



PUD14/1

February 28, 2014

City of Topeka Planning Department
620 SE Madison
Topeka, KS 66607

Re: Wrangler Ridge Master Planned Unit Development (PUD14/) Neighborhood Information Meeting Minutes

To whom it may concern:

On February 26th at 6:00 P.M., Schmidt, Beck & Boyd Engineering, LLC (SBB) held a public meeting at Cornerstone Community Church, located at the intersection of SW 21st Street and SW Indian Hills Road in Topeka, KS for the above referenced zoning case. Twenty-two (22) people attended the meeting.

SBB introduced the project and explained why the land is being developed and what the purpose of a planned unit development (PUD) is. Some of the specifics of the PUD plan for Wrangler Ridge were discussed such as the planned street (SW Kingsrow Road), stream buffer, zoning areas, and stormwater issues. It was also noted that a traffic analysis was done at SW 17th Street and SW Urish Road. Landowners had a chance to express their concerns and/or comments.

One of the main concerns was traffic. Many landowners commented that the traffic on SW Urish Road has increased tremendously over the years. There were concerns that the current road between SW 17th Street and SW Huntoon Street is in poor condition due to the increase of traffic and that if they were to develop, this section of road will only get worse. Several landowners wanted to know if they planned to widen SW Urish Road from SW 17th Street and SW Huntoon Street. It was explained that this was in the works but no more details were known. Also, there were concerns from landowners who have driveways that enter onto SW Urish Road and SW 17th Street. They mentioned that the increase in traffic has made it difficult for them to exit their driveways safely. Another concern was the increase in the amount of semi-truck traffic. Several landowners reported that there were quite a few semi-trucks taking SW Urish Road since the recent developments along SW 17th Street, however SBB site traffic counts encountered only minimal truck traffic. Once again, they were concerned about how the semi-truck traffic affects the condition of SW Urish Road. Finally, a few landowners questioned the planned street within the PUD, SW Kingsrow Road, such as, why it didn't line up with the same street to the south of SW 17th Street and whether or not SW Valley Glen Road and SW Broadview Drive would also

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eventually match up with a road to the north, within the Wrangler Ridge subdivision. It was explained that SW Valley Glen Road and SW Broadview Drive would not continue north into the new subdivision. One landowner questioned if there would be any more access points along SW Urish Road coming from the Wrangler Ridge subdivision. It was explained that there may be a couple private roads but no new driveways will be allowed. Finally, several landowners wanted to know why SW Urish Road was so busy. SBB explained that it was because SW Urish Road was designated an arterial road which means that it is meant to move traffic.

Another concern expressed at the meeting was the overall zoning areas that were planned within the proposed Wrangler Ridge subdivision. Several landowners were not excited about the M-2 Multi-Family Dwelling District areas. It was expressed that they did not want that many people living in such a small area. Much of this goes back to the amount of traffic and the condition of SW Urish Road. Several landowners questioned if single-family homes could still be built within the M-2 zoning area. This question was confirmed that yes, single family homes could still be built in an M-2 zoning area. One landowner wanted to know if quality homes or apartments would be guaranteed to be built within the M-2 zoning area. It was explained that the PUD plan cannot guarantee that. Also, several landowners questioned why there was a need for a C-2 Commercial District on the Northeast corner of SW Urish Road and SW 17th Street. One landowner expressed that there really was no need for this if they are already within "five minutes of a grocery store." It was explained that this kind of zoning is ideal for corners in new planned subdivisions and then provided a few more examples of what could possibly be built. The five landowners that lived on the south side of SW 17th Street questioned whether they would be bought out so that another C-2 Commercial District could be zoned on the south side of SW 17th Street. SBB explained that this could happen, but was highly unlikely due to the strip configuration of the lots fronting SW 17th St. Another landowner wanted to know that if the entire property was bought after the area was zoned, if they had to develop the area at all or if they could just leave it as is. This question was confirmed. Many landowners wanted to know some examples of buildings that could be built within each type of zoning areas.

A few landowners were also concerned about the annexation of the property into the City of Topeka. One landowner asked if it was being annexed just so that the City could review the PUD. It was explained that the City would provide services; therefore they also provide the permitting. Another landowner questioned if the adjacent subdivisions would eventually also be annexed if this subdivision was. It was explained that it is a possibility, but their subdivision would not get annexed unless there was a study completed that justified it.



Several landowners wanted to know when the upcoming City Council and City Planning Commission Meetings were going to be held and when this particular project would be discussed. The dates of March 18th (City Council) for the annexation petition and April 21st (City Planning Commission) for the Planned Unit Development and Subdivision were given.

All questions were answered to the best of SBB's knowledge.

Respectfully submitted,

Kari A. Bigham

Kari A. Bigham
Intern Engineer



Subject Sign In Sheet Sheet No. _____ of _____

Neighborhood Informational Meeting Job No. _____

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