

Allied Paints-2818 SW Gage Blvd.-Topeka, Ks

City of Topeka Planning Department

620 SE Madison Street, Unit 11

Topeka, KS 66607

RE: Walgreens 29th and Gage rezoning request #PUD 14/02

Dear Bill Fiander and Members of the Planning Commission:

We own Allied Paints at 2818 Gage Blvd. and the properties at 2814 and 2816 Gage Blvd., and as a merchant and property owner that has been at our current location for over 41 years, we would like to encourage the Council to pass the rezoning proposal above.

There are several reasons that we feel this would be a progressive decision on your part.

- 1.) It would eliminate an area that is mostly rental properties and that shows a lack of upkeep and care and adds to the decline of the neighborhood.
- 2.) It could eliminate some of the increasing crime element with well lit parking areas. Walgreens has shown that they keep their properties clean and well cared for.
- 3.) We do not feel that it would add to the congestion of traffic. We are here daily and see the flow of traffic and with the acquisition of the corner property, by Sonic and the new Walgreens, we feel that traffic would improve. It would eliminate several driveways trying to access Gage and 29th Street, thus eliminating some of the existing congestion.
- 4.) It would eliminate the numerous cars trying to park in short driveways along 29th Street. Thus eliminating the use of our parking lot for the over flow and occupying our parking lot during business hours and over night.

We appreciate your consideration of our request and know that you too want to see a progressive Topeka that will encourage businesses to thrive and expand in our area.

Thank You,

Leslie Noller

Mike Schneider

Owners of M&L Holdings LLC and Allied Paints

Handwritten signatures of Michael Schneider and Leslie Noller. The signature of Michael Schneider is written in cursive and is positioned above the signature of Leslie Noller, which is also in cursive.

Annie Driver

From: Derek Mietchen <derekmietchen@yahoo.com>
Sent: Monday, May 19, 2014 1:57 PM
To: Annie Driver
Subject: Development

Annie

My name is Derek Mietchen and I live at 4101 SW 28th Terrace. We received the development letter about the retail store project. We have many concerns about this project. We purchased our house two years ago. We chose this neighborhood because it was a nice quiet older neighborhood to raise our two little girls. We are concerned that if this project is completed that the removal of the houses and trees will result in heavy traffic noise, trash blowing from the parking lot, and increase traffic in our neighborhood. We have no desire to live next to a retail store. Building a retail store this close will significantly lower our property value. If you are going to continue with this project will there be any compensation to the remaining residents for lowered property values and inconvenience Please respond via email or feel free to call/text me at (785) 418-5281

Concerned Resident
Derek Mietchen

PUD 14/2

Annie Driver

From: jean wilson <adwritinghouse@yahoo.com>
Sent: Thursday, May 08, 2014 5:11 PM
To: MARKW@BATISDEV.COM; Annie Driver; sueb@dcstopeka.com; sschickedanz@signaturepropmgt.com; aalexander@signaturepropmgt.com
Cc: ADWRITINGHOUSE@YAHOO.COM
Subject: DEVELOPMENT OF MALL AT 29TH & N.W. GAGE AVENUE

Follow Up Flag: Follow Up
Due By: Thursday, May 08, 2014 5:39 PM
Flag Status: Completed

SIRS;

WE ARE OWNERS OF A CONDO UNIT IN THE BARCELONA AND ARE CURRENTLY ATTEMPTING TO SELL THIS 2-BEDROOM, 2-BATH UNIT ON GROUND LEVEL WITH PARKING AND PATIO, FOR \$45,000.00.

WITH THE END RESULT OF A MALL-LIKE CONSTRUCTION YOU ARE ATTEMPTING TO DO, COULD WE MAKE SOME SUGGESTIONS TO ENSURE THE BEAUTY AND ROOM OF THIS DEVELOPMENT?

PLEASE PURCHASE FROM THE CITY ANY RIGHT OF WAY OR SHUNGA CREEK LAND ON NORTH SIDE PLUS ANY HOUSES THERE AROUND THE CRESTVIEW MEETING BUILDING AREA, TO MAKE THIS A LUXURIOUS AND MORE ROOMY AREA FOR BUSINESSES, BEAUTIFUL LANDSCAPING WITH WOODEN BRIDGES, ET CETERA, TO MAKE THIS SHOPPING AREA A CREAM OF THE CROP LOOKING PLACE ON THAT CORNER, THAT WOULD BE WELL CLEAR OF TRAFFIC FLOW COMING UP AND DOWN FROM 29TH AND GAGE BLVD. THIS IS AN EXTREMELY BUSY AREA, AND YOU MUST ALSO CONSIDER HOW THIS WILL AFFECT TRAFFIC IN AND OUT TO THE VETERANS HOSPITAL A LITTLE FURTHER NORTH ON GAGE.

THANKS, FOR YOUR CONSIDERATION TO PURCHASE THIS LAND SO THAT ENTRANCE TO STORES CAN BE FROM TWO (2) SIDES OF SHUNGA CREEK DRIVE!

SINCERELY,

OWNERS IN HUNTINGTON CONDO #103 BARCELONA

MR. & MRS. JAMES A. WILSON