

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**September 21, 2015**  
**7:00 p.m.**

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

**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 10, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**SET ASIDE THE APPROVED FINAL PLAT OF MERCY REGIONAL HEALTH CENTER PUD AND APPROVE THE REVISED FINAL PLAT OF THE FINAL PLAT OF MERCY REGIONAL HEALTH CENTER PUD. (MERCY REGIONAL HEALTH CENTER, INC. – JOHN BROBERG, SENIOR ADMINISTRATOR)**

**APPROVE THE FINAL PLAT OF SCENIC CROSSING, GENERALLY LOCATED TO THE NORTHEAST OF THE INTERSECTION OF KIMBALL AVENUE/SCENIC DRIVE AND ANDERSON AVENUE. (APPLICANT/OWNER: SCENIC CROSSING, LLC, NEIL HORTON, MANAGING MEMBER)**

Stith moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 7-0.

**WORK SESSION**

**DISCUSSION OF THE DRAFT URBAN CORE RESIDENTIAL DISTRICT**

Chmiel presented an overview of the working draft of the Urban Core Residential District and Chmiel and Cattell answered questions from the Board.

Anderson commented that the proposed 22 -24 foot wide sidewalk zone as shown on the street cross-section was very important. He said the Bluemont Hotel did not provide a wide enough sidewalk area, which might be one reason it has not rented the retail spaces. He suggested contacting Darwin Abbott at Kansas State University, who had been involved with the design of their parking garage. He asked about the definition of a tavern and indicated he agreed with the lower parking ratio per bedroom, which could help promote more public transit.

Stith suggested in addition to clarifying the definition of the “spill-out” zone, the regulations should include graphics. He was concerned that lighting mounted on building façades might not provide adequate lighting of sidewalk areas. He suggested requiring developers to provide for adequate lighting along the public sidewalks. He suggested that if the city provides lighting as part of a streetscape project along North Manhattan Avenue; consider requiring developers to provide the lighting along the side-street sidewalks.

Stith suggested modifying the wording regarding replacement of existing street trees that are removed, to clarify that street trees should not be removed, except by permission of the City Forester. He questioned the requirement that building entrances be raised six inches above the sidewalk, due to conflicts with ADA requirements and the resulting need for a six-foot long ramp. He understood where the police were coming from on creating defensible spaces; however in this case ADA issues were more important.

Regarding exterior building materials Stith suggested that side and rear facades might not need as high a percentage of masonry as front facades along a street. He wanted to make sure the requirements don't price the buildings out of the market. He asked if signage would be addressed in later versions of the proposed district.

Ball was concerned about the zero foot setback along alleys and potential pedestrian conflicts that might create, even if they are one-way alleys. He suggested to consider using some space from the adjoining lots for a wider alley to accommodate pedestrian access; however that will need to be balanced with maintaining enough buildable lot area.

Hageman said pedestrians will usually take the shortest route, which often will be the alley. With the proposed higher density and even more pedestrians in the area, there might need to be more room for sidewalks along streets.

Stith asked that staff check with the Code office on ventilation requirements for parking garages to make sure that the proposed screening standards don't result in the need for expensive mechanical ventilation systems. He also asked to check if building codes require fire rated walls between stairwells and the parking garage, because the provision of improved visibility for safety from assaults appeared to be more likely an issue than the frequency of fires in garages. He suggested that fences not be allowed in the ten foot wide side yard area between two buildings, which could create an area that was less safe and might become a no-man's land. He asked staff to consider how this area might be used

and if pedestrian access through it should be limited to side building entrances, and not promote pedestrians using the alley.

Cattell said staff would continue developing the draft document including clarifying definitions and that it would include some graphics as well as a user's guide.

### **REPORTS AND COMMENTS BY BOARD MEMBERS**

Cattell reminded the Board about the City Commission work session on October 6, 2015 to discuss financing options and policy direction for paving alleys in the older neighborhoods east of the K-State campus.

Anderson asked what the speed limit is in residential areas. Cattell said it is 30 mph and it would take a City Commission ordinance to modify it.

Stith asked if there has been any discussion of expanding the membership of the Manhattan Urban Area Planning Board to include Pottawatomie County.

Cattell said that City Administration has held one meeting to begin that discussion with the County.

There being no further business, Ball closed the meeting.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning