

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
July 20, 2015
7:00 p.m.

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

MEMBERS ABSENT: Ron Hageman.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Lance Evans, Senior Planner; Chase Johnson, Planner; Ben Chmiel, Planner; and Monty Wedel, Riley County Planning and Special Projects Director.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE July 6, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Reynard moved that the Board approve the Consent Agenda. Ball seconded the motion, which passed on a vote of 4-0-2, with Stith and Perikh abstaining because they were not at that meeting.

WORK SESSION AGENDA

DISCUSSION OF PROPOSED AMENDMENTS TO SECTIONS 2, 4, 5, 6, 7, 9A, 13 AND 20, OF THE RILEY COUNTY ZONING REGULATIONS REGARDING ACCESSORY STRUCTURES.

Monty Wedel explained the only reference to accessory structures in the Riley County Zoning Regulations was the definition for accessory building. Accessory Building was defined as a subordinate building. Staff interpreted subordinate as being smaller than the principal structure.

Recently staff has been challenged by property owners and by a Riley County Commissioner that the interpretation is too restrictive in rural areas. Mr. Wedel explained that larger tracts, such as 10-20 acres, may require a bigger structure than the

principal structure to store equipment to maintain the property. He said there was not even a variance option available to provide flexibility for accessory buildings.

Phil Anderson asked if the amendments apply to residential areas.

Mr. Wedel said the amendments will apply to several zoning designations and replace the section that specifically addresses accessory structures and uses. Accessory structure size will be determined based off the size of the tract and a variance option to allow for a 20% increase in size.

Gary Stith questioned the language referencing mobile homes being used as accessory structures being eliminated in the amendments.

Mr. Wedel said the standards section addresses that mobile homes can't be used as an accessory structure.

Phil Anderson asked if the term manufactured home applies to houses such as homes built by Ward Craft.

Monty replied those type of homes are considered modular and a manufactured home is the same as mobile home but built after a certain year according to HUD codes.

Monty said if the use of the building is agriculture the structure will be exempt from these regulations.

Monty asked the Board for approval to move forward with the public hearing notice. The Board by consensus recommended approval.

DISCUSSION OF CONCEPTS FOR THE DRAFT URBAN CORE RESIDENTIAL (UCR) DISTRICT. COMMUNITY DEVELOPMENT DEPARTMENT STAFF WILL PRESENT A NUMBER OF CONCEPTS FOR DISCUSSION AND INPUT TO HELP INFORM THE DRAFTING OF THE UCR DISTRICT.

Chmiel went through a presentation of broad concepts for discussion and comment with the Planning Board. Topics covered included: bulk regulations; building design standards; commercial uses and space limitations; streetscape improvements and issues; and parking issues and ratios for vehicular and bicycle parking.

Stith suggested that developers should be responsible for street trees, wider sidewalks and lighting. Lighting might work better mounted on the buildings than utilizing poles. If a developer provided a bike share program then maybe parking could be reduced.

Ball agreed that a larger setback was needed along N. Manhattan Avenue compared to the side streets. He suggested if the building took the whole block length it should include greater articulation to break up the façade. He said not to limit the length of a building.

Anderson suggested that the Bluemont Hotel looked and felt too close to Bluemont Avenue and N. Manhattan.

Anderson and Stith suggested that green roofs could help address heat island and storm runoff issues.

Reynard suggested looking at removing on-street parking and expanding the proposed Urban Core Residential District to two blocks deep.

Ball said that might stress the infrastructure capacities in the area.

Stith suggested that larger buildings that extend the whole block could incorporate a step-back above the second floor, to reduce the visual impact along the street.

Ball said that might need to be balanced with the economics of losing floor area and that it needs to not be too restrictive economically. He suggested accessory retail could utilize the whole first floor.

Stith suggested limiting accessory retail to frontages along N. Manhattan Avenue. He said the retail is more of an amenity for the residential uses in the buildings. However, economically it will rely on the pass-by foot traffic in the area to survive.

The Board agreed that parking structures need to incorporate architectural screening if not wrapped by residential uses. Stith commented that the level of architectural screening will need to be economically feasible.

Chmiel indicated there will be additional work sessions as the draft UCR District proceeds.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell reviewed the upcoming Planning Board meetings and noted that the public hearings for up-zoning the Elaine Drive/Todd Road area and Hunting Avenue area were on for August 17th. He indicated the Neighborhood Meeting for the down-zoning east of City Park would be held on Thursday, July 23rd at 6pm in the City Commission Room.

Respectfully submitted,

Eric Cattell, Assistant Director for Planning

Lisa Daily, Administrative Assistant II, Riley County Planning & Development