

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Thursday, November 7, 2005**  
**7:00 p.m.**

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

**MEMBERS ABSENT:**

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Cam Moeller, Planner; Ockert Fourie, Senior Planner; Jeremy Frazzell, Planner; and, Rob Ott, City Engineer.

**OPEN PUBLIC COMMENTS**

Tim Musch, 3829 Kates Court, expressed concerns about a potential future development at the northeast corner of Anderson Avenue and Kimball Avenue. He said the Comprehensive Plan calls for residential development there and not a strip commercial center. He hoped that the Planning Board and City would not support changing the zoning for a strip center.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE OCTOBER 17, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF OAKTREE TOWNHOMES, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED NORTH OF THE EXISTING DEAD-END OF MILLER PARKWAY AND THE MILLER RANCH WATER TOWER. (APPLICANT: BLECHA CONSTRUCTION, INC. / OWNER: SSF DEVELOPMENT, L.L.C.)**

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

**GENERAL AGENDA**

1. **A PUBLIC HEARING TO CONSIDER THE REZONING OF GRAND MERE VILLAGE, FROM R-S, SINGLE-FAMILY RESIDENTIAL SUBURBAN DISTRICT; R, SINGLE-FAMILY RESIDENTIAL DISTRICT; AND, R-2, TWO-FAMILY RESIDENTIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, GENERALLY LOCATED NORTHWEST OF**

**THE INTERSECTION OF WESTBANK WAY AND KIMBALL AVENUE. THE APPROXIMATE FORTY-FIVE (45) ACRE TRACT OF LAND IS A MIXED USE DEVELOPMENT, WHICH IS PROPOSED TO CONSIST OF ALL OF THE PERMITTED USES AND CONDITIONAL USES ALLOWED IN THE C-2, NEIGHBORHOOD SHOPPING DISTRICT; MUNICIPALLY OWNED AND OPERATED FIRE STATIONS; BED AND BREAKFAST INNS; HOSPITALS AND NURSING HOMES; AND, RESIDENTIAL DWELLING UNITS, AS A PART OF AN OFFICE, RETAIL OR RESTAURANT USE. (APPLICANT AND OWNER: GRAND MERE DEVELOPMENT INC.)**

Cattell presented the Staff Report, recommending approval with the six (6) conditions listed in the Staff Report.

Pepperd opened the Public Hearing.

Jerry Petty, Grand Mere Development, said that Grand Mere Village will be a special place both for the neighborhood and the community as a whole. They are ready to proceed with the development and activity can begin within the coming weeks. Petty noted that there will be a new signalized intersection at Vanesta Drive and Kimball Avenue and that the proposed intersection has been moved to the west of Westbank Way. He also indicated that the off-street parking will support the proposed uses in the PUD.

Hill asked if the applicant was confident that the drainage plan best addressed downstream flooding. Petty said the drainage plan is rather extensive and they are very comfortable with what is proposed. Petty said the existing detention facility just north of the PUD will be increased in volume and capacity which will have a positive post construction impact.

Watts asked how the mix of retail and residential land uses was decided upon.

Petty said it was based on talking with a lot of people in the business. He said it involved balancing the developable acres with the terrain. The terrain was a challenge for them and affects the amount of acreage that was available for development. Petty noted that the eastern half of the development will have a focus on retail, while the western side provides more potential for a mix of uses and offers the primary restaurant site and potential convenience store site.

Watts asked whether this particular site is the only location within Grand Mere that will have these types of commercial uses. Petty said that is not necessarily the case although it will be the largest site. Petty noted that the Grand Mere Community Master Plan identifies a smaller future neighborhood commercial node at the intersection of Grand Mere Parkway and Marlatt Avenue. Petty also noted that there are a couple of hotel sites.

Peppered asked about the timing of the connection of Vanesta Drive to areas to the north. Petty said that would be dependent upon the speed of the residential development in those areas.

Tom Gould (2812 Rockridge Court) speaking on behalf of himself and his wife, Carol, said they could not have expected anything better. Gould said their only request was for additional vegetation and a green barrier on the south side which the applicant indicated has been added. Beyond that, they felt this is a terrific development plan. On a side issue, Gould questioned whether the speed limit on Kimball Avenue could be reduced from 40 miles per hour, to 30 mph when this development goes in.

Kratochvil asked whether the City would still recommend a stoplight at the intersection of Vanesta Drive and Kimball Avenue had the fire station not been proposed. Rob Ott, City Engineer, said that location already meets most of the criteria they consider when assessing the need for traffic signals.

Kratochvil asked Ott whether the City is comfortable with Vanesta Drive and Westbank Way not being in alignment. Ott said the City is comfortable with that.

Kratochvil asked whether there was any concern with traffic backing up into the roundabout at Kimball and Grand Mere Parkway with the proposed traffic signal. Ott said they did not have that concern.

Kratochvil asked about the possibility of reducing the speed limit on Kimball Avenue. Ott said the City could take another look at that.

Hill said he drives Kimball Avenue on a regular basis and favors the current speed limit. Hill said he has never been a fan of the existing roundabout and suggested it may be a confusing maneuver for drivers to go through a roundabout and then come to a traffic light. Hill said that widening Kimball Avenue to four lanes in the not-to-distant future makes sense and should be kept in mind.

Ott said the City can keep an eye on the widening of Kimball Avenue, although it is not currently in the CIP.

Toy moved that the Planning Board recommend approval of the proposed rezoning of Grand Mere Village from R-S, Single-Family Residential Suburban District; R, Single-Family Residential District; and, R-2, Two-Family Residential District, to PUD, Planned Unit Development District, based on the findings in the Staff Report, with the following six conditions, as recommended by City Administration:

1. Permitted uses shall include all of the Permitted Uses and Conditional Uses allowed in the C-2, Neighborhood Shopping District (attachment); Municipally Owned and Operated Fire Stations; Bed and Breakfast Inns; Hospitals and Nursing Homes; and, Residential Dwelling Units as a part of

- an Office, Retail or Restaurant Use.
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. Lighting shall be provided as described in the application documents.
  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. The traffic improvements, cited in the October 31, 2005, Inter-Office Memorandum from the City Engineer for turn lanes on Kimball Avenue and a traffic signal at the intersection of Vanesta Drive and Kimball Avenue, shall be constructed with the street improvements of Vanesta Drive.

Ham seconded the motion, which passed on a vote of 7-0.

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

Watts asked about the upcoming Downtown Redevelopment item on their Nov. 21<sup>st</sup> agenda. Cattell explained that the Board would be presented information on the Downtown Redevelopment Plan to review for conformance with the Comprehensive Plan.

Respectfully submitted,

Cam Moeller, Planner II