

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, June 20, 2005
7:00 p.m.

MEMBERS PRESENT: George Ham, Chairperson; Mike Toy; Jerry Reynard; Mike Hill; Loren Pepperd.

MEMBERS ABSENT: Mike Kratochvil; Harry Watts.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Cam Moeller, Planner; Rob Ott, Assistant Director of Public Works.

OPEN PUBLIC COMMENTS

Ham opened and closed Open Public Comments with no one speaking.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE JUNE 6, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Toy moved to approve the minutes. Reynard seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA

1. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE TWENTY (20) ACRE TRACT OF LAND, WHICH IS GENERALLY LOCATED ALONG THE NORTH SIDE OF ANDERSON AVENUE APPROXIMATELY 330 FEET WEST OF THE INTERSECTION OF ANDERSON AVENUE WITH KIMBALL AVENUE AND SCENIC DRIVE. THE PROPOSED USES IN THE PUD INCLUDE TOWN-HOMES; THE PERMITTED USES OF THE C-1, RESTRICTED BUSINESS DISTRICT; AND, ALL OF THE PERMITTED AND CONDITIONAL USES OF THE C-2, NEIGHBORHOOD SHOPPING DISTRICT, EXCEPT FOR BUS TERMINALS, HOTELS AND MOTELS, AND KENNELS. (APPLICANT: FRANK TILLMAN OF TILLMAN PARTNERS, L.P.; OWNER: USD 383)**

Moeller presented the Staff Report, recommending approval.

Hill asked who would be responsible for paying for a future public sidewalk on Anderson Avenue. Zilkie said it would depend on how Anderson Avenue is designed when it is improved to an urban standard.

Ham opened the Public Hearing.

Frank Tillman, applicant, said the entrance sign would be redesigned.

Hill asked about the shingles that would be used. Tillman said they would be 30-year shingles. Hill asked whether they would be 30-year “architecture shingles”. Tillman said he was not sure.

Reynard asked about the buildout time. Tillman projected about one year for the first phase but said it would depend on the market.

Reynard asked about the target market for these homes. Tillman said they would be starter homes and for empty nesters.

Hill asked if the townhouse units would have different colors. Tillman said the units would have different colors, and the roofs would be different colors.

Leon Brown, Schwab-Eaton, offered to answer questions.

Hill asked about drainage and the detention areas, and how much of the area would be disturbed. Brown described how much of the drainageway on the east side of the property would remain unchanged but that the gully on the west side would be redone due to grading considerations.

Hill asked about preserving trees along Anderson Avenue. Brown said many of those are cedars that will be taken out.

James Wilkins (4538 Anderson Avenue), owner of the property to the west, asked how his driveway onto Anderson would be affected.

Leon Brown indicated that they will work with this property owner and the City Engineer as Christy Drive is designed to provide an adequate curb cut for them on Christy Drive.

Ott said the City would prefer not to have two access points on Anderson Avenue so close to one another. He said it would be safer with one entrance to Anderson in this area, i.e. Christy Drive, and not to entrances side by side. Ott said that he had spoken with the applicant about working out that issue with the neighboring property owner.

Tillman said they would do whatever is necessary to ensure that Mr. Wilkins has satisfactory access to Anderson.

Ham closed the Public Hearing.

Hill said he wants to be in favor of the project and is fine with the type of housing being provided, but has a concern with the design of the townhouse units. Hill described the “plainness” of the units, and said he would prefer to see some masonry added, variation in the rooflines, and 30-year architectural shingles used.

Tillman said they were trying to achieve a “saltbox” type design, while trying to keep the price down.

Pepperd said the Planning Board has approved other projects with plain housing designs.

Reynard said he is in favor of the project, but it raises a “red flag” for the City to address the increase in traffic that will come from all of the development that is taking place in the area.

Ott said there have been internal discussions regarding improvements of Anderson Avenue from Sharingbrook to the Anderson Avenue/Kimball Avenue intersection, and that the Director of Public Works would like to move that project up in the CIP.

Reynard moved that the Board recommend approval of the proposed rezoning of Four Winds Village, from I-5, Business Park District to PUD, Planned Unit Development District, based on the findings in the staff report, with the following conditions:

1. Permitted uses shall include one hundred and sixteen (116) townhouse units; the permitted uses of the C-1, Restricted Business District; and, all of the permitted and conditional uses of the C-2, Neighborhood Shopping District, except for Bus terminals, not including service and repair of vehicles, Hotels and motels, and Kennels.
2. 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.
3. All landscaping and irrigation shall be maintained in good condition.
4. Signs shall be provided as proposed in the application documents, and shall allow for exempt signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5),(7) and (8); and Section 6-104 (B)(2), of the Manhattan Zoning Regulations.
5. Prior to the development of proposed Tract B for commercial development, an amendment of the Planned Unit Development shall be submitted and shall be approved, prior to issuing any necessary permits.
6. New street names shall be revised so as not be so similar in sound and/or spelling to existing streets names as to cause confusion or misunderstanding, irrespective of a suffix.
7. On-street parking shall be limited to one side of all internal streets.

Toy seconded the motion.

Hill said he could not support the motion. Hill said he felt that more architectural details needed to be added to the design of the townhouses so that they fit the character of Manhattan.

On a vote, the motion was approved 4-1.

2. CONSIDER THE FINAL DEVELOPMENT PLAN OF CAMPUS BRIDGE LOFTS, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, WHICH IS GENERALLY LOCATED ON THE SOUTHEAST CORNER OF N. MANHATTAN AVENUE AND VATTIER STREET (APPLICANT/OWNER: ANDREW H. SUBER).

Zilkie presented the Staff Report, recommending approval.

Ham opened the Public Hearing.

Andrew Suber, the applicant, offered to answer any questions.

Pepperd asked about access to ground level units. Suber said they would be accessed from the central breezeway.

Pepperd moved that the Board approve the Final Development Plan of Campus Bridge Lofts, a Residential Planned Unit Development, based on the Final Development Plan being in substantial compliance with the approved PUD, with the following condition:

1. Prior to the issuance of a building permit, a restrictive covenant shall be filed limiting the maximum number of bedrooms to 61 total bedrooms.

Reynard seconded the motion, which passed on a vote of 5-0.

3. REPORTS AND COMMENTS BY BOARD MEMBERS.

There was no further business and the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner