

REVISED Per 8/15/13

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

1. Use and development of the site in accordance with the recorded **Master Planned Unit Development Plan for Wal Mart Commercial Center.**
2. Adding Traffic Improvement Notes to Circulation, Parking, and Traffic Notes on Sheet 4:
 - a. Adding Note stating: *“The traffic improvements stated herein shall be under contract for construction prior to the issuance of building permits and completed prior to the issuance of a Certificate of Occupancy.”*
 - i. *A west-bound left turn lane for SE 25th Street where it approaches SE California for 150 ft.*
 - ii. *A continuous two-way center turn lane on SE California from SE 25th through SE 27th so that there is a 50 ft. long northbound left turn lane south of 27th Street (exclusive of the taper).*
 - iii. *Synchronized traffic signals (InSync) at Drive A, SE 25th Street and SE 29th Street.*
 - iv. *5 ft. wide bike lanes on both sides of SE 25th Street from Drive B to SE California with bike sharrows as these lanes near the approach of California to accommodate the left-turn lane.*
 - v. *Construction of Drive A as a four-way commercial traffic light with a pedestrian-activated crossing across California.*
 - vi. *Striped mid-block crosswalk, including advance warning signage, across SE 25th Street with the exact location of the crossing to be determined at the site development plan stage or within six months of the store opening after review by the City Engineer and Unified School District #501.*
3. Labeling on Sheet 1 that the “pedestrian crossing” at Drive A across California will be pedestrian-activated.
4. Labeling bike lanes/sharrows along SE 25th Street on Sheet 1.
5. Adding Note #4 under Utility Notes to state: *“Parking lot lighting shall be directed away from public streets and residential properties and shall not exceed three foot-candles as measured at the property line. The source of illumination shall be shielded from adjacent properties.”*
6. Indicating the type and intensity of parking lot lighting that is being provided to the above Lighting note under Utility Notes.
7. Adding to Note #1 under Signage Notes to include: *“. . . The base of the pole sign shall be landscaped with shrubs to a height of 30 inches.”*
8. Revising Note #4 under Signage Notes to state: *“Wall signs shall comply with the ‘C-4’ base zoning signage requirements.”*

9. Adding note under Signage Notes: *“No Electronic Message Center signs shall be permitted at the SE 25th Street entrance.”*
10. Adding note under Building and Structure Notes: *“No outdoor storage, sales, or display of products, materials, and merchandise, except within the fenced area shown on the plan and intended for garden center merchandise only.”*
11. Adding note under Building and Structure Notes: *“No parking of semi-truck trailers on the premises, except for those unloading and loading.”*
12. Revising Note #3 under Building and Structure Notes to state: *“The exterior building and sign designs shall demonstrate substantial compliance with the elevations included with the PUD plan and shall be reviewed and approved by the Topeka Planning Director prior to building permit issuance.”*
13. Depicting the existing tree line and width of the tree line on “Sheet 3- Landscaping” since this will act as the southern residential buffer area.
14. Reflecting a 6 ft. tall black chain link fence along the south side of the building just south of the row of parking stalls, connecting with the shown fence around the detention pond, and then extending north along the length of the east property boundary, including along the east side of the 25th Street drive entrance.
15. Indicating that the fence shown on the plan and around the detention pond will be *“6 ft. tall, black chain link.”*

Prepared by:
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Planner II