

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**March 17, 2008**  
**7:00 p.m.**

**MEMBERS PRESENT:** Stephanie Rolley, Chairperson; George Ham, Vice-Chair; Jerry Reynard; Mike Hill; Mike Kratochvil; and Stacy Kohlmeier.

**MEMBERS ABSENT:** Bill Meredith

**YOUTH IN GOVERNMENT:**

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Jane Winslow, Senior Planner; Cam Moeller, Planner; Rob Ott, City Engineer.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE MARCH 3, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Kratochvil moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

1. **TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED MCCALL LANDING COMMERCIAL PLANNED UNIT DEVELOPMENT FROM I-2, INDUSTRIAL PARK DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT. THE SITE IS AN APPROXIMATE 26-ACRE TRACT OF LAND GENERALLY LOCATED NORTH OF THE INTERSECTION MCCALL ROAD AND CARLSON STREET, SOUTH OF LEVEE DRIVE, WEST OF MCCALL PATTERN COMPANY, AND EAST OF ABBOTT MANAGEMENT AND SUNFLOWER STORAGE. THE PROPOSED MCCALL LANDING PUD WILL CONSIST OF A BROAD RANGE OF HIGHWAY SERVICE COMMERCIAL USES, RETAIL SHOPPING FACILITIES AND SERVICES, AND FARM AND RANCH SUPPLY STORES WITH ASSOCIATED OUTDOOR SALES AND STORAGE. (OWNER: MCCALL PATTERN**

**COMPANY /APPLICANT: MCCULLOUGH DEVELOPMENT INC. – CHARLES BUSCH)**

Ham moved that the Board table the item until April 7, 2008. Reynard seconded the motion, which passed on a vote of 6-0.

2. **A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED STONE POINTE TOWNHOMES RESIDENTIAL PLANNED UNIT DEVELOPMENT FROM R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT WITH AO, AIRPORT OVERLAY DISTRICT, TO PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT WITH AO, AIRPORT OVERLAY DISTRICT. THE SITE IS AN APPROXIMATE 14-ACRE TRACT OF LAND CONSISTING OF LOT 166, STONE POINTE ADDITION, UNIT TWO, AND A PORTION OF SCENIC CREST COURT RIGHT-OF-WAY, ALL GENERALLY LOCATED ALONG THE EAST SIDE OF N. SCENIC DRIVE APPROXIMATELY 750 FEET SOUTH OF THE INTERSECTION OF HIGHLAND RIDGE DRIVE AND N. SCENIC DRIVE. THE PROPOSED PUD WILL CONSIST OF FOUR-FAMILY AND SIX-FAMILY TOWNHOMES AND COMMON AREA. (OWNER/APPLICANT: STONE CREST LAND COMPANY, LLC-TOM FARR)**

Zilkie presented the Staff Report, recommending approval with conditions.

Kratochvil asked whether parking would be allowed on the streets. Zilkie said that parking would be permitted on one side of the streets but not on the travel easement.

Kratochvil asked about the lack of irrigation for landscaping in the rear yards. Zilkie said there will be some utilization of native grasses in areas where irrigation is not provided.

Rolley asked about the Scenic Drive buffer that is identified along this corridor in the Comprehensive Plan and whether the proposal is providing the type of buffer recommended in the Plan. Zilkie acknowledged that the buffer concept is not clearly defined in the Plan. Zilkie said there will be a minimum 25-foot setback from Scenic Drive within the development.

Rolley mentioned Kimball Townhomes as an example of a development that is completely screened from the roadway. Zilkie said the topography of that area, with there being a drop-off from Kimball Avenue, contributes to the screening.

Kohlmeier asked if there are plans for widening Scenic Drive. Ott said that Scenic Drive will be widened but there are not yet plans drawn up for the layout of the widening. Ott suggested that would most likely be accomplished as a CIP project.

Kratochvil said he had a concern about the safety of the southern entrance off Scenic Drive. Ott described the configuration of turn lanes at the northern entrance into the development; the south entrance will not have turn lanes.

Kohlmeier asked if there is sufficient right-of-way on Scenic Drive if the need is identified for more turn lanes in the future. Ott said there is sufficient right-of-way.

Mark Bachamp, Schultz Construction, offered to answer questions from the Board.

Rolley said she had anticipated that there would be a higher density of development in the Stone Crest Court area so that it would not have been necessary to place structures within such close proximity to Scenic Drive and so that a second entrance would not have been necessary.

Bachamp said they had tried out other configurations, but the terrain was a hindrance. Bachamp said the proposal is about as dense as possible given the topography.

Rolley said it seems there should be some consistency with the light poles used in this development with adjacent developments. Bachamp said they are trying to keep costs down and this development will have lower cost housing than adjacent developments.

Kratochvil asked how non-irrigated vegetation would be maintained, given the difficult topography and the potential for erosion. Bachamp said they will leave as much native vegetation as possible and will re-seed other areas with native grasses.

Kratochvil asked Bachamp to point where parking is and is not allowed. Bachamp explained the street widths and where parking will be allowed.

Kratochvil asked about the screening of the rear patios between units. Bachamp said there are screening walls between patios.

Rolley opened and closed the Public Hearing, with no one speaking.

Kratochvil said he appreciates what the applicant is doing having to work with a challenging site. Kratochvil said he has to put his trust in City Staff that development is not too close to Scenic Drive. Kratochvil said he supports the proposal.

Ham said he too will support the proposal. Ham said the development will provide needed affordable housing on the west side of the community. Ham noted there are site constraints that make it challenging to develop.

Rolley said the proposal is acceptable according to the City's Plans and Regulations. Rolley said it is a shame that Scenic Drive is taking on the look of any other road. She said she was trusting staff that buildings were not too close and suggested putting a buffer in place on the west side of Scenic Drive. She would like to see more native landscaping in the PUD if possible.

Kratochvil moved that the Board recommend approval of the proposed rezoning of the Stone Pointe Townhomes Residential Planned Unit Development from R-3, Multiple-Family Residential District and AO, Airport Overlay District, to PUD, Residential Planned Unit Development District and AO, Airport Overlay District, with the following conditions:

1. Permitted uses shall include ninety six (96) residential townhome units.
2. Landscaping and irrigation shall be provided pursuant to a Landscaping Performance Agreement between the City and the owner, which shall be entered into prior to issuance of a building permit.
3. Two ground entry signs and exempt signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5),(7) and (8); and Section 6-104 (B)(1) and (2), of the Manhattan Zoning Regulations shall be permitted.
4. All landscaping and irrigation shall be maintained in good condition.
5. No parking shall be allowed along the entire length of the east side of the Stone Crest Way right-of-way driving lane and shall be appropriately signed as No Parking.

Reynard seconded the motion, which passed on a vote of 6-0.

### **3. REPORTS AND COMMENTS BY BOARD MEMBERS**

There were no comments or reports.

Respectfully submitted,

Cam Moeller, Planner II