

LETTER OF MEMORANDUM

TO: Annie Driver
FROM: JR Willhite, EI
RE: PUD 13-1, Walmart Commercial Center; Pre-Planning Commission Comments
DATE: August 14, 2013

Ms. Driver:

Carlson Consulting Engineers, Inc. has considered your comments within the 8/8/13 staff report associated with the Walmart Commercial Center PUD and has the following comments in response.

In regards to the planning comments on the PUD documents starting on page 6 of the report:

- 1) Use and development of the site will be in accordance with the recorded Master Planned Unit Development Plan for Walmart Commercial Center.
 - 2) We will add a note to Circulation, Parking, and Traffic Notes on Sheet 4 stating *“All traffic improvements shall be finished prior to the issuance of a Certificate of Occupancy excluding any delays associated with gaining right-of-way.”*
 - i) We will provide a west-bound left-turn lane for SE 25th Street for 150 feet from the intersection with California Avenue.
 - ii) We will provide a center turn lane along SE California from SE 25th Street through at least 50 feet south of SE 27th Street (exclusive of tapering).
 - iii) We will provide a traffic signal including an InSync system at our California Avenue access drive. Additionally, we will retrofit traffic signals at 25th & California and 29th & California with the InSync system.
 - iv) With assistance from the City of Topeka to acquire necessary easements to establish a single drive on the west side of California (see below), we will provide a four-way commercial traffic light with a pedestrian-activated crossing across California.
 - v) We will collaborate with the City of Topeka to establish shared access for the two properties on the west side of California across from our California Avenue access drive.
 - vi) We will stripe bike lanes along 25th Street which will transition into shared lanes to accommodate the 150 foot left-turn lane referred to by Comment 1 (above).
 - vii) We will provide a striped mid-block crossing for pedestrians across SE 25th Street where the sidewalk from the Highland Park High School meets 25th Street, including striping and advance warning signage.
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- 3) We will label a pedestrian crossing at our California access drive across California Avenue as *"pedestrian-activated."*
- 4) We will label the bike lanes and shared lanes along SE 25th Street currently shown on Sheet 1.
- 5) We will add 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) We will add a note under Utility Notes describing the type and intensity of parking lot lighting.
- 7) We will add a note under Signage Notes to include: *"... The base of the pylon sign shall be landscaped with shrubs to a height of 30 inches."*
- 8) We will add a note under Signage Notes to state: *"Wall signs shall comply with the 'C-4' base zoning signage requirements."*
- 9) We will add a note under Signage Notes to state: *"No Electronic Message Center signs shall be permitted at the 25th Street entrance."*
- 10) We will add a note under Building and Structure Notes to state: *"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) We will add a note under Building and Structure Notes to state: *"No parking of semi-truck trailers on the premises, except for those unloading and loading."*
- 12) We will revise 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) We will depict the proposed tree line in the southern portion of the site on "Sheet 3 – Landscaping."
- 14) STILL COORDINATING FENCE WITH CITY
- 15) We will indicate that the fence shown on the plan around the detention pond will be *"6' tall black chain link."*

If you have any questions or comments, please contact us.

Sincerely,

JR Willhite, EI