

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
August 3, 2015
7:00 p.m.

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

MEMBERS ABSENT: Katie Stunkel

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JULY 20, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF LEE MILL HEIGHTS, UNIT TEN, GENERALLY LOCATED TO THE WEST OF THE DEAD-END OF MILLER PARKWAY ON THE SOUTH SIDE OF THE ARTERIAL ROADWAY. (APPLICANT/OWNER: MILL POINTE LANE COMPANY, LLC – TIM SCHULTZ & CITY OF MANHATTAN – RON FEHR, CITY MANAGER)

APPROVE THE FINAL PLAT OF WOODLAND HILLS ADDITION, UNIT EIGHT, GENERALLY LOCATED TO THE NORTH OF THE INTERSECTION OF BENTWOOD DRIVE AND KINGWOOD DRIVE. MORE SPECIFICALLY 1669, 1665 KINGWOOD AND 809 BRIERWOOD DRIVE. (APPLICANT: SMH CONSULTANTS, JEFF HANCOCK, P.E. OWNER: RICHARD & RACHEL WOODARD AND MARK & ALICE ANDERSON).

Stith moved that the Board approve the Consent Agenda. Ball seconded the motion, which passed on a vote of 5-0-1, on the minutes; and 6-0 on the Final Plats.

GENERAL AGENDA

A PUBLIC HEARING TO AMEND ORDINANCE 7097 AND 7124 AND THE APPROVED PRELIMINARY DEVELOPMENT PLAN OF MERCY REGIONAL HEALTH CENTER FOR A REVISED SITE AND BUILDING PLAN FOR THE APPROVED MEDICAL OFFICE BUILDING ON LOT 2, MERCY REGIONAL HEALTH CENTER ADDITION. THE AMENDMENT IS IN THE FORM OF A FINAL DEVELOPMENT PLAN TO BE KNOWN AS THE VIA CHRISTI HEALTH CENTER PUD.

Chad Bunger presented the Staff Report and recommended approval. He explained that with the revised smaller office building and greater setback of the building and parking lot from the adjacent residential lots to the west, the screening fence originally required by Condition No. 2 in the original PUD was no longer needed.

Anderson asked if the office building needed an expansion in the future, would it be able to be added as the third floor.

Bunger didn't know if it was designed structurally for that. He said any future expansion of the PUD might require an additional left turn lane.

Anderson opened the public hearing.

Leon Brown, Schwab-Eaton, referred to the project's traffic study and the need for a right turn lane did not appear to be warranted or necessary with the diminished building size.

Ball said the information in the MUAPB packet indicated that any future amendments to the PUD would require a left turn lane.

Stith asked if the entrance on College Avenue required a left turn. He mentioned a concern that the report stated that congestion on the Kimball Avenue could cause back up within the parking lot, resulting in rash decisions and an increased potential for accidents.

Brian Johnson, City Engineer, agreed that cars trying to enter Kimball Avenue, westbound during the pm peak hour would be difficult. He explained that the Kimball Corridor study is currently underway and will better identify the traffic patterns along Kimball that would be addressed in the future, which might include a center median and maybe future right-in and right-out only. With the reduced office building size, the turn lanes are not presently an issue.

Ball asked what the purpose and function of the new medical building would be.

Jennifer Goring, Via Christi, said that it was to bring more services to the hospital including pain management, increased family practice, and behavior health and pediatric psychology.

Anderson closed the public hearing.

Bunger clarified that the original PUD required right turn lanes into the site from Kimball and College Avenues as conditions of approval. He had not interpreted the Traffic Report as suggesting that the right turn lanes be eliminated. Bunger asked Johnson for clarification, and indicated that a motion to remove those conditions would be necessary.

Johnson said he could not recall, but with the 30 mph limit on those two streets, the right turn lanes should not be required.

Bunger recommended that because the need for the right turn lanes is unnecessary at this time, that requirement can be removed by a revised motion to eliminate Conditions No. 2, 10 and 11 that are listed in Ordinance No. 7097.

Stith moved that the Planning Board recommend approval of the proposed amendment of Ordinance 7097 and 7124 in the approved Preliminary Development Plan of Lot 2, Mercy Regional Health Center PUD, to be known as the Final Development Plan of Lot 2, Via Christi Health Center, based on the findings in the Staff Report, subject to the two conditions of approval recommended by City Administration and with an additional condition that Conditions 2, 10 and 11 of Ordinance No. 7097 be eliminated.

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

A PUBLIC HEARING TO AMEND ORDINANCE NO. 6693 AND 7049* AND THE FINAL DEVELOPMENT PLAN OF STONE POINTE TOWNHOMES, RESIDENTIAL PLANNED UNIT DEVELOPMENT TO ALLOW FOR THREE (3) MULTIPLE-FAMILY RESIDENTIAL BUILDINGS, CONSISTING OF 42-DWELLING UNITS. THE SITE IS GENERALLY LOCATED EAST OF N. SCENIC DRIVE, AND SOUTH AND EAST OF THE INTERSECTION OF STONE CREST DRIVE AND STONE CREST COURT. THE AMENDMENT IS IN THE FORM OF A FINAL DEVELOPMENT PLAN TO BE KNOWN AS THE WILLOW RIDGE APARTMENTS, RESIDENTIAL PLANNED UNIT DEVELOPMENT.

APPROVE THE FINAL PLAT OF WILLOW RIDGE APARTMENTS, RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED EAST OF N. SCENIC DRIVE, AND SOUTH AND EAST OF THE INTERSECTION OF STONE CREST DRIVE AND STONE CREST COURT (APPLICANT/OWNER: STONE CREST LAND CO. LLC – TIM SCHULTZ AND EXCEL DEVELOPMENT GROUP - BILL CATON)

*Editorial Correction: The Agenda had incorrectly listed Ordinance No 7039 instead of 7049.

Chase Johnson presented the Staff Reports and recommended approval.

Anderson asked how low income tenants are determined from other applicants.

Johnson said it was most likely through the application process and income statements.

Anderson asked what 60% of the median income was and Johnson said he was not sure, but the applicant could address that.

Anderson asked if there was public transportation in the area.

Johnson said he did not believe ATA had a route there yet.

Stith said a route was being implemented towards the Airport to accommodate the transition space for the College of Architecture and that route would be open to the public and noted that ATA also provides on-demand services.

Anderson opened the public hearing.

Dave Fritchen, 1200 Wyndham Heights, indicated he owns investment properties north of Wildcat Creek and is concerned about more development without taking flooding precautions.

Tim Schultz, Schultz Construction, replied that flooding concerns had been considered in the original PUD, as the area was annexed and zoned, and there is a series of detention ponds throughout the Stone Pointe development to address the increased runoff.

Anderson asked Schultz if the detention ponds could handle the influx of runoff from the new parking lot.

Schultz explained that it is not just one detention pond, but a series that lead up to Wildcat Creek that were designed to handle the runoff. Brian Johnson agreed with Schultz's statement.

Stith asked for clarification if this amendment would decrease the amount of impervious area.

Johnson said it would be a decrease from the previously proposed townhomes.

Schultz added that the Independence Place apartment development to the east of this site was now not going to happen and was going to be just 30 single-family lots which will maintain more open space and it would not be highly developed.

Stith clarified in response to Mr. Fritchen's comments that the \$40 million National Disaster Resiliency Competition grant that the City is involved with is not a "study", but is to be used to do actual work to reduce and address flooding along Wildcat Creek. He said there is a public informational meeting on that project scheduled for August 5th at 6:30pm in the City Commission Room.

Anderson closed the public hearing.

Ball moved that the Planning Board recommend approval of the proposed amendment of Ordinance Nos. 6693 and 7049 and a portion of the approved Final Development Plan of Stone Pointe Townhomes Residential PUD, to be known as the Final Development Plan of Willow Ridge Apartment PUD, based on the findings in the Staff Report, subject to the two conditions of approval recommended by City Administration.

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

Stith moved that the Planning Board recommend approval of the Final Plat of the Willow Ridge Apartments Residential Planned Unit Development, based on the conformance with the Manhattan Urban Area Subdivision Regulations with the one condition of approval recommended by City Administration.

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

A PUBLIC HEARING TO CONSIDER REZONING AN APPROXIMATE 24.4-ACRE TRACT OF LAND IN THE PROPOSED SCENIC CROSSING DEVELOPMENT FROM I-5, BUSINESS PARK DISTRICT TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, R-2, TWO-FAMILY RESIDENTIAL DISTRICT AND C-2 NEIGHBORHOOD SHOPPING DISTRICT, GENERALLY LOCATED TO THE NORTHEAST OF THE INTERSECTION OF KIMBALL AVENUE/SCENIC DRIVE AND ANDERSON AVENUE.

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED SCENIC CROSSING DEVELOPMENT, AN APPROXIMATELY 24.4-ACRE TRACT OF LAND GENERALLY LOCATED TO THE NORTHEAST OF THE INTERSECTION OF KIMBALL AVENUE/SCENIC DRIVE AND ANDERSON AVENUE. THE SUBDIVISION IS PROPOSED TO CONSIST OF 20 SINGLE-FAMILY LOTS, 14 SINGLE-FAMILY ATTACHED LOTS, 4 COMMERCIAL LOTS AND 5 TRACTS. (APPLICANT/ OWNERS: SCENIC CROSSING, LLC – NEIL W. HORTON, MANAGER AND CITY OF MANHATTAN – RON FEHR, CITY MANAGER)

Chad Bunger presented the Staff Reports and recommended approval.

Ball asked if there are existing sidewalks along Kimball Avenue and Anderson Avenue.

Bunger said there are not currently; Kimball has steep terrain which proves difficult for sidewalks and the sidewalk along Anderson ends at Pebble Brook. He mentioned the potential plans for pedestrian/bike connections for that area in the West Anderson Project.

Ball asked about the connectivity across Anderson to the south.

Bunger said that was in the conceptual plans for the round-a-bout.

Brian Johnson clarified that the West Anderson Concept Plans try to connect the larger area to Stone Point apartments and down through Anneberg Park.

Stith mentioned that concerns expressed during the applicant's neighborhood meeting were over specific design issues with the proposed development. However the site is not proposed as a PUD, but straight C-2 zoning which has a different set of requirements, such as screening fences and cut-off lighting that will address many of the neighbor's concerns.

Bunger said that was correct, it wasn't as strict or specific as a PUD, but it has use limitations to mitigate impact on existing properties.

Anderson asked if screening would be required between the proposed R-1 area and the existing adjacent neighborhood, or if it would just be grading.

Bunger said screening was not proposed or required between two single family districts. There are existing grade changes that would create some natural borders between them.

Anderson commented that the grading seemed like it could be problematic.

Stith wanted to clarify if the proposal had a left turn lane on south bound Kimball Avenue into the site.

Brian Johnson said it did.

Anderson opened the public hearing.

Rich Seidler, Commercial Real Estate Services representing the property seller and Neil Horton, one of the owners of the properties came to the podium to explain additional details of the project. Seidler said over a year ago they held a neighborhood meeting and after taking in the concerns of the public, they downsized the original project significantly. The project originally called for three apartment buildings and five townhomes. Seidler said this in-fill project is more in line with the quality of the north and east neighborhoods and has been a catalyst for much needed road improvements around the site location. The rezoning and development of this site would bring the land into its highest and best use.

Horton addressed some of the grading questions that had been asked earlier, saying there will be a mass grading of the entire site to help direct runoff flows to the detention ponds in the southeast corner of the property. The mass grading will help with many of the topography challenges, but it is not irregular compared to other sites with similar grade changes.

In regard to Anderson's previous question about screening between the existing and proposed properties, Seidler said there is a Kansas Gas easement along the east side of the property which will stay. There is a greenbelt along the east side that runs to north and continues west and that the developers intend to keep as much open space and existing vegetation as possible.

Jerry Snyder, 1109 Wyndham Heights said he owns a property that is adjacent to the proposed development and voiced his support for the project.

Anderson closed the public hearing.

Stith moved that the Planning Board recommend approval of the proposed rezoning of Tract 1 of the proposed Scenic Crossing Development from I-5 Business Park District to R-1, Single-Family Residential District; Tract 2 from I-5 Business Park District to R-2, Two-Family Residential District; and, Tract 3 from I-5 Business Park District to C-2, Neighborhood Shopping District based on the findings in the related Staff Reports.

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

Stith moved that the Planning Board recommend approval of the Preliminary Plat of the Scenic Crossing Development, based on the conformance with the Manhattan Urban Area Subdivision Regulations with the four conditions of approval recommended by City Administration.

Ball voiced his support for the project potentially improving that corridor and the traffic flow.

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

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF.

Cattell mentioned the list of upcoming meetings.

Bunger reported that the involved parties are now in the Phase II of the HUD National Disaster Resiliency Grant, with about 80 days left to finish the application with an emphasis on public input and feedback. The first public meeting is August 5, at 6:30 in the City Commission Room which will begin introduction of the project and the grant and start getting feedback. Two weeks ago, grant project leaders attended a training conference in Denver which slightly altered the scope of the project to a more comprehensive corridor plan along Wildcat Creek to align with HUD's National Objectives. This grant has the potential to change the perception of Wildcat Creek to a community amenity.

Stith commented that the grant addresses flooding issues as a whole along the watershed.

Bunger agreed with the addition that the grant could make some positive changes for those who live and work along the watershed with the potential to be a national model for other communities with similar problems.

Anderson asked if the project would make the creek more visible to members of the community. Bunger said that was intent of the plan to make it a connective, community space. Cattell noted that similar riparian corridor recommended in the Wildcat Creek Management Plan, as well as the Comprehensive Plan.

Stith asked if there had been any action done by the City and County staffs regarding potentially adding Pottawatomie County to the Manhattan Urban Area Planning Board and expanding the urban area into Pottawatomie County. Cattell said there had not been any formal meetings scheduled, but the staffs of the three agencies were to meet to discuss the idea in the near future.

Anderson made a comment about the current state of public transportation that it was not available for trips to Kansas City and it does not run on Sundays. As the service expands locally, it should expand regionally to other cities.

Anderson adjourned the meeting.

Respectfully submitted,

Amelia Lewis, Planning Intern