MEMORANDUM

To: Topeka Planning Commission
From: Mike Hall, AICP; Manager, Current Planning
Date: February 15, 2021
RE: CU20-03 by Kansas Sand and Concrete, Inc.

The Planning Commission continued this item at the December meeting. The Planning Commission again voted to continue this item at the close of the January 25th public hearing to give the applicant and City Engineering staff time to discuss costs and alternatives, and reach agreement on Condition #3 or an alternate condition.

At the time of this writing no agreement had been reached. The applicant and Engineering staff are discussing alternative requirements. If the applicant and staff are in agreement at or before the February 15th meeting, the Planning Commission may take action. If agreement is not reached by February 15th, staff will recommend action on CU20-03 be deferred.

Condition #3:

Add Note: “Roadway improvements to NW Stina and NW 25th Street as recommended by the City Engineer or a substantially equivalent alternative proposed by the applicant shall be completed or under contract for construction prior to issuance of a Certificate of Occupancy.”

Condition #3 refers to these roadway improvements recommended by the City Engineer and included in the staff report:

The City Engineering Division has made the recommendation that based on evaluation of the Pavement Analysis that a 2”overlay on the full width of NW Stina up to the northern most proposed driveway and 1” mill/3”overlay of NW 25th from the east property line to the west curb return of NW Stover Road. A substantially equivalent proposal with the goal of prolonging the life of existing pavement, using different methods or materials, will be considered

The applicant expressed a willingness to contribute to paying for road improvements but contends that the costs are significant and making them solely responsible for the improvements is not equitable.

Attachments

- Staff Report and Attachments from December 21, 2020 Meeting