

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
January 4 2010
7:00 p.m.

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

MEMBERS ABSENT: Linda Morse

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

OPEN PUBLIC COMMENTS

No one spoke.

II. WORK SESSION AGENDA

DISCUSS PROPOSED CHANGES TO THE REQUIREMENTS REGARDING FRONT YARD RESTRICTIONS FOR RESIDENTIAL DRIVEWAY WIDTH AND LANDSCAPING REQUIREMENTS, WHICH ARE SET OUT IN THE MANHATTAN ZONING REGULATIONS, ARTICLE VII, OFF-STREET PARKING AND LOADING, PART 1, OFF-STREET PARKING, SECTION 7-102, GENERAL PROVISIONS

Bunger provided a PowerPoint overview of the issues and some options to address parking and driveway width and area problems in front yards and areas between the front lot line and furthest point on the structure facing the front lot line. The changes would require amendments to the Zoning Regulations. He indicated the issue is finding a balance regarding how much paving is allowed in front of primarily single-family and two-family dwellings, while insuring adequate provisions for landscape open space are maintained, as well as not allowing driveways to become parking lots.

Rolley asked if landscape area is a defined term. Bunger said anything not a house or driveway. Rolley asked if driveways are specifically concrete or asphalt or if permeable paving or gravel that could be construed as landscape space? Bunger said driveways are concrete or asphalt, and in some cases, particularly near campus, gravel is laid down adjacent to driveways and the space becomes a parking area, and then a zoning violation. There has been some discussion about permeable paving with grass that grows between pavers, but it hasn't been implemented by anyone.

Rolley suggested lot width as a solution may hold the most promise. Bunger said the width would be large enough to buffer larger driveways but not too small, which is the case in most of Manhattan. He said 75 feet seems to eliminate a lot of properties. The

challenge is to take rental areas into account. The percentage of landscape area is still being considered.

Miller said the idea of looking at options was appealing to reduce many of the number of BZA cases. For example, taking the house out of the calculations makes sense. She said the width and percentage could be tricky and those cases should go to the BZA.

Meredith said the one that made the most sense was excluding the building footprint.

Reynard said the Ward districts are set and the new areas may need a separate set of restrictions. Once a regulation is adopted, then exceptions are requested.

Mark Bachamp, Schultz Construction, said staying with a 75% landscape standard, based on removing the house from the calculation, made sense. He said the regulations should be flexible for new home construction. Bachamp indicated going to the BZA for some cases is not that bad. Miller said she liked the idea of consistency across the city and creating unique areas would be difficult.

Rolley liked the idea of moving the line to the front of the house was a good idea. She also liked the idea of applying a percentage based on lot width and seems it may address and make distinctions between narrow lots and larger lots. Bunger asked if Rolley had any input on the appropriate percentage. She suggested photographs and diagrams to help the Board visualize what may be appropriate.

Cattell mentioned the problems with cul-de-sacs with narrow front yards versus large estate lots, and the need to have consistent regulations within zoning districts.

DISCUSS PROPOSED CHANGES TO THE REQUIREMENTS REGARDING TEMPORARY USES, WHICH ARE SET OUT IN THE MANHATTAN ZONING REGULATIONS, ARTICLE V, ACCESSORY USES, TEMPORARY USES, AND HOME OCCUPATIONS, PART 2, TEMPORARY USES

Zilkie reviewed some of the proposed changes to the temporary use provisions of the Zoning Regulations and updated the Board on the status of proposed changes. He said staff will prepare a draft text, which city administration will review internally, and then return to the Board with a more complete text for further discussion.

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

Respectfully submitted,

Steve Zilkie, Senior Planner

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