

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
September 15, 2014
7:00 p.m.

MEMBERS PRESENT: Phil Anderson, Chairperson; John Ball Vice-Chairperson; Gary Stith; Jerry Reynard; Ron Hageman; Linda Morse and, Neil Parikh.

MEMBERS ABSENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunger, Senior Planner; Lance Evans, Senior Planner; Chase Johnson, Planner; and Ben Chmiel, Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE SEPTEMBER 4, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Ball moved that the Board approve the Consent Agenda. Stith seconded the motion, which passed on a vote of 5-0-2, with Reynard and Hageman abstaining as they were gone from that meeting.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED PRELIMINARY DEVELOPMENT PLAN FOR THE MERCY REGIONAL HEALTH CENTER PLANNED UNIT DEVELOPMENT, AN APPROXIMATELY TWENTY-ONE (21) ACRE TRACT OF LAND, GENERALLY LOCATED TO THE SOUTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND COLLEGE AVENUE, FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT. (APPLICANT/OWNER: MERCY REGIONAL HEALTH CENTER, INC. – JOHN BROBERG, SENIOR ADMINISTRATOR)

Bunger presented the Staff Report and recommended approval with twelve conditions.

Stith asked if the site was divided into three separate lots, saying there should be travel easements between them.

Bunger indicated the entire hospital campus is currently one lot and agreed that if it were ever platted into separate lots in the future, travel easements would need to be provided.

Stith asked if the four previous conditional use permits were being superseded by the PUD. He suggested if there were any conditions of approval with those conditional use permits that were not being modified by the proposed PUD; the Board might need to add a condition that those remain in effect.

Bunger and Cattell explained that the PUD replaces the previous conditional uses and that the PUD application documents address the existing building, parking, drainage, screening and signage; as well as propose what the new building, signage, parking, landscaping and screening will be. If the applicant wants to make substantial modifications in the future they would need to go back through the PUD public hearing amendment process.

Morse asked for clarification of parking on the site.

Bunger explained the amount of existing and proposed parking that will be located on the PUD site.

Morse asked what the proposed “urgent care services” was referring to in the application documents, as there is already an emergency room. Bunger said the applicants can explain it.

Anderson asked if the official name was still Mercy Regional Health Center or if it was changing to Via Christi. He also asked if there was a need for additional curb cut entrances into the new facility, as the intersection of Kimball Avenue and College Avenue is the only controlled access near the site.

Bunger said there will be no new curb cuts into the new facility. In fact the westernmost curb cut on Kimball Avenue that served Saint Joseph will be removed. All the access will be provided by the existing internal circulation roads on the site. He said the City Traffic Engineer was requiring a deceleration lane on eastbound Kimball Avenue into the site to traffic flows more functional. Also center left turn lanes on Kimball and College Avenues into the site will be reviewed further with the Final Development Plan.

Anderson opened the public hearing.

Jim Fraser, Chief Financial Officer for Mercy Regional Hospital, provided an overview of the proposed project and answered questions. He said that rebranding of the hospital to Via Christi is still in transition. He explained that the Urgent Care service in the new medical office building would be provided by one of the tenants, consisting of a family practice offering extended office hours to serve urgent care needs, but it would not be for emergency care.

With no one else speaking, Anderson closed the public hearing.

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Mercy Regional Health Center from R-1, Single-Family Residential

District, to PUD, Commercial Planned Unit District, based on the findings in the Staff Report with the twelve (12) conditions of approval recommended by City Administration.

Stith seconded the motion.

Morse said she had some concern about moving projects forward when some traffic issues were still being studied. She recognized that the City doesn't always have the funds to make all the traffic improvements that might be needed to reduce congestion and that the City should try to move those projects forward as best it can.

Ball said he was glad to see investment and improvement to the medical care in the community that might help attract additional providers to the area.

Anderson said he was glad to see they have provided bicycle parking in the PUD and he assumed there was also public transportation to the site.

Stith said there is a bus stop on both Kimball and College Avenue.

Anderson called for the vote on the motion, which passed on a vote of (7-0).

The conditions of approval are as follows:

1. The Permitted Uses shall be Hospitals, Outpatient Surgical Center, and Medical Offices.
2. A minimum six (6) foot tall sight-obscuring fence shall be constructed along the western property line of the new office building and its associated parking lot.
3. 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.
4. All landscaping and irrigation shall be maintained in good condition.
5. Light poles shall be provided as described in the application documents. Exterior building lighting shall be provided as proposed and be of a cut-off design, so as to not cast direct light or glare onto public streets or adjacent property.
6. Ground Signs shall be permitted and constructed as proposed.
7. Wall signs shall be permitted as proposed.
8. Two (2) pylon signs shall be permitted on the site as shown on the Preliminary Development Plan. The digital portion of the pylon sign proposed on College Avenue shall be limited to a Digital Graphic Sign, as follows:
 - a. Digital Graphic Sign. A sign utilizing LED (light emitting diode), LCD (liquid crystal display), plasma, projected images, or any functionally equivalent technology, and which is capable of automated, remote or computer control to change a static image only as a "slide show" (series of images).
 - b. Duration of Message and Transitions. The sign message shall remain static for a period of not less than sixty (60) seconds. The transition from one (1) message to the next shall be direct and immediate, without any special effects including but not limited to, dissolving, fading, scrolling, starbursts and wiping, which shall be prohibited.

- c. Image Characteristics. Digital Graphic Signs shall have a pitch of not greater than twenty (20) millimeters between each pixel.
 - d. Luminance. Between sunrise and sunset the maximum luminance shall be five thousand (5,000) nits and between sunset and sunrise the maximum luminance shall be five hundred (500) nits. All signs with a digital display having illumination by means other than natural light must be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's brightness to comply with this requirement.
9. An agreement outlining the owner's on-going maintenance responsibility and enforcement rights of the City for the detention areas and stormwater infrastructure shall be created and approved by the City prior to completion the Final Development Plan and Final Plat.
 10. An eastbound right-turn lane on Kimball Avenue into the PUD site shall be installed at the time of construction for the new medical office building
 11. The need for left-turn lanes on Kimball Avenue and College Avenue into the site shall be evaluated by the applicant's engineer at the time of the Final Development Plan to determine if the road improvements are warranted to improve safety and efficiency of traffic.
 12. Exempt signage shall be permitted as described in Article VI, Section 6-104 (A)(1),(2),(3),(4),(5),(7) and (8); and Section 6-104 (B)(2), of the Manhattan Zoning Regulations. Temporary sales aids, banners and portable signs, as described in Article VI, Signs, of the Manhattan Zoning Regulations, shall be prohibited.

REPORTS AND COMMENTS BY BOARD MEMBERS

Bunger indicated the City will be hosting a Flood Insurance question and answer open house for the public on September 30th from 5:30 to 7 pm at the Fire Station, to educate the public about flood insurance. He said insurance agents will be present to meet with clients to review their insurance rates and options. He said the City has mailed letters to all properties within the floodplain with information about the meeting and the approximate placement of their property in the floodplain.

Cattell updated the Board on the Manhattan Area 2035 project and indicated there is an online comment form with the draft Future Land Use map that will be up until October 10th to facilitate comments for anyone who may have missed the September public workshop.

Stith indicated the Flint Hills MPO is developing a Long Range Transportation Plan and will be holding public meetings on September 24th from 4:30 pm to 7 pm, with a presentation at 5:30 pm in the City Commission Room in Manhattan, and concurrently at the Opera House in Junction City.

Respectfully submitted,

Eric Cattell, Assistant Director for Planning