



# CITY OF TOPEKA

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## **Reser's Development – Frequently Asked Questions – Response to Neighborhood Information Meeting concerns:**

1. Annexation: Annexations are initiated when an owner of a property that is contiguous to the city limits desires to connect to City sewer or water and consents to the annexation. Connecting to city water or sewer outside the city requires annexation.
2. Land Use/Character: The area to the north and east is residential in character. However, the areas south and west along the SE 6<sup>th</sup> Street corridor are a mix of uses that includes Commercial, Industrial, and Institutional uses. The area has excellent access to and from a major regional transportation network – K-4/I-7/Kansas Turnpike/Oakland Expressway.
3. Transportation: A Traffic Impact Analysis is part of this rezoning process and requires approval by the City Traffic Engineer in the Department of Public Works. SE 6<sup>th</sup> Street is a full width five lane arterial through and past the K-4/Oakland Expressway interchange. The TIA recommends street improvements and the Traffic Engineer agrees with these improvements:
  - A 205 ft. westbound right-turn deceleration lane (w/ 120 ft. taper) on SE 6<sup>th</sup> Street for truck access;
  - Improving SE Croco Road to five lanes (including adding a 5 ft. sidewalk along the along the property's length of frontage);
  - Providing and extending 5' sidewalks along the north side of SE 6<sup>th</sup> to connect with sidewalk at Rice Road.
  - The applicant will work with Topeka Metro to potential extend a route to the site once the property is annexed.
4. Site Design: Staff does not overlook that a 400,000 sq. ft. industrial building has potential to impact surrounding properties regarding changes in all of the following: character, noise, odor, pollution, lighting, stormwater, traffic and other visual impacts. The PUD master plan's design and staff recommendations include the following to address these impacts:

- 5 ft. tall landscape berm along Croco and 6<sup>th</sup>. 20' landscape setback along the street frontages; 6' landscape buffer (landscaping and/or fencing) along the north and west residential property boundaries.
  - Screening of mechanical equipment.
  - Restricting loading/unloading of trucks to the side and rear yards.
  - Placement of noise impacting refrigeration equipment to the west side (rear) of the building.
  - Generous building setbacks of 200 ft. (6<sup>th</sup>) and 120 ft. (Croco).
5. Wastewater: The current facility Deer Creek/6th is issued an Industrial Discharge Wastewater Permit by the City of Topeka. Any user exceeding 25,000 gallons/day have to obtain a permit and remain in compliance to that permit. EPA requires the permit to address pollutants of concern, specifically: pH, temperature, oil/grease, Total Suspended Solids (TSS), Biochemical Oxygen Demand (BOD), Total Organic Nitrogen (TKN), Total Phosphate (TP)
6. Stormwater: A Stormwater Mangement Plan addressing both water quantity (runoff) and water quality (treating runoff) is required as a part of this process. The plan requires approval by engineers in the City's Department of Public Works and Water Pollution Control Department. Stormwater detention (addressing water runoff) and stormwater quality treatment (treating water before it flows into the City's system) are required. This PUD Master Plan proposes an "Extended Dry Detention Basin". An "Extended Dry Detention Basin" holds water for approximately 40 hours. This functions as a stormwater quality feature in addition to detaining water runoff since it is intended to filter the pollutants before the water is released into the City's stormwater system.
7. Air Pollution: Reser's maintains air quality permits from the Kansas Department of Health and Environment (KDHE) on its existing facilities for operating its boilers and engines. Reser's existing permitted facilities have not had complaints or violations reported to KDHE.
8. Noise: Noises are associated with the plant's refrigeration and cooling system. At the Croco site, this system is placed at the northwest corner of the building, farthest from surrounding neighbors. Reser's has hired a sound consultant to develop better sound reduction technologies. The PUD plan requires an outdoor decibel level no higher than 60 decibels at the property line. The landscape berms will also reduce noise associated with vehicles.
9. Odor: Reser's uses a production waste water system that is designed to manage and reduce suspended solids, BOD and ph. This new facility is the latest technology in production waste water treatment. Part of the technology was the redesign of the aeration system that adds more oxygen

to the Equalization Tank allowing the “bugs” to work more effectively to eliminate the odor. The Master PUD Plan shows the waste water building and equalizing tank to the west of the building and at least 800 ft. from residential properties on Croco. A staff condition on the PUD master plan requires there be no discernable odors emitting beyond the property line.

10. Lighting: City code requires lighting not exceed 3 foot candles as measured at the property line and the source of illumination not be visible from adjacent properties or the public rights of way.