

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
June 15, 2009
7:00 p.m.

MEMBERS PRESENT: Jerry Reynard, Chairperson; Stephanie Rolley, Vice-Chair; Linda Morse; Mike Hill; Mike Kratochvil; Bill Meredith; and Nikki Miller.

MEMBERS ABSENT:

YOUTH IN GOVERNMENT:

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE JUNE 1, 2009, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Kratochvil moved that the Board approve the Consent Agenda. Rolley seconded the motion, which passed on a vote of 7-0.

GENERAL AGENDA

1. **CONTINUATION OF A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED 17TH STREET PROPERTIES COMMERCIAL PLANNED UNIT DEVELOPMENT, FROM C-2, NEIGHBORHOOD SHOPPING DISTRICT, AND C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT, FOR PROPERTY GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF S. 17TH STREET AND YUMA STREET, WHICH INCLUDES 523 S. 17TH STREET AND 1615 ½ YUMA STREET. THE SITE CURRENTLY INCLUDES A GROCERY STORE, CHURCH, SELF-STORAGE UNITS AND A DOG GROOMING BUSINESS. THE PROPOSED PUD WILL CONSIST OF A FOUR-STORY HOTEL AND A RETAIL COMMERCIAL BUILDING. PROPOSED USES INCLUDE A HOTEL, AND A BROAD RANGE OF HIGHWAY SERVICE COMMERCIAL**

USES AND NEIGHBORHOOD RETAIL COMMERCIAL USES.
(APPLICANT/OWNER: 17TH STREET PROPERTIES, LLC – DAVID MARYOTT, MANAGING MEMBER) (THIS ITEM WAS TABLED TO THE JUNE 15, 2009, MANHATTAN URBAN AREA PLANNING BOARD MEETING.).

Hill moved that the Planning Board remove the item from the table. Kratochvil seconded the motion, which passed on a vote of 7-0.

Zilkie presented the Staff Report, recommending approval with conditions.

Kratochvil asked whether there would be a right-turn lane on 17th Street leading to the west entry into the site. Zilkie said he did not believe so.

Kratochvil asked whether there had been any discussion about flipping the hotel building so the covered canopy was on the east end, to improve the turning movements. Zilkie said that adjustments had been made to make the turning radii work.

Morse asked if the unnamed public right-of-way along the eastern edge of the proposed PUD would be improved. Zilkie said it is not proposed to change.

Rolley asked about the trash area. Zilkie said the trash area serves both the retail building and hotel.

Reynard opened the Public Hearing.

Leon Osborn (Kaw Valley Engineering) spoke representing the applicant. Osborn said the project will be a great enhancement to the site.

Rolley said she had a concern about the trash area being too small to serve both the hotel and retail uses. Osborn said they feel it is adequate, but will know more once the specific retail tenants are known.

Rolley asked about the number of parking spaces being provided. Osborn said the project provides 7 more parking spaces than generally required.

Hill asked whether the applicant is confident that the turning radii will work. Osborn said they are very confident it will work and noted the plans were submitted to the City Engineer for review.

Kratochvil asked whether they are comfortable with the western entrance into the site. Osborn said they are comfortable with the entrance and noted that there is good access onto Yuma Street as well.

Reynard asked whether there are plans for sidewalks on Fort Riley Boulevard. Rob Ott, City Engineer, said there are no current plans for sidewalks on the north side of

Fort Riley Boulevard, however if that became a priority it could be considered.

Anne Marie Olson (1426 Yuma) said the neighborhood is positive about the proposal. Olson made the suggestion that there be consideration for flipping the hotel and retail buildings so that the retail building faced the park, and reducing the height of the hotel to three stories to lessen the visual impact on the neighborhood.

Kay Cardella (323 S. 14th) said she wished there would be a consideration about the height of the hotel and was concerned that it would stick out next to the neighborhood. She also asked about traffic impacts.

Reynard closed the Public Hearing with no one else speaking.

Kratochvil asked Ott whether he foresaw the intersection at the west entrance being reconstructed at some point. Ott said there was the potential to construct a median to make it a right in/right out only.

Kratochvil said he was concerned about traffic heading west out of the development, particularly traffic headed towards Kansas State University, the Corporate Technology Park, and Fort Riley. However, he said he could support the proposal, knowing that it has been professionally reviewed.

Ott, responding to the sidewalk issue, described the gaps in the sidewalk system along the north side of Fort Riley Boulevard.

Morse asked how to best address the sidewalk gaps. Zilkie said a condition of approval could be added if the Board wanted a sidewalk.

Morse said she had concerns about traffic into the site and also about the height of the hotel compared to surrounding buildings. Zilkie noted that the proposed hotel is not significantly higher than the maximum height allowed under the C-2, Neighborhood Shopping District that the hotel site is currently zoned. Zilkie said the proposed hotel is forty-six (46) feet to the highest part of the roof, which is six (feet) higher than the C-2 District allows. He noted that the site will be separated and screened by Longs Park from most residential properties in the neighborhood. In addition the hotel will be set back 19 feet along Yuma compared to the existing building.

Morse commented that the impact of the building height is lessened by the amount of setback from Yuma Street.

Reynard asked how the applicant anticipated guests exiting the site. Doug Maryott (Managing Member, 17th Street Properties, LLC) said it was their belief that the majority of guests would use Yuma Street and utilize the traffic light to get onto 1th Street.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of 17th Street Properties PUD from C-2,

Neighborhood Shopping District and C-5, Highway Service Commercial District, to PUD, Commercial Planned Unit Development District, based on the findings in the Staff Report, with the following six conditions recommended by City Administration:

1. The Permitted Uses shall include: Antique shops; Apparel stores; Appliance sales; Automobile accessory stores; Barber shops; Beauty shops; Book stores; Brew pubs; Business and professional offices; Camera and photographic supply stores; Churches, chapels, temples and synagogues; Department stores; Drug stores; Electronic stores; Food stores; Fraternal and service clubs; Furniture stores; Furniture upholstery; Garden stores; Gift shops; Hardware stores; Health and fitness clubs; Hobby shops; Hotels and motels; Jewelry stores; Laundry establishments; Leather goods and luggage stores; Music stores; Package liquor stores; Pet grooming shops; Pet stores; Private vocational-technical institutions; Restaurants, no drive-in type; Sporting goods stores; Taverns; Variety stores; and, Veterinary Out-Patient Clinic.
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. Landscaping along the Ft. Riley Boulevard frontage shall be planted at a minimum of thirty (30) inches in height at the time of planting in order to provide immediate screening.
4. All landscaping and irrigation shall be maintained in good condition.
5. Signage shall be limited to signs proposed in the application, except wall signs on the retail building's Ft. Riley Boulevard frontage shall be limited to one per business.
6. 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.

Hill seconded the motion, which passed on a vote of 7-0.

2. **A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT (PRELIMINARY AND FINAL PLAT) OF THE CORNERSTONE CHILD ENRICHMENT CENTER ADDITION, AN APPROXIMATE ONE ACRE TRACT OF LAND, WHICH IS PROPOSED TO CREATE ONE LOT FOR A GROUP DAY CARE CENTER. THE TRACT IS GENERALLY LOCATED 220 FEET NORTH OF THE INTERSECTION OF HUDSON AVENUE AND CLAFLIN ROAD, ALONG THE EAST SIDE OF HUDSON AVENUE. (OWNER/APPLICANT: THOMPSON CONSTRUCTION - TODD THOMPSON)**

Bunger informed the Board that the applicant had asked to table the item to July 20th.

Rolley moved that the Planning Board table the Public Hearing to consider the Concurrent Plat of the Cornerstone Child Enrichment Center Addition, to the July 20,

2009 Planning Board meeting.

Miller seconded the motion, which passed on a vote of 7-0.

3. **A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF THE FINAL DEVELOPMENT PLAN OF THE HOME CENTER MALL PUD, AND ORDINANCE NO. 4586, FOR PROPOSED CHANGES TO THE APPROVED GROUND SIGN. THE PUD IS GENERALLY LOCATED AT 627 PECAN CIRCLE. (OWNER/APPLICANT: HOME CENTER MALL LLC-PATRICK LEE, MEMBER)**

Zilkie presented the Staff Report, recommending approval with two conditions.

Reynard opened the Public Hearing.

Scott Haverkamp (Home Center Mall, LLC) explained the need for the proposed amendment, noting that delivery trucks frequently drive past the entrance and have difficulty identifying where businesses are located within the development.

Reynard closed the Public Hearing with no one else speaking.

Rolley moved that the Board recommend approval of the proposed amendment of the Home Center Mall PUD and Ordinance No. 4568, to modify the ground entrance sign, based on the findings in the Staff Report with the following two conditions of approval recommended by City Administration:

1. The sign shall be constructed as proposed and as shown on the application documents.
2. A sign permit shall be obtained prior to placement of the sign on the property.

Meredith seconded the motion, which passed on a vote of 6-0-1 (Reynard abstained due to a conflict of interest).

4. **ANNUAL ORGANIZATIONAL MEETING AND ELECTION OF THE CHAIRPERSON AND VICE-CHAIRPERSON.**

Rolley nominated Bill Meredith as Chairperson of the Board. Hill seconded the nomination. On a vote of 6-0-1, Meredith was elected as Chairperson (Meredith did not vote).

Kratochvil nominated Jerry Reynard as Vice-Chairperson of the Board. Rolley seconded the nomination. On a vote of 6-0-1, Reynard was elected as Vice-Chairperson (Reynard did not vote).

5. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

Lance Evans was introduced as the new Senior Long Range Planner.

Respectfully submitted,

Cam Moeller, Planner II