

November 9, 2016

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

Based upon the action requested below, the City of Topeka is requiring the listed applicant to hold a neighborhood information meeting prior to the Planning Commission public hearing:

Thursday, December 1, 2016 at 5:30 pm

**Reser's Fine Foods
(Main Lobby Entrance)
3215 SE 6th Avenue
(see attached map)**

You have been identified as a property owner of record within **500'** (City) and **1000'** (County) of the project boundary or a City-registered neighborhood association within ½ mile. The public is invited to attend this meeting to find out more details from the developer and have an opportunity to ask questions about their proposed development as described below.

Project Information

Action Requested: Rezoning to "PUD" Planned Unit Development (I-1 Light Industrial uses) (**Case #PUD16/5**)

Name of Owner: Reser's Fine Foods

Name of Applicant's representative: Kevin Holland, Cook, Flatt, and Strobel Engineering
kholland@cfse.com

Location of Development: 26 acre property at the northwest intersection of SE Croco Rd. and SE 6th Ave.

Existing Zoning: "RR-1" Residential Reserve District, "C-2" Commercial District

Comprehensive Plan Designation: *Urban/Suburban Low Density Residential* on the Land Use and Growth Management Plan – 2040 - Future Land Use Map. Annexation and Comprehensive Plan Amendment are being processed concurrently with the rezoning applications.

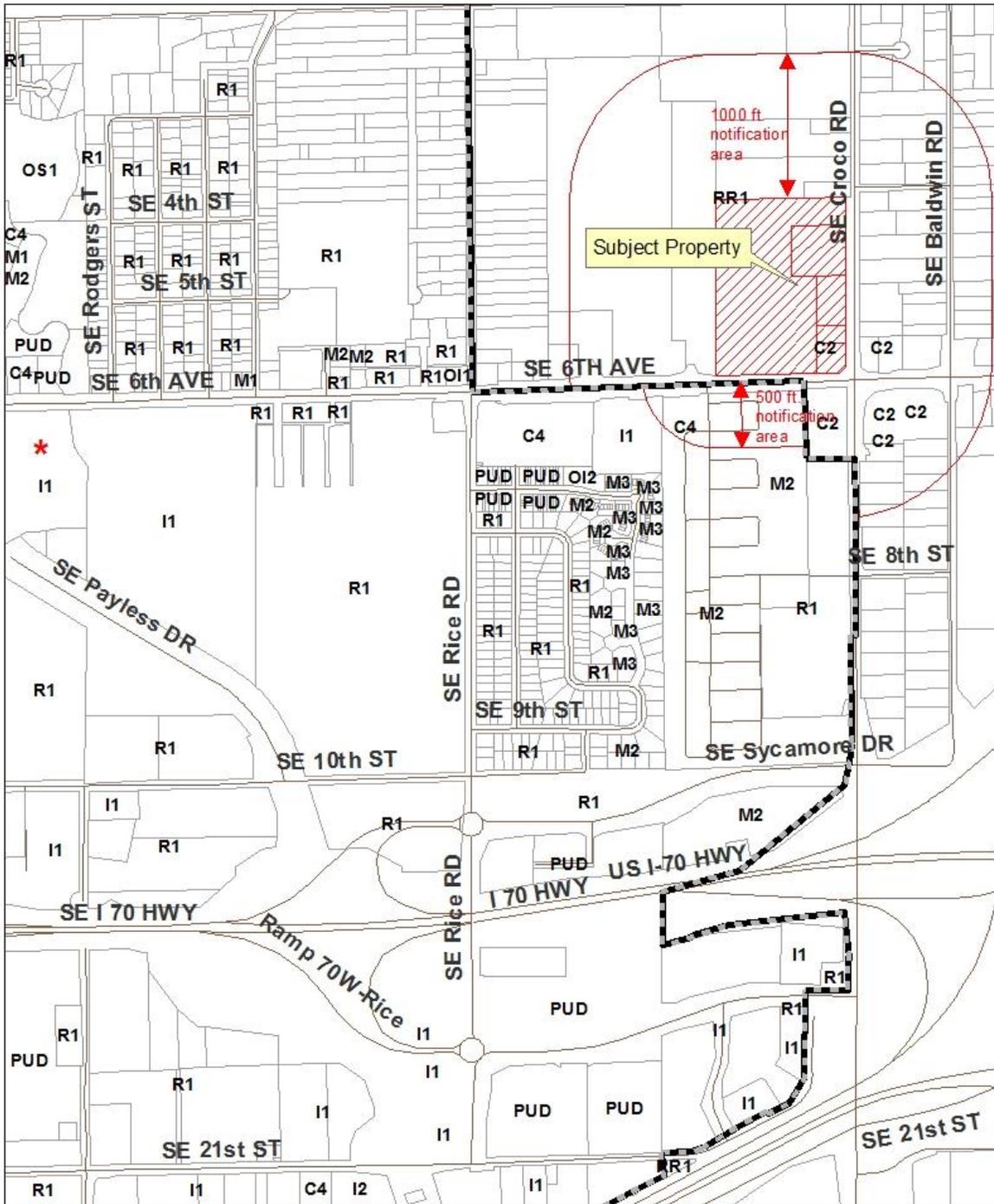
Scope of Project: Phase I will allow the construction of a new 318,000 sq. ft. food processing and packaging facility in 2017-2018. Phase II will allow an additional 85,000 sq. ft. storage and distribution building in 2022-2028.

Council District: Sylvia Ortiz- District #3

Planning Commission Public Hearing: *Tentative* – Monday, December 19, 2016 at 6:00 pm
City Council Chambers

If unable to attend, questions may be submitted prior to the meeting to be included in the developer's report to the City. Questions or comments should be sent to:

City of Topeka Planning Department
ATTN: Annie Driver, Planner II
620 SE Madison, 3rd Floor Unit 11, Topeka, KS 66607
(785)368-3010 or adriver@topeka.org



* = Meeting Location:
 Reser's Fine Foods
 3215 SE 6th St



