

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, September 19, 2005
7:00 p.m.

MEMBERS PRESENT: Loren Pepperd, Chairperson; George Ham; Mike Toy; Mike Hill; Harry Watts; Mike Kratochvil.

MEMBERS ABSENT: Jerry Reynard.

STAFF PRESENT: Steve Zilkie, Senior Planner; Jeremy Frazzell, Planner; Cam Moeller, Planner.

OPEN PUBLIC COMMENTS

Pepperd opened and closed Public Comments with no one speaking.

GENERAL AGENDA

PUBLIC HEARING TO REZONE LOT 27, LEE MILL HEIGHTS ADDITION, UNIT ONE, FROM R-2, TWO-FAMILY RESIDENTIAL DISTRICT, AND AO, AIRPORT OVERLAY DISTRICT, TO RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, AND AO, AIRPORT OVERLAY DISTRICT, GENERALLY LOCATED NORTH OF MILLER PARKWAY AND THE MILLER RANCH WATER TOWER. THE PROPOSED OAKTREE TOWNHOMES PLANNED UNIT DEVELOPMENT WILL CONSIST OF 26 RESIDENTIAL TOWNHOME DWELLING UNITS. (APPLICANT: BLECHA CONSTRUCTION, INC. /OWNER: SSF DEVELOPMENT LLC)

Ham stepped down to avoid a potential conflict of interest because he has signed a contract for a townhome on Brianna Court.

Frazzell presented the Staff Report, recommending approval.

Pepperd opened the Public Hearing.

Lynn Blecha, the applicant, offered to answer any questions. Hill asked if they would be using architectural shingles. Blecha said they would.

Roger Schultz, Schultz Construction, said they are currently developing on two sides of the development and are very much in favor of the proposal.

Pepperd closed the Public Hearing.

Hill said this is a really good project with nice-looking townhomes and is supportive.

Hill moved to recommend approval of the proposed rezoning of Lot 27, Lee Mill Heights Addition, Unit One, from R-2, Two-Family Residential District, with AO, Airport Overlay, to PUD, Residential Planned Unit Development District, with AO, Airport Overlay, based on the findings in the staff report, with the following conditions:

1. Permitted uses shall be limited to twenty-six (26) townhome units.
2. Prior to issuance of a building permit, construction plans shall be reviewed to ensure compatibility with the Airport Overlay.
3. 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.
4. All landscaping and irrigation shall be maintained in good condition.
5. 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.
6. All streets (travel easements), common areas and landscaping, street lighting, landscape features, and sidewalks shall be maintained in good condition by the Oaktree Homes Association.

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

A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF ARTICLE IV, SECTION 4-206 (E) (2) OF THE MANHATTAN ZONING REGULATIONS, IN ORDER TO ALLOW OUTDOOR STORAGE AND DISPLAY OF CONSTRUCTION AND HEAVY EQUIPMENT IN THE C-6, HEAVY COMMERCIAL DISTRICT. (APPLICANT: MARTIN TRACTOR)

Zilkie presented the Staff Report, recommending approval.

Toy asked if the proposed changes would apply to any area zoned C-6. Zilkie said they would.

Toy said he is not as concerned with the changes for the Martin Tractor site as he is with the other C-6 site on McCall Road. Zilkie said he anticipates the site on McCall Road will eventually become a larger commercial development because of its location and will ultimately be re-zoned.

Hill said he shares Toy's thoughts. Hill asked Zilkie if he sees any downfalls with the text amendment. Zilkie said that he could see little distinction between "construction and heavy equipment" and other uses that are currently permitted to be displayed and stored outdoors in the C-6 District under the existing regulations.

Pepperd said he agreed with Zilkie's assessment that the C-6 site on McCall Road is not currently the highest and best use for the property and will likely change.

Pepperd opened the Public Hearing.

Larry Shanklin, Martin Tractor, said that outdoor display is an important part of their

business.

Pepperd closed the Public Hearing.

Toy moved to recommend approval of the amendment to the Manhattan Zoning Regulations to modify Article IV, District Regulations, Section 4-206, C-6, Heavy Commercial District, (E) (2) Use Limitations, as recommended by City Administration, based on the findings in the Staff Memorandum.

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

REPORTS AND COMMENTS BY BOARD MEMBERS.

There were no comments and the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner