

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
April 6, 2015
7:00 p.m.

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

MEMBERS ABSENT: Ron Hageman.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunker, 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 MARCH 23, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF THE MERCY REGIONAL HEALTH CENTER COMMERCIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND COLLEGE AVENUE (APPLICANT/OWNER: MERCY REGIONAL HEALTH CENTER, INC.- JOHN BROBERG, SENIOR ADMINISTRATOR).

Stith moved that the Board approve Consent Agenda. Ball seconded the motion which passed on a vote of 5-0-1, with Parikh abstaining on the Minutes since he was not present at that meeting, and on a vote of 6-0 on the Final Development Plan and Plat of Mercy Regional Health Center PUD.

GENERAL AGENDA

TABLE THE PUBLIC HEARING TO AMEND ORDINANCE NO. 6607 AND THE APPROVED PRELIMINARY DEVELOPMENT PLAN OF LOTS 4 AND 5, HERITAGE SQUARE SOUTH COMMERCIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED SOUTH AND WEST OF THE INTERSECTION OF U.S. 24 HIGHWAY AND SOUTH PORT DRIVE. THE AMENDMENT IS IN THE FORM OF A FINAL DEVELOPMENT PLAN. (APPLICANT: LEISZLER REAL ESTATE-ALISON LEISZLER BRIDGES/OWNER: HERITAGE SQUARE LAND CO. LLC- TIM SCHULTZ).

Morse moved that the Board table the item to the April 20, 2015 Planning Board meeting. Reynard seconded the motion which passed on a vote of 6-0.

REMOVE FROM THE TABLE AND CONDUCT A PUBLIC HEARING TO CONSIDER AND AMEND THE TRAILS AT MANHATTAN, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT (PUD) AND ORDINANCE NO. 7094, TO ALLOW A REDESIGN OF THE PROPOSED MULTIPLE-FAMILY APARTMENT COMPLEX, GENERALLY LOCATED 1,000 FEET TO THE WEST OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE ON THE NORTH SIDE OF MARLATT AVENUE. (APPLICANT: BLEW & ASSOCIATES, P.A. ON BEHALF OF THE OWNERS, THE LINKS AT MANHATTAN).

Stith moved that the Board remove the item from the table and conduct a public hearing. Ball seconded the motion which passed on a vote of 6-0.

Anderson indicated the Board would consider the related final plat as well.

CONSIDER APPROVAL OF THE FINAL PLAT OF THE LINKS AT MANHATTAN, RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED 1,000 FEET TO THE WEST OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE ON THE NORTH SIDE OF MARLATT AVENUE. (APPLICANT: BLEW & ASSOCIATES, P.A. ON BEHALF OF THE OWNERS, THE LINKS AT MANHATTAN).

Bunger presented the staff reports for the two items with a recommendation of approval of the rezoning, based on the findings in the Staff Report with ten (10) conditions of approval. He also recommended approval of the Final Plat.

Stith asked if Condition No. 6 needs to be more specific to indicate on which side of Marlatt the sidewalk and the crosswalks would be located.

Bunger stated that the condition can be clarified.

Stith stated that the entrance sign appeared to be very close to the street and may need to be moved back to not hinder visibility and foot traffic across the crosswalk. He asked if the foot golf course would be maintained by the property owner(s)/management to the same level as the landscaping.

Bunger explained that the landscaping must be maintained as per condition in the original ordinance.

Stith asked if the current landscaping maintenance condition was adequate in order to ensure the future maintenance of the foot golf course.

Bunger clarified that the condition does not necessarily say that the foot golf facility must

be maintained, just the landscaping throughout the project.

Stith stated that requiring maintenance of the foot golf facility as an amenity may needed to be added as a condition.

Morse asked about the floodplain status after the construction of the development.

Bunger explained that the applicants will need to file a Letter of Map Revision Based on Fill (LOMRF) with FEMA indicating that the area has been raised in elevation. FEMA will then remove the site from the floodplain. However, the map will not change since the site is very minor in the overall watershed. Storm water will drain south from the retention basin through a channel to the Marlatt ditch.

Morse asked where the water from Nelson's Landing will flow if the site to the east is raised.

Bunger explained that water from northern Nelson's Landing will drain into the basin on the north end of the PUD site. Water on the southern end of Nelson's Landing will continue to drain via the street and/or smaller drainage ditches on either side.

Reynard stated that soil has been added to the northern farmland to prevent runoff onto Nelson's Landing.

Anderson asked if the proposed development improvements in the PUD could help homes to the east along Marlatt by improving water drainage.

Bunger explained that it could improve the drainage in the area with the channelization and basin improvements.

Anderson asked if the overall infrastructure is sufficient to accommodate the proposed 620 apartment units and families.

Bunger explained that the Casement Trunk Sewer has adequate capacity and there is also sufficient water service to accommodate the development.

Anderson asked if the increase in traffic will overwhelm Tuttle Creek Boulevard and other collector roads.

Bunger explained that the Tuttle Creek Boulevard and Marlatt Avenue intersection is already signalized and that the traffic analysis suggests that the current level of service along Marlatt and its intersections at Tuttle Creek and Casement is adequate for the current development and projected increases in traffic for the next twenty (20) years.

Morse asked if the stormwater drainage pipe under Marlatt Avenue will be large enough to accommodate drainage and will not backflow.

Bunger explained that the drainage plan has not yet gone into that level of detail but will

be considered with the final design and that a flap gate could be considered to prevent backflow.

Morse voiced concern about large number of homes in areas with only one access point and the difficulties it can create for emergency service access. She asked if the narrow portion of the access drive in the PUD, north of the main entrance site is blocked, how emergency vehicles would enter.

Bunger explained that the Fire Department requested the proposed divided entrance lanes, consisting of two in and two out, for improved access. The Fire Department reviewed and approved the revised layout of the PUD.

Anderson opened the public hearing.

Hugh Jarrett, Lindsey Management, indicated that the applicants agree with all the proposed conditions of approval listed in the Staff Report. However, he explained that maintaining the foot golf course forever is extreme. He said if twenty years from now foot golf is no longer popular, they don't want to be tied in to maintaining it as a course. They have no issue with maintaining the landscaping.

Stith asked if there would be any project phasing.

Jarrett answered that there would be no phasing and all 620 units would be built in one continuous ongoing process.

Stith asked if it would be about two years of construction.

Jarrett answered that it would take approximately two years to complete the project.

Ball asked what the price range would be for both bottom and top ends.

Jarrett said it has not been determined yet, however the company does not have any apartments over \$825 per month in rent. He said the company anticipates rents will be in the upper middle price range of the local market, likely around \$550 for a one bedroom and \$795 for a two bedroom.

Anderson closed the public hearing.

Stith stated that he prefers the design changes to the PUD site layout over the previous design. He also asked for clarification of Condition No. 6.

Anderson asked Stith if leaving out the foot golf course maintenance condition would be acceptable.

Stith said that would be acceptable, as long as the level of landscaping is maintained.

Bunger asked for Stith's clarification regarding Condition No. 6.

Stith said to indicate that the sidewalk and crosswalk is on the north side of Marlatt Avenue to the edges of the development.

Morse asked if there is an ADA ramp on the south side of Marlatt and if a ramp will be included on the north side as well.

Bunger stated that ADA ramps will be required for all the crosswalks.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of proposed amendment of Ordinance No. 7094 and the Preliminary Development Plan of The Trails at Manhattan PUD, and approval of the Final Development Plan, to be known as The Links and Manhattan Residential Planned Unit Development, based on the findings in the Staff Report, with ten (10) conditions of approval with Condition No. 6 being revised to clarify that a sidewalk be provided along the north side of Marlatt Avenue to the edges of the PUD.

Ball seconded the motion.

Morse stated that she is pleased to have the reduction of the number of units and that the rents appear to be in the affordable range. She said to monitor the stormwater to make sure it performs as designed.

Ball said it is a great project and provides housing in the mid-price range, which is needed in the community.

The motion passed on a vote of 6-0.

Ball moved that the Manhattan Urban Area Planning Board approve the Final Plat of The Links at Manhattan, Residential Planned Unit Development, based on conformance with the Manhattan Urban Area Subdivision Regulations with one (1) condition listed in the Staff memorandum.

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

A PUBLIC HEARING TO AMEND THE MANHATTAN PLAZA COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) FOR A PROPOSED MATTRESS FIRM STORE, AND OTHER SITE IMPROVEMENTS, ON LOT 1, ALL GENERALLY LOCATED ON THE EAST SIDE OF THE SETH CHILD ROAD FRONTAGE ROAD, ADJACENT TO HOME DEPOT. THE AMENDMENT IS IN THE FORM OF A FINAL DEVELOPMENT PLAN. (APPLICANT/OWNER: DAVIDSON ARCHITECTURE & ENGINEERING, LLC- CHRIS HAFNER, LINDEN STREET REAL ESTATE PARTNERS, LLC OWNER: HD DEVELOPMENT OF MARYLAND, INC.- KIM KOENIG).

Johnson presented the Staff Report with the recommendation of approval with three (3) conditions of approval.

Stith asked if there is an easement that provides access to the proposed new building site from the frontage road.

Johnson said that a travel easement will be required if the property is ever replatted since the site is currently a single lot.

Stith asked if there is a layout for additional future development out lots, or if the subject site was the only new development.

Johnson answered that the PUD only shows the Home Depot store.

Stith asked if Mattress Firm left the site, would the building be limited to only that use, or could any C-2 use move in.

Johnson said the PUD allows for businesses that are permitted in the C-2 District.

Morse asked about the building's signage and lighting.

Johnson explained the proposed wall signage that will be internally illuminated.

Anderson opened the public hearing.

Jeff Berg, Linden Street Real Estate Partners, addressed the Board to answer questions.

No one had questions.

Cattell asked that language be added to the motion pertaining to amending Ordinance No. 6263.

Anderson closed the public hearing.

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed amendment of Ordinance No. 6263 and the Final Development Plan of Lot 1, Manhattan Plaza Commercial Planned Unit Development, based on the findings in the Staff Report, with three (3) conditions recommended by City Administration.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell updated the Board on the Comprehensive Plan adoption process indicating that the City Commission would be completing second reading of the ordinance adopting the Plan the following evening, which will be the final action of the three (3) local governments approving the Comprehensive Plan.

Bunger updated the Board that the City is in partnership with the state in applying to

HUD for a \$25 million grant to mitigate flood risks along Wildcat Creek.

Anderson asked what the grant would be used for.

Bunger explained that grant would be used to elevate properties, buyout properties, and implement various land management practices to reduce flood risks.

The Board discussed articles being written about the Comprehensive Plan process and adoption.

There being no further business, Anderson closed the meeting.

Respectfully submitted,

Everett Haynes, Planning Intern