

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
September 17, 2012
7:00 p.m.

MEMBERS PRESENT: Gary Stith, Chairperson; Linda Morse, Vice-Chairperson; John Ball; Jerry Reynard; Mike Hill; and, Mike Kratochvil.

MEMBERS ABSENT: Phil Anderson.

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE FINAL PLAT OF WESTERN HILLS ADDITION, UNIT FIFTEEN, GENERALLY LOCATED NORTHWEST OF EVERETT DRIVE AND SOUTHEAST OF THE END OF THE LONDONDERRY CIRCLE. (APPLICANT: S. THOMAS ABBOTT /OWNERS: DENNIS L. WEISMAN AND MELANIE C. WEISMAN TRUST, ABBOTT/ANDERSON DEVELOPMENT CO. INC., AND WESTERN HILLS LLC)

Kratochvil moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA

TABLE A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT (PRELIMINARY PLAT AND FINAL PLAT) OF THE FARRAR ADDITION, UNIT THREE, GENERALLY LOCATED NORTH OF LEVEE DRIVE AT THE FARRAR CORPORATION AND EAST OF HAYES DRIVE AT BIG LAKES DEVELOPMENT CENTER. THE CONCURRENT PLAT IS PROPOSED TO CREATE THREE INDUSTRIAL LOTS. (APPLICANT: JOE E. FARRAR-FARRAR CORPORATION/OWNERS: CITY OF MANHATTAN AND BIG LAKES DEVELOPMENT CENTER, INC.)

Kratochvil moved that the Board table the Concurrent Plat to the October 1, 2012, Manhattan Urban Area Planning Board meeting. Reynard seconded the motion, which passed on a vote of 5-0.

Morse joined the meeting.

A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT (PRELIMINARY PLAT AND FINAL PLAT) OF THE ALLEN-BLANKENHAGEN ADDITION, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF N. 10TH STREET AND CLAFLIN ROAD. THE CONCURRENT PLAT IS PROPOSED TO CREATE TWO SINGLE-FAMILY RESIDENTIAL LOTS. (APPLICANT: SMH CONSULTANTS – JEFFREY HANCOCK /OWNERS: MARCIA E. ALLEN REVOCABLE LIVING TRUST - EARL R. ALLEN AND MARCIA E. ALLEN, TRUSTEES; ELMER AND ROXIE BLANKENHAGEN)

Bunger presented the staff report and recommended approval.

Stith opened the public hearing.

No one spoke.

Stith closed the public hearing.

Morse moved that the Planning Board approve the Variation to Article X, Subdivision Layout Standards, Part 10, Standards for Sidewalks, Section 10-1001(d), based on the findings in the staff memorandum, and approve the Preliminary and Final Plats of the Allen-Blankenhagen Addition based on conformance with the Manhattan Urban Area Subdivision Regulations.

Reynard seconded the motion.

Morse said she appreciated that the two existing houses were not being changed and that the purpose of the plat was not for redevelopment and therefore, in this case, she could support the variation to not require a sidewalk.

On a vote, the motion passed 6-0.

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED PRELIMINARY DEVELOPMENT PLAN FOR THE BLUEMONT AND N. MANHATTAN HOTEL COMMERCIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED NORTHEAST OF BLUEMONT AVENUE AND N. MANHATTAN AVENUE INTERSECTION AT 800 AND 810 N. MANHATTAN AVENUE, AND 1212, 1222, AND 1224 BLUEMONT AVENUE, FROM R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT WITH M-FRO, MULTI-FAMILY REDEVELOPMENT OVERLAY DISTRICT, AND UO, UNIVERSITY

OVERLAY DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT. (APPLICANT/OWNER: EXCEL GROUP LLC-ANDREW SUBER)

Zilkie presented the staff report and recommended approval.

Kratochvil asked if there was a concern about the HVAC units exposed against the limestone walls, primarily on the south and west walls. Zilkie said no because there are no design guidelines for details such as HVAC units.

Ball asked if staff was comfortable with the increase in traffic and the primary access points of N. Manhattan Avenue. Zilkie said staff was comfortable with the proposed access, based on the conclusions of the applicant's traffic report and the review of the findings by the Public Works Department. Ott added that street improvements in the corridor that will add capacity to the street intersection of Bluemont and N. Manhattan, and there is a traffic signal coordination project from 11th to Sunset.

Kratochvil asked Ott if any thought had been given to making the alley one way. Ott said their memo mentioned making the alley one way, eastbound. Kratochvil said utility poles and other utilities are a challenge and there should be coordination with utility companies. There was a brief discussion about which one-way direction was appropriate with the consensus that eastbound is appropriate.

Stith opened the public hearing.

Tracy Anderson, Anderson Knight Architects, said the HVAC units were not on the previous building. He said they will take steps to color blend the HVAC to adjoining material.

Tim Fitzgerald, President of the Aggieville Business Association, said that at first there were three concerns, which have been addressed. The first concern was parking, which will be provided and bring more patrons to Aggieville. The only concern was weddings but most happen on weekends and parking is available on campus. Another concern was the look of the building, and materials now incorporate brick from Aggieville and limestone from the University. The last concern was including the project in the ABID, and it should be in the ABID.

No one else spoke. Stith closed the public hearing.

Morse commented on the trash collection point. Zilkie said the trash collection will be to the north associated with the condominium. Stith suggested there should be an agreement between the hotel and condominium, as a condition of approval.

Morse asked about the metal screen on the east parking garage wall. Andy Suber, applicant, responded that the intent was to angle the screening to allow for air and some light while maintaining the intent of screening the parking from the neighbor.

Morse asked how the lower level parking would be managed. Suber said the mechanical arm is intended to control traffic. She also asked if parking would be allowed on the alley and Suber said no parking would occur on the alley.

Kratochvil requested the north exposed wall of the parking garage be painted to match the walls and Suber agreed.

Stith asked if the wall lights would assist in lighting the sidewalk because street lights aren't proposed. Suber said the hotel lights would provide ambient lights but there is no intent to light the sidewalk. Ott said there is no funding for street lights on the north side of the street like that on the south side of Bluemont. Suber said they could add some downcast lights on the short outdoor walls to help pedestrian traffic.

Stith commented on the loading space for deliveries and trash and the service hallway corridor, which only has connections at each end of the service hallway leading to the parking/loading area. He said there was only one loading/delivery area, which may conflict with parking. He suggested a double door to a parking bay designated for deliveries made more sense, which would improve access for deliveries and parking circulation. He also thought trash collection and delivery to the area north of the alley would be a problem. Suber said the area is tight but there is some flexibility to address some of the issues mentioned.

Stith asked if there was a zoning requirement for loading. Zilkie said there was no specific loading requirement. He strongly encouraged Suber to address the loading and access issue to enhance the operation of the facility. Suber said there is flexibility to modify the floor plan to respond to delivery and access concerns. Morse echoed the loading and delivery concerns and related the blocking of alleys in Aggieville during lunch.

Stith commended the design of the project's façade along Bluemont and its consistency of design with buildings in Aggieville. He said street trees and sidewalk pavers would add to the development, and given the waivers of lot coverage, parking, and to a degree height, that are being granted, there should be something given back to the City. He said the project will be good for the City, Aggieville and KSU, but the City sets the bar kind of low and doesn't have the expectations for quality projects like other cities have. He said he understood there wasn't funding for streetscape on Bluemont but the developer could contribute to streetscape improvements to be more consistent with Aggieville. He thought this was a good project that could be a great project and asked Ott for his thoughts.

Suber said they looked at streetscape elements of the Campus Edge Plan and felt the proposed seating areas and landscaping on the private side complimented the public space. He said they looked at tree grates but felt they needed the urns to elevate the Birch trees, which can grow up to 30 feet in height, to protect the trees plus they felt there wasn't enough room to add tree grates. Stith suggested the applicant contribute to street

trees, with the understanding there wasn't funding for them with the Bluemont street project. Ott showed the Board the cross section of the street improvement and the limited space saying that tree grates may reduce sidewalk width to less than five feet. Stith said a pedestrian easement could be dedicated on the private property to widen the sidewalk. Ott said he was concerned about street trees but pavers may be doable. He asked the Aggieville representatives if there were any street trees in Aggieville and the response was there are none.

Stith said pavers may complement the streetscape and be consistent with Aggieville. Suber said he felt they were trying to complement Aggieville and wasn't sure what he would be agreeing to for pavers. Stith said pavers, at least along Bluemont, with pavers like those in Aggieville.

Kratochvil asked where the pavers are in Aggieville. It was noted they are in front of businesses. Kratochvil said there are concerns with pavers and maintenance, particularly with snow removal. He said the effect of salt on pavers is a concern. Stith said they are common around the country and are used in downtown Manhattan.

Evan Tuttle, Executive Director of the Aggieville Business Association, said a lot of people have problems with snow removal and cleaning because of pavers. He said the pavers at 11th and Moro are deteriorated. He suggested stamped and dyed concrete may be a solution. Kratochvil said care had to be taken because ice will stain the dyed concrete.

Morse said the project was well designed and will be good for the community. She expressed concern about not allowing development north of the alley. She supported the pavement of the alley and sharing the costs for the improvement.

Hill said the bar was set high on the project and has done a nice job, which is better than the first request.

Hill moved that the Planning Board recommends approval of the Variation of the proposed driveway spacing along N. Manhattan Avenue, and proposed rezoning of the Bluemont and N. Manhattan Hotel Commercial Planned Unit Development from R-3, Multiple-Family Residential District with M-FRO, Multi-Family Redevelopment Overlay District, and UO, University Overlay District, to PUD, Commercial Planned Unit Development District, with the following conditions of approval:

1. The Permitted Uses shall include all of the Permitted Uses of the C-3, Aggieville Business District, excluding Automobile Service Stations, Bed and Breakfast Homes, Bed and Breakfast Inns, Carpet and Rug Stores, Laundry Establishments, Miniature Golf Courses, Pet Grooming Shops, and Taverns.
2. The two (2) separate ground floor commercial spaces, as shown on the first floor plans, and conversion of ground floor space to separate commercial space such as, but not limited to, the model room and model suite, shall not

be included within the licensed premises for alcoholic liquor or cereal malt beverage sales.

3. Signage shall be limited to signs proposed in the application documents.
4. Exempt signage shall include signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5), and (7); and, Section 6-104 (B)(2) and B(5).
5. Landscaping shall be maintained in good condition.
6. A landscape performance agreement shall be approved, prior to issuance of a building permit.
7. Prior to issuance of any occupancy certificate for the property, the alley shall be repaved according to City specifications, from N. Manhattan Avenue to N. 12 Street. The applicant shall insure that such repaving is completed either by initiating the benefit district process, or by another mechanism in which the applicant assumes primary financial responsibility for the repaving.

Hill added two additional conditions:

8. The PUD shall be included in the Aggieville Business District.
9. The applicant shall secure an agreement with the adjacent property owner of the Campus Bridge Lofts PUD to the north to share the trash dumpster.

Reynard seconded the motion.

After discussion it was determined that condition 8 was better expressed separately from the rezoning motion as a recommendation. Tuttle indicated that next April the ABID Board will recommend to the City Commission to expand its boundaries. The Commission could consider the expansion in October of next year.

Hill removed the ABID condition from his motion.

On a vote, the recommendation to rezone with eight conditions passed 6-0.

Morse moved that the Manhattan Urban Area Planning Board recommend that the proposed PUD be a part of the Aggieville Business Improvement District.

Ball seconded the motion. On a vote the motion passed 6-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell said the Wildcat Creek Working Group will meet approximately mid-October and staff continues to work on the Eureka Valley K-18 Corridor Plan and will present the documents to the Board when complete. Ott mentioned there is a City County MPO discussion on September 20th at 4 PM in the City Commission room. He also said that as part of the MPO, the Board would be invited to an intelligent transportation system architecture stakeholder meeting on October 5th from 9:30 AM to 11 AM at the Fire Station Headquarters Building. There will also be an Open House on Saturday, October 13th at the new traffic shop at 11th and Yuma around 9:30 AM.

Stith asked Cattell to send the Board an e-mail an e-mail reminder of the dates and times.

Respectfully submitted,
Steve Zilkie, Senior Planner