

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
April 6, 2009
7:00 p.m.

MEMBERS PRESENT: Jerry Reynard, Chairperson; Stephanie Rolley; George Ham; Mike Hill; Mike Kratochvil; and, Bill Meredith.

MEMBERS ABSENT: Nikki Miller.

YOUTH IN GOVERNMENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner; and, Rob Ott, City Engineer.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE MARCH 2, 2009, AND MARCH 16, 2009, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

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

GENERAL AGENDA

CONTINUATION OF A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED "THE LOFTS" RESIDENTIAL PLANNED UNIT DEVELOPMENT, FROM R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT WITH M-FRO, MULTI-FAMILY REDEVELOPMENT OVERLAY DISTRICT, TO PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, GENERALLY LOCATED ON THE NORTHEAST CORNER OF N. 11TH STREET AND VATTIER STREET. THE PROPOSED APARTMENT BUILDING WILL CONTAIN 113 DWELLING UNITS IN A FOUR STORY STRUCTURE WITH PORTIONS OF THE OFF-STREET PARKING UNDER THE BUILDING, AND THREE FLOOR LEVELS OF DWELLING UNITS ABOVE THE PARKING. ADDITIONAL IMPROVEMENTS INCLUDE SIGNAGE, LANDSCAPING AND SCREENING. (OWNERS: CLAYTON J. AND ESTHER I. UMSCHIED/APPLICANT: ELSEY PARTNERS-BRYAN AND CHRIS ELSEY)(THIS ITEM WAS TABLED TO THE APRIL 6, 2009, MANHATTAN URBAN AREA PLANNING BOARD MEETING.)

Rolley moved to remove the item from the table. Kratochvil seconded the motion, which passed 6-0.

Zilkie presented the staff report and recommended denial. There were no questions.

Reynard opened the public hearing.

Bryan Elsey, applicant, presented a PowerPoint presentation and covered the number of dwellings on the site, off-street parking, green space paving the gravel alley and benefit district, and that the project meets the character of the area. He also noted that 37 dwelling units could be built on the site. He asked the Board to consider that density should be based on bedrooms per acre not dwelling units per acre.

Rolley said that if the 37 unit apartment building could be built it was not being shown to the Board. She commented that the building won't fit the site and won't be able to be built. Elsey it can be built if it meets the setbacks.

Rolley said that eight of the twelve rezoning standards cannot be met and asked if Elsey had a site plan with him that works. He said no.

Todd Thaemert, 1817 Concord Lane, said the Green Zone parking changes made sense to him. He also said he's built several buildings in the M-FRO District that conform and the applicant should listen to the city staff and follow the rules on the books. He said he was concerned about a precedent would be set if the PUD is approved and that approval would create a big parking problem. Thaemert said only twelve, two bedroom units can be built on two lots, which equals 36 units on six lots. He mentioned he had no problem with one bedroom units, but the project should conform to the requirements set by the City.

John Irvine, owner of 1021 Vattier Street and 1029 Vattier Street, spoke in opposition. He said the proposal was a dysfunctional plan and there will be parking and traffic problems. He commented that only nine cars can access Vattier and the remainder off the alley. He also said there is not enough street parking in the area.

There being no further comments, Reynard closed the public hearing.

Meredith expressed concern that the applicant is not following the M-FRO standards. He also said alley access was a concern.

Rolley said there is a market for one bedroom apartments and that eight of the twelve standards are not met. She said she was concerned that City Staff had to spend so much time addressing the issues. She indicated the applicant should start by meeting the standards instead of violating them.

Ham indicated he agreed with Rolley's comments.

Kratochvil said the project was a good proposal but in the wrong location. He said

parking and the alley not being paved were major concerns. He suggested the project needed to be scaled down.

Rolley moved that the Manhattan Urban Area Planning Board recommend denial of the proposed rezoning of The Lofts from R-3, Multiple-Family Residential District with M-FRO, Multi-Family Redevelopment Overlay District, to PUD, Residential Planned Unit Development District, based on the findings in the staff report.

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

REPORTS AND COMMENTS.

There were none.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Steve Zilkie, Senior Planner