address	Phone	Email
JUDY Beckmon	2907 S.W. Lincoln	785-452-2289	
DAVID Beckmon	"	"	"
DARLENE JACKSON	2921 SW Lincoln	785-266-3281	
SANDRA BRENNAN	1301 SW 29th	785-267-0117	
Art BRENNAN	1301 SW 29 <sup>th</sup>	SAME as above	
Richard & Denise Oldham	2910 S.W. Lincoln	785-267-4428	
Francoise Recob	1241 SW 31 <sup>st</sup> Street	785-266-3701	
David Clark	1244 SW 31 <sup>st</sup> Street	785 8175701	
Russell + Katerina Luthi	10010 K16 Hwy Hollonts 66436	785-364-6289 785-224-9797	
Jeff + Amber Pohl	3021 SW Lincoln St Topeka 66611	785-221-1219 785-438-0422	

David Beck, CEO

Angela Dailey, VP, CAO

Matt Burns, Director of Environmental Services

Gary Alexander, Brewster Foundation Board member

Brewster  
Place

Arnold Driver > COT planning  
Mike Hall





# ZONING REPORT

## CITY OF TOPEKA PLANNING DEPARTMENT

CASE NO: Z15/6

By: Ruth Foster & Connie Ross

**PROPOSAL:** Zone change from “R-1” Single Family Dwelling District **TO** “O&I-2” Office and Institutional District

**LOCATION:** South side of SW Huntoon Street approximately 2,200 ft. east of SW Wanamaker (5800 block of SW Huntoon)

**PRESENT USE:** Undeveloped and vacant (2.4 acres)

**PROPOSED USE:** Owner intends to market the property for office development or other development permitted in the O&I-2 zoning district. No specific development is proposed at this time.

**CHARACTER OF NEIGHBORHOOD:** The property is located along a five-lane minor arterial (SW Huntoon) within an area containing a mix of office, multiple family residential, vacant, and single family residential uses. There is a church located two lots to the east. The property is located between one quarter and one half mile from Wanamaker Road.

### **ZONING CLASSIFICATION AND USE OF SURROUNDING PROPERTIES:**

	<b>ZONING CLASSIFICATION</b>	<b>PRESENT LAND USE</b>
North:	“PUD” Planned Unit Development (M-2 uses)	Multiple Family Residential
South:	“PUD” Planned Unit Development (M-1 uses)	Attached Single Family Residential
East:	“R-1” Single Family Dwelling District	One Single Family Residence on Large Lot
West:	“O&I2” Office & Institutional District “PUD” Planned Unit Development	Vacant Platted Lot Detention Basin for Office Development

**LENGTH OF TIME PROPERTY HAS REMAINED VACANT AS ZONED OR USED FOR ITS CURRENT USE UNDER PRESENT CLASSIFICATION:** The property has remained vacant since 1942 or earlier (oldest aerial photo readily available). The property was annexed to the City in the 1980s.

**SUITABILITY OF PROPERTY FOR USES TO WHICH IT HAS BEEN RESTRICTED:** The subject property might be difficult to develop and not commercially viable for single family residential use in the short term. With a street frontage of roughly 172' and depth of roughly 625', the tract is too narrow to develop as a typical full block with conventional residential lots fronting on each side of a

public street. The property abutting on its east is under different ownership and, therefore, the ability to incorporate the adjacent property to make for a more viable residential subdivision is not certain.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The *Land Use and Growth Management Plan – 2040 (LUGMP) Future Land Use Map* designates this area for *Medium/High Density Residential* uses. The zoning change request for the “O&I-2” Office and Institutional District does not perfectly conform to the *Future Land Use Map*. However, the proposed zoning change is consistent with the LUGMP. The property and lands around it are a transition from the regional and community commercial uses on the Wanamaker corridor from the west to the low density residential uses to the east. As stated in the LUGMP (page 46), *offices usually make suitable transitional uses between commercial centers and residential neighborhoods . . . . Office districts may be adjacent with neighborhoods where expansions of further commercial uses are not encouraged.* According to the LUGMP the subject property could develop as medium to high density residential or as office and be appropriate as a transition from commercial to residential.

**THE EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES:** Removal of restrictions as a result of the change in zoning will have little or no detrimental effect on nearby properties. The proposed O&I-2 zoning has fewer restrictions on use than the current zoning while providing greater scrutiny over design. Section 18.60.010 (Land Use Matrix) includes a complete list of the uses prohibited, conditional, and permitted in the R-1 and O&I-2 zoning districts. Some of the significant uses prohibited under the current R-1 zoning but permitted in the O&I-2 zone include:

- *Community Living Facility Type I*<sup>1</sup>
- *Medical Care Facility Type II*<sup>2</sup>
- *Recreation, Indoor Type I (Indoor pools, fitness clubs, skating rinks, gyms, dancing, etc.)*
- *Bank/Financial Institution*
- *Medical and Other Professional Office*
- *Funeral Home or Mortuary without Crematorium*
- *Health Services, Clinic, Health Care Facility*

*Assisted Living Facilities* and *Funeral Homes* require a conditional use permit under the current R-1 zoning but are permitted in the O&I-2 zoning district.

Required minimum building setbacks in R-1 zoning districts are 30' - front, 7' – side, and 30' – rear. Required minimum building setbacks in O&I-2 zoning districts are 25', 7', and 25', respectively. Pursuant to TMC 18.235 landscaping is required for new construction or substantial redevelopment in O&I-2 zoning districts. Landscaping regulations do not apply to new development or redevelopment in R-1 zoning districts.

City of Topeka standards for parking, landscaping, setbacks, and managing storm water are anticipated to be sufficient to mitigate any negative impact of the lesser restrictions. Primary access to the site will most likely be from Huntoon, a minor arterial, and thus there will be little or no impact to local streets serving adjacent residentially zoned properties.

**THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE AFFECTED PROPERTY AS COMPARED TO THE HARSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNER:** As stated above, there is minimal risk of detrimental impact to neighboring property owners due to the circumstances of the site, its location, and City of Topeka standards for parking, landscaping, setbacks, and managing storm water.

**AVAILABILITY OF PUBLIC SERVICES:** All essential public utilities, services and facilities are presently available within the area or will be extended by the developer prior to site development. The City water main is located in Huntoon Street, and a sanitary sewer main is in Huntoon and crosses the site. Huntoon Street is a five-lane street classified as a minor arterial. As constructed, it has an estimated capacity of 22,000 vehicles per day. The most recent traffic count at or near this location is approximately 14,000 vehicles per day. The signalized intersection of SW Huntoon Street and SW Wanamaker Road about a mile to the west is currently over capacity. An entrance to the subject tract of land would need to be at least 300 feet from both SW First American Place and SW Glendale Road.

**COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS:**

Minimum Lot Area: 7,500 sq. ft. required in O&I-2; site is 105,720 square feet (2.427 acres)

Minimum Lot Width: 50 feet required in O&I-2; site is 172 feet wide.

Setbacks: New structures will be required to comply with the minimum building setbacks for the O&I-2 District which are 25 feet – front, 7 feet - side, and 25 feet - rear.

Maximum Building Coverage: New structures will be required to meet the maximum coverage ratio of 50%, which is 52,860 square feet for the property.

Platting: The property is not platted. An approved subdivision plat is required prior to issuance of a building permit. Issues of vehicular access and storm water management and treatment will be addressed at time of platting.

**CONCERNS OF STAFF AND REVIEWING AGENCIES:** This request was submitted to all applicable reviewing agency staff for consideration and comment. No concerns have been expressed. Any future issues will be addressed at the platting and site development stages.

**ADDITIONAL FACTORS:**

1. Citizen Participation Process: The applicant conducted a neighborhood information meeting on Thursday, August 20, 2015 at 5:30 PM at the Washburn Institute of Technology very near the subject property. Other than staff and applicant, the six attendees are residents of Sterling Estates immediately south of the subject property. The attendees asked questions about future landscaping along the south side of the property and storm water drainage. The meeting lasted until 6:45 PM. It is staff's observation that the attendees did not have significant concerns about the change in zoning but are interested in the design and construction of future development on the site.

2. The property slopes downward generally in a southwesterly direction with a total vertical drop of approximately 12 feet. The northeast corner is the highest elevation on the site. The front half of the property is the flattest and most easily developed.
3. A sanitary sewer main runs in an east-west direction through the center of the site and is thus a constraint on where a building or buildings may be sited.

**STAFF RECOMMENDATION:** Based upon the above findings and analysis, planning staff recommends **APPROVAL** of the zone change.

**Attachments & Exhibits:** Zoning Map  
Aerial Photo Map  
Report of Neighborhood Information Meeting

Prepared by:  
Michael Hall, AICP  
Planner III, Current Planning Manager

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<sup>1</sup> A residential facility other than a hospital for short term residential care and supportive programs for improving living skills relative to chemical dependency, behavioral modification, domestic abuse, mental illness, economic recovery, job training, etc. (TMC 18.55.030 "C" Definitions)

<sup>2</sup> Dwelling for the personal nursing care and treatment for more than 3 persons.

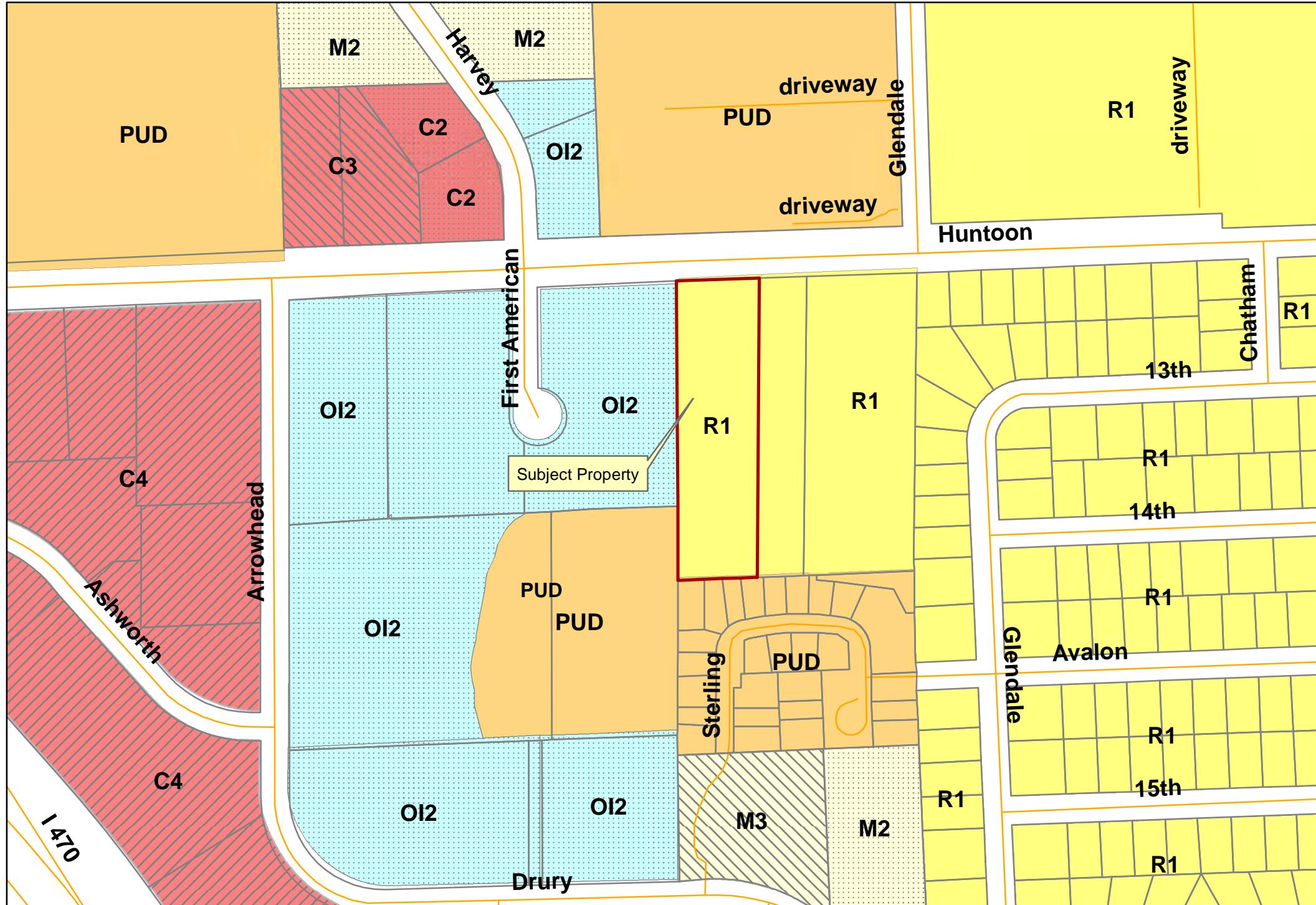


Z15/06 By: Ruth Foster & Connie Ross



Topeka Planning Department





Z15/06 By: Ruth Foster & Connie Ross



# Memorandum

**To:** Annie Driver

**CC:** Mike Hall

**From:** Kevin Holland

**Date:** September 1, 2015

**Re: Public Meeting for Rezoning Property just west of 5817 SW Huntoon**

A public information meeting was held Thursday, August 20, 2015 from 5:30 PM until 6:45 PM at the Washburn Institute of Technology for the rezone of the property located adjacent to the west of 5817 SW Huntoon. The property is being rezoned from R-1 to O&I-2.

Several attendees, all from the adjacent neighborhood to the south, were interested in what type of development zoning O&I-2 would allow. Additional comments included a question as to the natural tree buffer located on the southern boundary of the property being rezoned. Drainage was also a concern to because of the pond located southwest of the property.



Public Meeting 8/20/15

RE-ZONE

<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT INFO</u>	<u>E-Mail</u>
Kenneth M. Wilke	5815 SW Sterling Ln	272-4771	kenwilke@cox.net
Jeanne Wilke	" "	"	
Sue Marley	5805 SW Sterling	273-2767	marley66614@aol.com
MaryAnn Leslie	5827 SW Sterling Ln	350.2213	marleslie@sbcglobal.net
Rogene Moody	5825 SW Sterling Ln	272-5168	ROROMOO@HOTMAIL.COM
Robert Raukman	5816 SW Sterling Lane	2660-2399	Rocky47@sbcglobal.net
Annie Driver City Planning		308-3728	
Mike Hall	" "	" "	

104,544 160 x 650

## **Neighborhood Information Meeting Sign in Sheet**

**Case #: Z15/6 By: Foster, Ruth and Ross, Connie**

**Washburn Tech, 8/20/15 at 5:30 pm**







# CITY OF TOPEKA

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PLANNING DEPARTMENT  
620 SE Madison Street, Unit 11  
Topeka, Kansas 66607-1118  
Tel.: (785) 368-3728  
Fax: (785) 368-2535

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## MEMORANDUM

Date: September 11, 2015

To: Topeka Planning Commission  
From: Bill Fiander, AICP, Director

Re: Hi-Crest Neighborhood Plan

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### Background

The Hi-Crest NIA was awarded one of two SORT (Stages of Resources Targeting) grants to begin in 2015. This is a two-part process with neighborhood planning occurring in 2015 and implementation occurring in 2016 – 2017. The planning stage is coming to completion and is being presented as an update on the Hi-Crest Neighborhood Plan process.

The NIA has been working with Planning staff since April 2015 in updating and creating their new plan. The Plan is based in part on the 2003 Hi-Crest Neighborhood Plan but reflects the more targeted approach associated with the SORT process. The most “in-need” areas have been identified for targeting both housing and infrastructure resources.

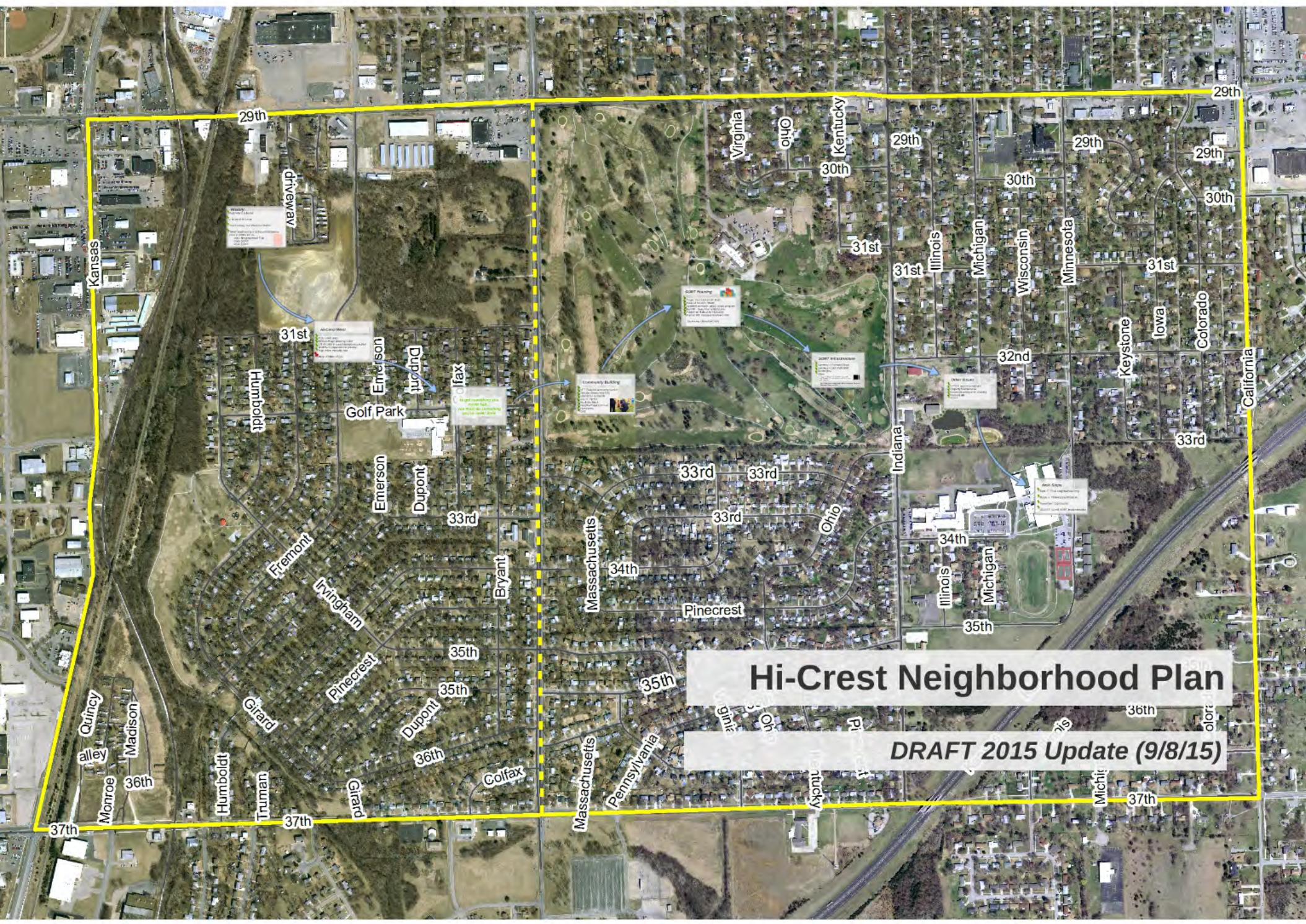
### Process

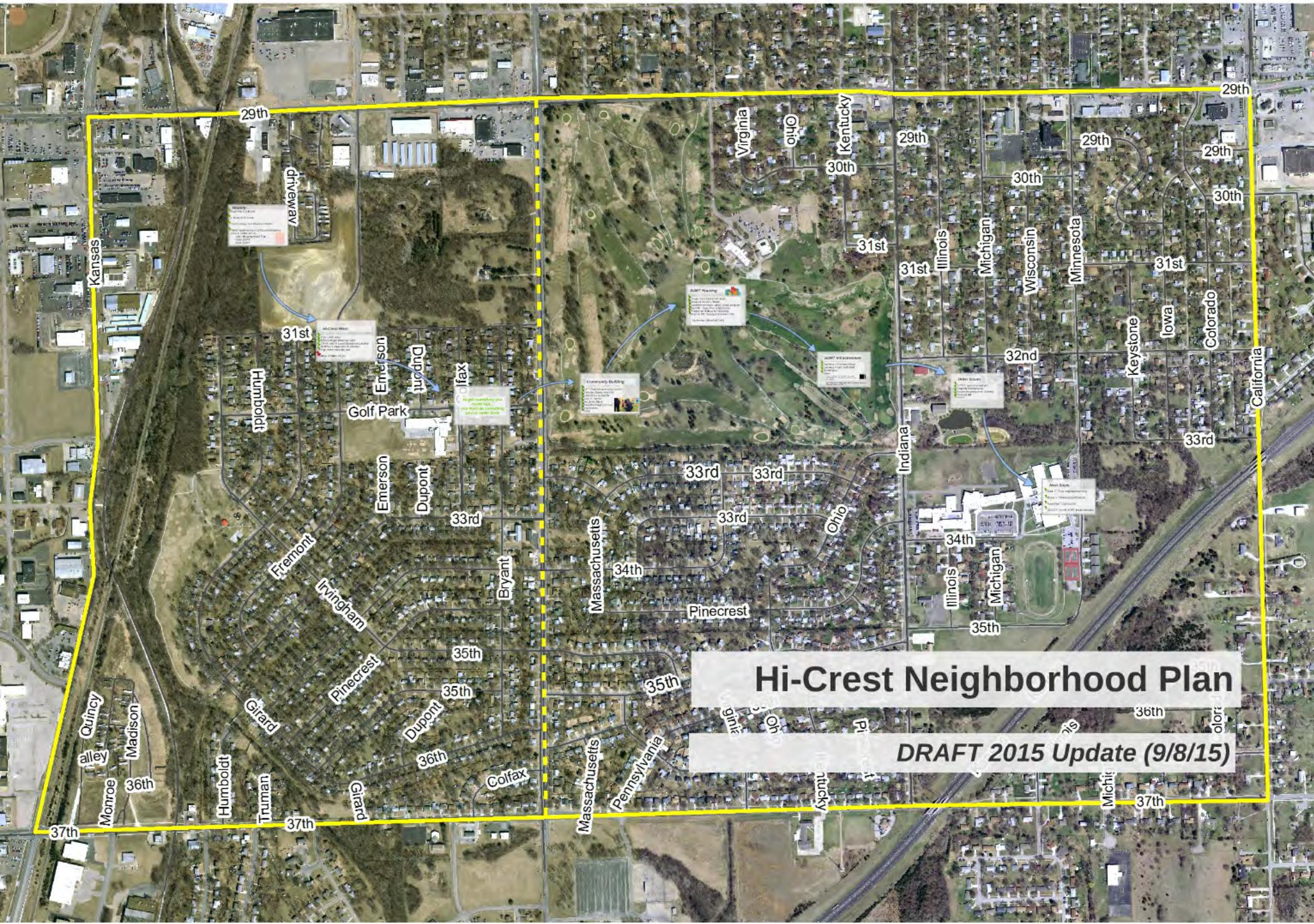
Staff notified all property owners in the planning area and held a Kickoff meeting on April 24 to present a “current conditions” analysis. Steering committee meetings were held prior to the NIA meetings over the summer months for more in-depth evaluation and up-dating of the Plan topics. Major focus areas and updates included Visions and Goals, Revitalization Themes, Neighborhood-Wide Strategies, and Implementation.

Staff has now notified all property owners in the Hi-Crest NIA—and sent direct mailers to non-property owners in the part of the neighborhood west of Adams—of the Final Neighborhood Meeting to be held on September 17 at 6:30 p.m. at Avondale East. A copy of the working draft of the Plan will be available online for review prior to the final meeting.

The purpose of the September 21 discussion is to allow the Planning Commission to preview a summary of the final plan before scheduling a public hearing on October 19. Staff will present the plan for approval as part of the City’s Comprehensive Plan.







# *History*

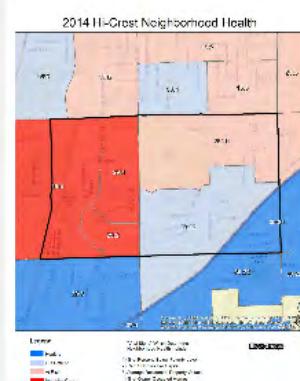
Post-WW II suburbs

2 faces of Hi-Crest

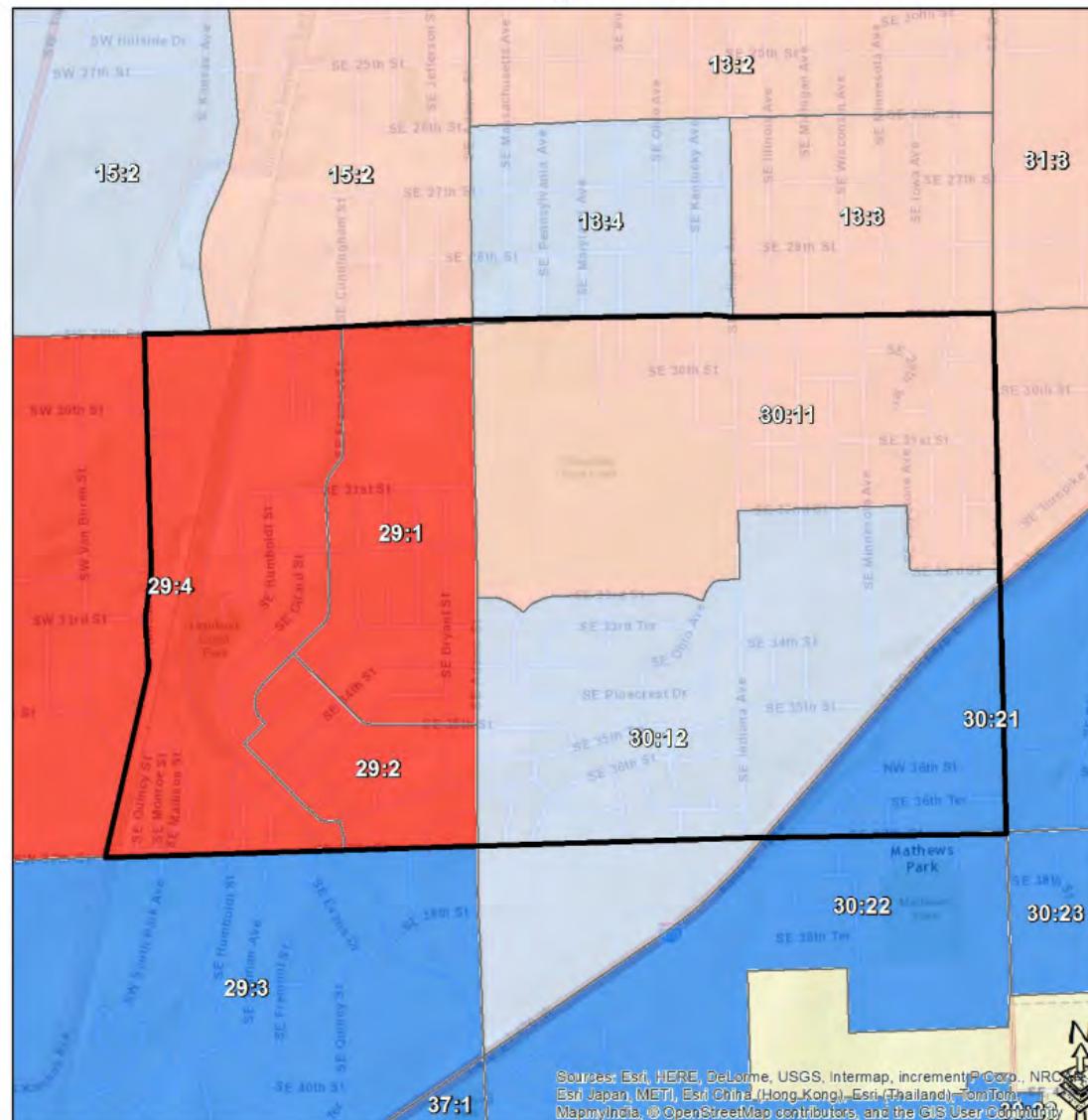
"East" mostly Out Patient in 2000s

"West" decline since 1970s and Intensive Care in 2000s led to...

- 2003 Neighborhood Plan
- 2005 SORT
- 2011 SORT



## 2014 Hi-Crest Neighborhood Health



### Legend

- █ Healthy
- █ Out Patient
- █ At Risk
- █ Intensive Care

"Vital Signs" Which Determine Neighborhood Health Include:

- 1) % of Persons Below Poverty Level
- 2) Part 1 Crimes Per Capita
- 3) Average Residential Property Values
- 4) % of Owner Occupied Homes
- 5) Number of Boarded Houses

### Block Groups

# *Hi-Crest West*

- 70% rental units
  - \$25k average property value
  - 1/3 all units in poor/dilapidated condition
  - 60-80% of population in poverty
  - High infant mortality rate
- More children <5 yrs



front

unset



*to get something you  
never had...*

*you must do something  
you've never done*

# *Community Building*

- NET Reach/Community Center
- Doxazo (Docks-Ahs-Oh)
- Habitat for Humanity
- City of Topeka
- Rock the Block
- Neighborhood Carnival
- Harvesters
- CRC



# *SORT Housing*



- Target area > Avondale East
- Keep all funds in "West"
- Landlord outreach; adjust rehab program
- No infill - more \$ for rehab/demo
- Partner w/ Habitat for Humanity
- Post-SORT >Special Structures Unit

***City Funding = \$650k (SORT, NSP)***

# *SORT Infrastructure*



Gateway > Fremont Street

Gateway > Golf Park Blvd

Streetlights

Other

Pedestrian bridge? Park improvements? Curb repair? Pedestrian connections? Sidewalks on KS and 29th Sts?



***City Funds = \$1.4 million SORT, 1/2 cent sales tax, TA grants, Bikeways, Pedestrian Plan***

# Potential Infrastructure Projects



- New Sidewalks
  - Major Street Reconstruction
  - Park Improvements
  - New Street Lights
- Pedestrian Bridge
  - Fremont Hill



# Hi-Crest Neighborhood



# Other Issues



- CPTED recommendations
- Property Maintenance
- Easement overgrowth clearing
- Fremont Hill
- ?????

# Next Steps

- Sept 17: Final neighborhood mtg
- October: Planning Commission
- November: City Council
- 2016-17: \$2 mill SORT implementation

