

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
May 7, 2007
7:00 p.m.

MEMBERS PRESENT: George Ham, Acting Chairperson; Stephanie Rolley; Mike Kratochvil; Jerry Reynard; Mike Hill; Bill Meredith.

MEMBERS ABSENT: None.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Cam Moeller, Planner; Chad Bunger, Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

1. APPROVE THE MINUTES OF THE APRIL 16, 2007, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Hill moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

1. TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF COLLEGIATE MARKETING SERVICES PUD FROM C-4, CENTRAL BUSINESS DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AN APPROXIMATE ONE (1)-ACRE TRACT OF LAND GENERALLY LOCATED AT 116 S. 4TH STREET, WHICH IS ON THE NORTHWEST CORNER OF S. 4TH STREET AND HOUSTON STREET. THE PROPOSED DEVELOPMENT WILL CONSIST OF INCLUDE ALL OF THE PERMITTED USES OF THE C-4, CENTRAL BUSINESS DISTRICT, AND THE MANUFACTURING, WAREHOUSING AND DISTRIBUTION OF TEXTILE APPARELS. AN EXISTING OFF-STREET PARKING AREA TO THE WEST OF THE BUILDING IS INCLUDED IN THE PROPOSED PUD. (OWNER: TILLMAN PARTNERS LP /APPLICANT: COLLEGIATE MARKETING SERVICES, INC. - STEVE BALLARD)

Kratochvil moved that the Board table the item to May 21, 2007. Reynard seconded the motion, which passed on a vote of 6-0.

2. A PUBLIC HEARING TO CONSIDER THE REZONING OF THE BROOKLINE SELF-STORAGE PUD FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AN APPROXIMATE TWO (2)-ACRE TRACT OF LAND GENERALLY LOCATED AT 2729 CASEMENT ROAD, WHICH IS 850 FEET SOUTH OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE. THE PROPOSED PUD WILL BE FOR 84 COMMERCIAL SELF-STORAGE UNITS. (OWNER/APPLICANT: CHAPEL HILL INC. - ZACH BURTON)

Zilkie presented the Staff Report, recommending approval.

Zac Burton, Chapel Hill Inc., said he agreed with the conditions recommended in the Staff Report except for the irrigation requirement. Burton said they would use drought resistant plants and read a letter from Howe Landscaping. Burton said the project will be compatible with the neighborhood. Burton suggested the hours of operation be the same on weekends as weekdays.

Reynard asked Burton about the height and materials of the screening fence. Burton said it would be six-foot tall cedar fence.

Rolley asked if there were opportunities to reduce the amount of impervious surface. Burton said they have not built on the entire space and have met every stormwater requirement. Rolley said there may be opportunities to slow stormwater through landscaping.

Ham opened the Public Hearing.

Paul Barkey (2514 Nutmeg) said he has lived in Northview for 17 years. Barkey said there have been promises made in the past that this area would only be developed for single-family homes. Barkey said the proposed use is not good and not attractive for the neighborhood. Barkey asked rhetorically whether Board members would like to see storage units in their own neighborhoods.

Donna Borg Smith (1921 Casement) said she too is a longtime resident. Borg Smith said storage units do not belong in a new residential neighborhood.

Burton said he respects the opinions of the residents. Burton said they are trying to make this project fit in with the neighborhood.

Ham closed the Public Hearing.

Hill asked Jeff Hancock of Sloan Meier Hancock, the engineering consultant for the project, whether the Northview area is reaching the threshold where there is too much development to handle stormwater runoff. Hill, referring to the recent flood events, said the City experienced flooding in areas where there did not use to be flooding.

Hancock said this particular project is at the lowest point in the neighborhood. Hancock said detention areas are encouraged in the upper areas of the watershed.

Hill asked about the impacts of this proposal on flooding. Hancock said the percent of impervious surface with this project is similar to an R-1, single-family neighborhood.

Reynard questioned whether the six-foot screening fence is tall enough. Hill said six-feet is really the maximum for a cedar fence. Rolley said if the fence is any higher, it will give the appearance that something is being hidden.

Reynard said he believes the project will be a plus for the neighborhood, particularly for military families moving to the area needing storage space because the homes do not have basements.

Kratochvil said that residential uses are not desirable for this area because of flooding concerns. Kratochvil said that in a perfect world this site would be left as green space. Kratochvil said the proposal could be a good project and he would be able to support it.

The Board discussed whether berms or additional landscaping around the screening fence would improve its appearance. The Board also discussed what level of irrigation would be sufficient.

After discussion, Reynard moved that the Board recommend approval of the proposed rezoning of the Brookline Self Storage PUD, from R-1, Single-Family Residential District, to PUD, Planned Unit Development District, with the following conditions:

1. Permitted uses shall be limited to self-storage units.
2. Self-storage units shall only be used for the purpose of storage.
3. Hours of operation shall be 7 AM to 9 PM, Monday through Friday, and 9 AM to 6 PM, on Saturday and Sunday.
4. A locked gate shall be provided across the driveway entrance, the gate shall be screened, and the gate shall be locked after the hours of operation. The gate shall conform to any requirements for emergency access for emergency services.
5. Maintenance and lubrication of the metal overhead storage doors shall be performed regularly (at least yearly) in order to keep noise at a minimum.
6. Storage unit colors shall be earth-tone and compatible with nearby residential dwellings.
7. No vehicles shall be stored out-of-doors for more than 24 hours.
8. Other than parking of a vehicle for no more than 24 hours, outdoor storage is prohibited.
9. Additional evergreen trees shall be provided along the northern and western boundaries of the site to ensure the site is screened from residential properties.
10. Underground irrigation shall be provided to maintain landscaping.

11. 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.
12. All landscaping and irrigation shall be maintained in good condition.
13. Two (2) ground signs and Exempt signage shall be permitted as described in Article VI, Section 6-104 (A)(1),(2),(4),(5), and (7), of the Manhattan Zoning Regulations.

Meredith seconded the motion.

Ham and Rolley both indicated support of the motion. Rolley said she hopes the applicant will take the lead to reduce impervious surfaces in future projects.

On a vote, the motion passed 5-1 (Kratochvil voting against).

3. **A PUBLIC HEARING TO CONSIDER THE REZONING OF THE VILLAS AT LIBERTY PARK ADDITION, FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT, AN APPROXIMATE 26 ACRE TRACT OF LAND GENERALLY LOCATED WEST OF THE INTERSECTION OF BRADFORD TERRACE AND AMHERST AVENUE, AND PEACHTREE CIRCLE AND AMHERST AVENUE. (OWNER/APPLICANT: WILDCAT LAND CO., LLC-SAM AND MALINDA ODLE)**

Zilkie presented the Staff Report, recommending approval.

Malinda Odle, applicant, said the project will consist of upper end, high quality townhomes similar to the Townhomes at Miller Ranch. Odle said the materials would include stone, brick and stucco. The townhomes will be in the \$200-\$250,000 market.

Ham opened the Public Hearing.

Sara Opperud (100 E. J. Frick) said her comments are not in opposition to the project but are addressing surrounding conditions. Opperud noted that the project will now include more lots than originally platted. Opperud said the area cannot handle the additional traffic. Opperud said that Amherst Avenue is in poor condition and needs to be reconstructed from scratch. Opperud said a traffic light is needed for the intersection of Miller Parkway and Fort Riley Boulevard. Opperud said the City needs to start considering how much additional density the road infrastructure can support.

Ham closed the Public Hearing.

Hill moved that the Board recommend approval of the proposed rezoning of The

Villas at Liberty Park from R, Single-Family Residential District, to R-2, Two-Family Residential District, based on the findings in the Staff Report.

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

Hill and Ham addressed Ms. Opperud and said they had listened to her comments and were sympathetic to her concerns.

4. A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PURPLE WAVE ADDITION FROM I-2, INDUSTRIAL PARK DISTRICT, TO C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT, AN APPROXIMATE FOUR (4)-ACRE TRACT OF LAND GENERALLY LOCATED AT 825 LEVEE DRIVE, WHICH IS ON THE NORTHWEST CORNER OF US HIGHWAY 24 (E. POYNTZ AVENUE) AND LEVEE DRIVE. (OWNER: CONTROLLED ENVIRONMENTAL WAREHOUSING, LLC /APPLICANT: PURPLE WAVE HOLDINGS LLC-AARON MCKEE)

Zilkie presented the Staff Report, recommending approval.

Jerod Westfahl (801 Poyntz), representing the applicant, provided background on the history of the company. Westfahl said the business has outgrown its current location at 701 Enoch Lane. Westfahl said the business includes a combination of internet-based and live auctions. Westfahl said there will normally not be a lot of traffic associated with Purple Wave other than occasionally on Thursday nights and weekends.

Ham opened and closed the Public Hearing with no one speaking.

Kratochvil moved that the Board recommend approval of the proposed rezoning to C-5, Highway Service Commercial District, based on the findings in the Staff Report.

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

5. REPORTS AND COMMENTS BY BOARD MEMBERS.

Zilkie introduced Chad Bunger as the new Current Planner.

Cattell updated the Board about upcoming meetings related to the Flint Hills Regional Growth Plan.

Ham said he would be out of town for the May 21st meeting.

Rolley asked whether there would be discussions about revisiting the stormwater management techniques included in the Stormwater Management Plan. Zilkie said her comments would be passed on to the City Engineer.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II