



MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, OCTOBER 12, 2010
5:00 P.M.

The Special City Commission Meeting of the City Commission was held at 5:00 p.m. in the City Commission Room. Mayor Bruce Snead and Commissioners James E. Sherow, Loren J. Pepperd, Jayme Morris-Hardeman, and Bob Strawn were present. Also present were the Assistant City Manager Jason Hilgers, Assistant City Manager Lauren Palmer, City Attorney Bill Frost, Assistant City Clerk Brenda K. Wolf, 11 staff, and approximately 29 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Snead led the Commission in the Pledge of Allegiance.

PROCLAMATION

October 21, 2010, *Wamego Dutch Mill Sweet Adelines Day*. Cathy Dawes, Wamego Dutch Mill Sweet Adeline, was present to receive the proclamation.

COMMISSIONER COMMENTS

Commissioner Sherow announced that the Commissioners attended the League of Kansas Municipalities conference in Overland Park recently and two awards were presented. The first one was Intergovernmental Leadership Award that was presented to Senator Roger Reitz. The other award was the 2010 E.A. Mosher Excellence in Local Government Award that was presented to Mayor Bruce Snead.

Commissioner Strawn congratulated Mayor Snead on receiving the award and stated that the Mayor was well deserving of the award.

SPECIAL MEETING CONSENT AGENDA

(* denotes those items discussed)

CLAIMS REGISTER NO. 2652

The Commission approved Claims Register No. 2652 authorizing and approving the payment of claims from September 29, 2010, to October 5, 2010, in the amount of \$537,310.97.

LICENSE – CEREAL MALT BEVERAGE ON-PREMISE

The Commission approved an annual Cereal Malt Beverage On-Premises License for Porter's Bar & Grill, 706 North Manhattan Avenue.

ORDINANCE NO. 6851 – AMEND FINAL DEVELOPMENT PLAN – LOT 1, RAMADA INN COMMERCIAL PLANNED UNIT DEVELOPMENT

The Commission approved Ordinance No. 6851 amending the Final Development Plan for Lot 1, Ramada Inn Commercial Planned Unit Development, generally located at 1641 Anderson Avenue, and Ordinance No. 6248, for the proposed telecommunications facilities, based on the findings in the Staff Report (*See Attachment No. 1*), with the four conditions of approval, as recommended by the Manhattan Urban Area Planning Board.

* ORDINANCE NO. 6852 – ESTABLISH – FLINT HILLS DISCOVERY CENTER ADVISORY BOARD

Bob Workman, Director, Flint Hills Discovery Center, answered questions from the Commission.

Bill Frost, City Attorney, clarified that the Board is only advisory in nature.

A consensus of the Commission agreed that for any action, a majority of the quorum must be by appointments from within the City.

The Commission approved Ordinance No. 6852 establishing the Flint Hills Discovery Center Advisory Board.

* BYLAWS – FLINT HILLS DISCOVERY CENTER ADVISORY BOARD

The Commission approved the bylaws for the Flint Hills Discovery Center Advisory Board.

* ORDINANCE NO. 6853 – ADOPT – 2010 STANDARD TRAFFIC ORDINANCE

The Commission approved Ordinance No. 6853 incorporating by reference the Standard Traffic Ordinance for Kansas Cities, Edition of 2010.

SPECIAL MEETING CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 6854 - NO PARKING ANYTIME – VISTA LANE (SUNNYSLOPE LANE TO CLAFLIN ROAD)

The Commission approved Ordinance No. 6854 establishing a “No Parking Anytime” zone along the east and south side of Vista Lane.

ORDINANCE NO. 6855 – INSTALL STOP SIGNS – ENOCH LANE AND KRETSCHMER DRIVE

The Commission approved Ordinance No. 6855 installing stop signs on Enoch Lane at US 24 Frontage and on Kretschmer Drive at Levee Drive.

RESOLUTION NO. 101210-A – SET BOND SALE DATE – SERIES GOB 2010-B

The Commission approved Resolution No. 101210-A setting November 16, 2010, as the date to sell \$11,270,000.00 in general obligation bonds (Series 2010-B).

FIRST READING – ISSUE –GENERAL OBLIGATION BONDS (SERIES 2010-B)

The Commission approved first reading of an ordinance issuing \$11,270,000.00 in general obligation bonds (Series 2010-B).

AWARD CONTRACT – BARTON PLACE, UNIT 2 – STREET IMPROVEMENTS (ST0620)

The Commission accepted the Engineer’s Estimate in the amount of \$366,000.00 and awarded a construction contract in the amount of \$332,902.66 to Pavers, Inc., of Salina, Kansas, for Barton Place, Unit 2, Street Improvements (ST0620)

After discussion, Commissioner Sherow moved to approve the consent agenda, with the change made to ORDINANCE NO. 6852 – ESTABLISH – FLINT HILLS DISCOVERY CENTER ADVISORY BOARD. Commissioner Pepperd seconded the motion. On a roll call vote, motion carried 5-0.

WORK SESSION

The City Commission held a Work Session on possible scenarios for development of Lot 9 in the South Redevelopment District. Dr. Gary Coates' Class of Architecture at Kansas State University made three presentations on possible scenarios to develop Lot 9. Commissioners asked questions of each presentation.

Jason Hilgers, Assistant City Manager/Redevelopment Coordinator, provided an update to the Commissioners on the Request for Interest that had been sent out. He also provided the Commission possible timelines on the Request for Proposals process for development Lot 9.

Brian Elsey, local developer, was interested in partnering with the class though he is primarily interested in residential building.

Colin Noble, Noble Hospitality, spoke about having a convention complex consisting of the Hilton Garden Inn, Fairfield Inn, and a Holiday Inn.

A future Work Session will be scheduled to discuss the process to be used for developing Lot 9.

At 6:47 p.m., the Commission took a brief recess.

The second Work Session item was a discussion on water rates. Nick Dragisich, Executive Vice President, Springsted Incorporated, discussed the results of a study he did on the actual fiscal-year 2009 expenditures for providing water. He recommended to the Commission to determine the level of revenue needed before any adjustments in rates are made.

Nick Dragisich, Executive Vice President, Springsted Incorporated, and Bernie Hayen, Director of Finance, answered questions from the Commission.

David Gourlay, 101 Notre Dame Circle, and Jim Colbert, Colbert Hills, spoke during Public Comments.

Direction from the City Commission was to divide the cost of the free water between residential and commercial users versus just residential users as it has been done over the years. The goal of the Commission is to resolve the issue of water rates/structure by the end of the year. To do so, the Commission will need the results of the study that Nick Dragisich will do over two additional years (2007 and 2008) so that there is sufficient information over the last three years to ensure that users are paying for the water they are using versus supplementing other users before the Commission decides what changes to make to the water rates/structure.

ADJOURNMENT

At 8:06 p.m. the Commission adjourned.



Brenda K. Wolf, CMC, Assistant City Clerk

STAFF REPORT

ON AN APPLICATION TO AMEND THE APPROVED PLANNED UNIT DEVELOPMENT (PUD)

BACKGROUND

APPLICANT: Sprint Nextel and Verizon Wireless – Selective Site Consultants, Inc. J. Trevor Wood.

ADDRESS: 8500 West 110th Street, Suite 300, Overland Park KS 66062.

OWNERS: Manhattan Hospitality Inc., d/b/a Holiday Inn at the Campus; Kansas State University Foundation c/o IRST Community Bank.

ADDRESSES: 1641 Anderson Avenue, Manhattan KS 66502; PO Box 307 Warrensburg MO 64093.

LOCATION: Generally the southeast corner of Anderson Avenue and N. 17th Street; 1641 Anderson Avenue; Lot 1, Ramada Inn, Unit Two, Commercial Planned Unit Development, Manhattan, Kansas.

AREA: 3.16 acres.

DATE OF PUBLIC NOTICE PUBLICATION: Monday, August 30, 2010.

DATE OF PUBLIC HEARING: PLANNING BOARD: Monday, September 20, 2010.

CITY COMMISSION: Tuesday, October 5, 2010.

DESCRIPTION OF PROPOSED AMENDMENT:

Approved Telecom Facilities

Amend Ordinance No. 6248, approved December 4, 2001 and the approved Final Development Plan (drawings attached). Conditions of approval include:

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- 1. Permitted telecommunication facilities shall include antennas and associated equipment, but excludes guyed, lattice, monopole, or other towers.**
- 2. The telecommunication facilities shall be constructed and placed as proposed in the application documents.**
- 3. The telecommunication facilities shall be painted to match the predominant color of the existing building at the location each component is placed.**
- 4. Future telecommunication providers shall submit telecommunication facility plans and documents as a Final Development Plan application to the Manhattan Urban Area Planning Board for review and approval, to insure that any future proposed telecommunication facility is designed to be compatible with the building and site.**

Proposed amendments

The proposed amendments include relocation of telecommunications facilities and their placement (condition 2 above), as well as increases in antenna heights and location (Article XII, Telecom Structures, Section 12-116, Manhattan Zoning Regulations).

Telecommunications Facilities are defined in Article XII:

Any cables, wires, lines, wave guides, antennas and any other equipment or facilities, including buildings, shelters or cabinets that house telecommunications providers' equipment, associated with the transmission or reception of communications which a person seeks to locate or has installed upon or near a commercial tower or antenna support structure.

In the case of the PUD, the antenna support structure is the hotel building.

Proposed amendments include:

- Relocating unscreened 6 foot tall equipment from the hotel's roof, which is at a height of 56 feet 10 inches, to a lower roof on the south side of the hotel, which is approximately 14 feet 5 inches in height measured from the ground. The proposed 10 foot five 5 screen walls on the lower roof will enclose equipment space for

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- Sprint and Verizon. Screen walls will be painted to match the hotels exterior. Cables extending from the equipment space will be enclosed in cable ladders, painted to match the building. Proposed roof access screen walls will be painted to match the building. Building colors are off white and sand.
- Two sets of 10 feet 9 inch tall antenna are proposed on the south end of the upper roof and set back a minimum of 8 feet from the east and west roof edges. Antenna will be set back about 13 feet from the south edge of the roof. Antenna and support structures will be painted to match the hotels colors. Three foot tall cable trays are centered on the majority of the roof and painted to match the building colors.
 - Antenna on the north side of the building will be flush mounted to the hotel's north façade as currently allowed, mounted and painted to match the building's colors.

MATTERS TO BE CONSIDERED WHEN AMENDING A PLANNED UNIT DEVELOPMENT

1. WHETHER THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPROVED PUD, AND WILL PROMOTE THE EFFICIENT DEVELOPMENT AND PRESERVATION OF THE ENTIRE PUD: The applicants states that, "This project is accessory to the main use of the parent property, which is a hotel and restaurant complex. No new building footprint is proposed on the parent parcel. Future development will not be inhibited, and the project therefore promotes the efficient development and preservation of the PUD."

The proposed amendment is consistent with the approved PUD. Telecommunication facilities including antennas and associated equipment are a permitted use in the PUD. The proposed amendment relocates approved equipment locations and antenna heights on the roof. The proposed amendment is not expected to have a detrimental affect on the efficient development and preservation of the PUD or any future development of PUD. The proposal is for telecommunication antennas on the upper roof and associated equipment on the lower roof and existing building façade, thus the proposed telecommunication facilities will not take up any additional ground space that would limit the growth of the PUD. In addition, the proposed telecommunication antennas are not expected to interfere with the current use or operations of the hotel and restaurant.

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2. WHETHER THE PROPOSED AMENDMENT IS MADE NECESSARY BECAUSE OF CHANGED OR CHANGING CONDITIONS IN OR AROUND THE PUD, AND THE NATURE OF SUCH CONDITIONS: The applicant states that, “The proposed amendment is not made necessary because of changed or changing conditions in or around the PUD. Rather, the amendment is requested to reflect new changes to the equipment location since the PUD was approved.”

The amendment is necessary because the hotel’s roof was severely damaged after a storm around August, 2009. Antenna sleds were removed and two portable cell towers, also known as cell on wheels (COWs), were set up in the hotel’s parking lot along Anderson Avenue. The COWs were allowed on a temporary basis with an understanding that equipment and antenna would be replaced on the roof in conformance with the PUD within a month or two of the roof repair, which occurred around September 2009. The modifications to equipment locations and antenna heights are necessary to improve cellular coverage and updated technology and to remove the COWs.

3. WHETHER THE PROPOSED AMENDMENT WILL RESULT IN A RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE, AND IS NOT GRANTED SOLELY TO CONFER A SPECIAL BENEFIT UPON ANY PERSON: The applicants states that, “The proposed amendment will result in a relative gain to the public health, safety, convenience and welfare and is not granted solely to confer a benefit upon a person. To the contrary, this project will benefit more than half of the wireless subscribers in the Manhattan area by improving wireless service in and around Manhattan and Kansas State University campus. The provision of quality wireless service is more than convenience – it improves safety and may also improve response times to emergency incidents.”

The relative gain to the public will be increased coverage for cellular communications. While Sprint and Verizon will install the telecommunication facilities and their customers will see the immediate benefits, other carriers, at a future date, may choose to collocate with the proposed facilities. No adverse affects to the public health and safety are expected.

**ADDITIONAL MATTERS TO BE CONSIDERED WHEN
AMENDING A PLANNED UNIT DEVELOPMENT**

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- 1. LANDSCAPING:** The proposed amendment does not alter existing landscaping.
- 2. SCREENING:** Lower rooftop equipment will be completely enclosed by screen walls painted to match the building. New roof antenna, on the south end of the upper roof, are not proposed to be screened but will be set back from the roof edge to reduce their visual impact as well as be painted to match the colors of the hotel. Antenna on the north end will be flush mounted to the hotels north façade and painted to match the building. Other proposed accessory structures, cable ladders and roof access screening will be painted to match the building colors.
- 3. DRAINAGE:** The proposed amendment does not require a drainage improvement.
- 4. CIRCULATION:** The proposed amendment does not alter existing circulation or other requirements associated with circulation. Removal of the COWs will make 7 off-street parking spaces available that are otherwise temporarily removed for the hotel's use.
- 5. OPEN SPACE AND COMMON AREA:** The proposed amendment does not alter existing open space or common area.
- 6. CHARACTER OF THE NEIGHBORHOOD:** The neighborhood consists of a mixture of uses including residential, commercial and institutional. The Holiday Inn at the Campus site is in a commercial transition zone along Anderson Avenue that separates KSU institutional uses to the north and residential area to the south.

**ADDITIONAL MATTERS TO BE CONSIDERED WHEN AMENDING A
PLANNED UNIT DEVELOPMENT**

- 1. EXISTING USE:** Holiday Inn at the Campus, a six story hotel and restaurant.
- 2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS:** The site contains a hotel complex, an outdoor restaurant patio, off-street parking and landscaped space. Drainage is generally to the east, southeast with storm runoff utilizing storm drain inlets around the perimeter.
- 3. SURROUNDING LAND USE AND ZONING:**
 - (a) NORTH:** Anderson Avenue and K-State University, KSAC Radio Towers; R-2 Two-Family Residential District/University Overlay District, U, University District.

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(b) SOUTH: Single family, two family and multiple family dwellings; R-3, Multiple-Family Residential District/University Overlay District.

(c) EAST: Anderson Village, Division of Continuing Education College Court Building, Anderson Village PUD and R-3/VO District.

(d) WEST: Single family, two family, and multiple family dwellings, Wildcat Amoco; R-2/VO District, R-M, Four-Family Residential District/VO District, and Wildcat Amoco PUD.

4. GENERAL NEIGHBORHOOD CHARACTER: See above under number 6.

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site is currently zoned as a commercial PUD for a hotel complex. The current PUD was approved in 1990 (Ordinance No. 4647 attached) with subsequent amendments that allowed for improvements and additions to the site. The PUD was amended in 2001 to allow telecomm equipment and antenna on the uppermost roof top (Ordinance No. 6248 attached). Rooftop equipment and antenna could be placed on the roof subject to Ordinance No. 6248.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The addition of the telecommunication antennas and associated equipment on the lower and upper roofs of the Holiday Inn will not adversely affect the existing PUD or surrounding properties. The proposed telecommunication equipment will be screened and have minimal visual impact on passers-by and surrounding properties. New upper rooftop antennas will be flush mounted on the north façade of the building, in the same manner as existing antenna, will be painted to match the surface on which they are mounted. The proposed upright antenna, which are proposed on the southern part of the hotel's roof, are approximately 5 feet taller in height than the antenna approved in 2001, 6 feet to 10 feet 9 inches.

7. CONFORMANCE WITH COMPREHENSIVE PLAN: The site is shown on the Downtown Core Neighborhoods Future Land Use Map as Community Commercial (CC), which reflects the existing approved PUD. The PUD conforms to the Comprehensive Plan.

8. ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED:

- 1966 - Ramada Inn approved as a “Special Use” for a Motor Hotel in the B-1, Multiple Family Residential District by the Planning Board 11-14-66, and approved by City Commission on 12-6-66.
- 1969 - Rezoned to R-3/UO, Multi-Family Residential District with University Overlay District on 7-15-69 (New Citywide Zoning Ordin.)
- 1981 - Rezoned to PUD for the pool expansion and club area. Reviewed by the Planning board on 1-12-81 and approved by City Commission on 2-17-81.
- 1981 - Final Development Plat Ramada Inn Addition, approved by the Planning Board on 8-10-81, filed 8-25-81.
- 1985 - PUD expanded to east to add parking lots. Planning Board reviewed on 6-17-85 and approved by City Commission on 7-16-85
- 1985 - Replat Ramada Inn Addition, A Commercial PUD, approved by Planning Board on 11-4-85, filed 11-6-85.
- 1990 - Rezoning R-3/UO to PUD and expansion of PUD to add parking. Reviewed by Planning Board on 6-4-90, and approved by City Commission on 7-3-90.
- 1990 - Final Development Plan approved by Planning Board on 7-16-90.
- 1990 - Final Plat Ramada Inn, Unit Two approved by Planning Board on 8-20-90 and filed on 9-6-90.
- February 3, 1997, the Manhattan Urban Area Planning Board recommends approval of an amendment to the Ramada Inn PUD
- March 4, 1997, the City Commission approves Ord. No. 5023 amending the Ramada Inn PUD.
- January 5, 1998, the Manhattan Urban Area Planning Board recommended approval of an amendment to the Final Plan and Ord. No. 5023.
- January 20, 1998, City Commission approved first reading of an ordinance to amend the PUD.
- November 5, 2001, the Manhattan Urban Area Planning Board recommended approval of an amendment to the Final Plan and Ord. No. 4647 to add telecommunications facilities, with the four conditions listed in the staff report.
- November 20, 2001, the City Commission approves first reading of an ordinance amending the Final Plan and Ord. No. 4647 to add telecommunications facilities, with the four conditions listed in the staff report.
- December 4, 2001, City Commission approves Ordinance No. 6248 amending the Final Plan and Ord. No. 4647 to add telecommunications facilities, with the four conditions listed in the staff report.

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9. CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: A PUD is intended to achieve a maximum choice of living environments. . . , a useful pattern of open space and recreation areas. . . , a development pattern that utilizes the natural topography. . . , a more efficient use of land than normally achieved by conventional development. . . , a development pattern in harmony with land use density, transportation, and community facilities. . . , provides a safe, clean, convenient and necessary commercial facility. . . , takes into account the unique conditions of the site. . . , and establishes a compatible mix of uses.

Ordinance No. 6248, condition 2 states that, “The telecommunication facilities shall be constructed and placed as proposed in the application documents.” The proposed equipment sheds on the lower roof along the north side of Laramie Street, do not conform to the condition. The amendment is necessary to allow the relocation of the screened equipment sheds on the lower roof.

Article XII, Telecom Structures, of the Manhattan Zoning Regulations was adopted December, 2004. Antenna and equipment could be re-established on the roof of the hotel subject to Ordinance no. 6248; however, the replacement telecom structures do not meet the requirements of Section 12-116 (B), Modifications and Replacement, which requires the amendment.

All telecom structures and pre-existing structures that are damaged or destroyed may be rebuilt through administrative review and approval, provided that the replacement telecom structure is the same as the original in type, location, height and character and that the replacement telecom structure complies with the requirements of this article. If the replacement telecom structure is not the same as the original in type, location, height and character and/or does not meet the requirements of this article, the owner shall follow the appropriate procedure to rebuild the telecom structure, pursuant to Section 12-104.”

Section 12-104 (E) requires an amendment of the PUD. The modifications are subject to the requirements of Article XII, which include Section 12-114, Stealth Design Principles for Telecom Structures. Telecomm facilities, including the proposed equipment and antenna, are subject to the applicable parts of Section 12-114.

“Stealth telecom structures shall be designed to blend in with the character and environment of the area in which they are proposed to be located, and to enhance compatibility with nearby land uses by minimizing visual impacts. Stealth telecom structures shall incorporate the following design principles, as applicable to the type of telecom structure and character of the location:

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- (A) Preserve the pre-existing character of the area as much as possible.*
- (B) Minimize the height, mass and proportion of telecom structures to minimize impacts on the character of the nearby area.*
- (C) Minimize the silhouette presented by new towers, stealth monopoles, antenna support structures and antenna arrays. Monopoles are favored over lattice-type towers; antennas mounted inside an antenna support structure or monopole, or mounted flush to the antenna support structure, are favored over triangular “top-hat” or other projecting external types of antenna arrays.*
- (D) Use colors, textures and materials that blend in with the existing environment; surfaces shall be painted, or otherwise treated, to match or complement existing background structures and surfaces, and to minimize reflection.*
- (E) Conceal telecommunication facilities from view by placing inside a building, steeple, penthouse, clock tower, flagpole or other appropriate structure. Architectural additions or appurtenances to existing antenna support structures that are intended to conceal telecommunication facilities, shall be designed to be appropriate in mass, scale, material, texture, color and character with the existing antenna support structure.*
- (F) Camouflage and/or disguise telecom structures to look like another type of structure or object, through methods including, but not limited to design, placement, use of materials, texture, color, year-round landscaping and screening, to blend in with the character of the surroundings, or integrate into the architectural elements and character of an existing antenna support structure to such an extent that it is indistinguishable by the casual observer from the structure on which it is located, or from the surroundings in which it is placed. Stealth monopoles designed to look like a flagpole shall utilize a flag that is appropriately sized for the height of the pole. Stealth monopoles disguised as a tree shall be of a height, character and placement that is appropriate to the location. Telecom structures mounted on roofs or similar structures shall be concealed from*

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view by placement and setback from the edges and/or through use of architectural screening that is in character with the building or antenna support structure.

(G) Locate telecom structures in areas where trees and/or buildings obscure some or all the telecom structures from view, and install new year-round landscaping and screening around the site where visible from public streets or residential areas.

(H) Locate accessory equipment inside a building or in underground vaults when possible. Screen ground-level telecom structures through use of walls, fencing or year-round landscaping, or combinations thereof, which is appropriate in design, height and material to the character of the location and the structure to be screened.”

The proposed amendment is consistent with the intent of the PUD regulations and the commercial nature of the approved PUD. Minimal visual impact is expected based on the proposed on the information set out in the application documents.

10. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE THAT DENIAL OF THE REQUEST WOULD ACCOMPLISH, COMPARED WITH THE HARDSHIP IMPOSED UPON THE APPLICANT: There appears to be no gain to the public that denial would accomplish compared to the hardship imposed on the applicant. The site allows for increased coverage for cellular communications without the construction of a new communications tower and removes two temporary towers.

11. ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate public facilities and services currently serve the site.

12. OTHER APPLICABLE FACTORS: The Ramada Inn PUD and the proposed telecomm equipment and antennas are within the 500 foot environs of the KSAC Radio Towers located on the Kansas State University campus. The towers are listed on the National Register of Historic Places. The State Historic Preservation Office has determined that the proposed telecomm equipment and antennas will not have an adverse affect on the environs of the KSAC Radio Towers (*attachment*).

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13. STAFF COMMENTS: City Administration recommends approval of the proposed Amendments of the Ramada Inn Commercial Planned Unit Development's Final Development Plan and Ordinance No. 6248, based on the findings in the staff report, with the following conditions of approval:

1. Telecommunications Facilities, as defined in the Manhattan Zoning Regulations, Article XII, Telecom Structures, shall be a Permitted Use.
2. The proposed Telecommunications Facilities shall be installed as proposed in the application documents.
3. Future Telecommunications Facilities shall be subject to the requirements of Article XII, Telecom Structures.
4. All applicable permits shall be obtained prior to installation of the telecommunications facilities.

ALTERNATIVES:

1. Recommend approval of the proposed Amendments of the Ramada Inn Commercial Planned Unit Development's Final Development Plan and Ordinance No. 6248, stating the basis for such recommendation.
2. Recommend denial of the proposed Amendments of the Ramada Inn Commercial Planned Unit Development's Final Development Plan and Ordinance No. 6248, stating the specific reasons for denial.
3. Table the proposed Amendment(s) to a specific date, for specifically stated reasons.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed Amendments of the Ramada Inn Commercial Planned Unit Development's Final Development Plan and Ordinance No. 6248, based on the findings in the Staff Report, with the four conditions of approval recommended by City Administration.

PREPARED BY: Steve Zilkie, AICP, Senior planner

DATE: September 16, 2010.