



***MINUTES
CITY COMMISSION MEETING
TUESDAY, OCTOBER 7, 2014
7:00 P.M.***

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Wynn Butler and Commissioners Karen McCulloh, Usha Reddi, Richard B. Jankovich, and John Matta were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Kiel Mangus, City Attorney Bill Raymond, City Clerk Gary S. Fees, 8 staff, and approximately 55 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Butler led the Commission in the Pledge of Allegiance.

PROCLAMATION

Mayor Butler proclaimed October – December 2014, *The Big Read 2014 Community Reading Program*. John Pecoraro, Assistant Director; Susan Withee, Adult Services Manager; and Judi Nechols and Mary Newkirk, Adult Services Librarians, Manhattan Public Library, were present to receive the proclamation.

PUBLIC COMMENTS

Mayor Butler opened the public comments.

Hearing no comments, Mayor Butler closed the public comments.

COMMISSIONER COMMENTS

Commissioner Reddi informed the community that the last day to register to vote is October 14, 2014. She encouraged citizens to check the Riley County Election website for additional information.

COMMISSIONER COMMENTS (*CONTINUED*)

Commissioner McCulloh congratulated Ogden Elementary School for winning an award and extended her appreciation to Usha Reddi and all the teachers. She stated that Thursday, October 9, 2014, from 3:00 p.m. to 7:00 p.m., would be the Okt-FLU-ber Festival sponsored by the Riley County Health Department at the Blue Earth Plaza and encouraged everyone to attend and receive a free pumpkin with their flu shot. She also stated that flu shots are available at Hy-Vee, Walgreens and other businesses in Manhattan. She stated there is a new exhibit at the Flint Hills Discovery Center (FHDC) called Flint Hills Forces: The Shaping of Manhattan, Fort Riley, and Kansas State University, and also a new interactive exhibit at FHDC called Animal Secrets especially for kids, ages three to eight. She informed the community that Jim Sharp would be talking about his book “Sgt. of the Guard at Nuremberg” and his experiences on Saturday, October 11, 2014, at the Flint Hills Discovery Center, at 1:00 p.m. Finally, she stated that the Riley County Historical Society would be having their 100th Birthday Party on Sunday, October 12, 2014, at 7:00 p.m., at Pottorf Hall with free cake.

Mayor Butler announced that Kansas State University’s Symphony Orchestra invites the public to a variety of Czech Republic-inspired performances at 7:30 p.m., on Tuesday, October 21, 2014, in McCain Auditorium. He stated that the evening is a nod to Manhattan’s Partner City, Dobrichovice, in the Czech Republic. He informed the community that Miss Czech of Kansas would be in attendance along with a presentation from Manhattan’s Partner City Committee. He stated that Dr. David Littrell will conduct the orchestra and Dr. Julie Yu will serve as the director of the Flint Hills Masterworks Chorale, accompanied by pianist Mary Ann Buhler. He stated that the concert is free and open to the public. He informed the community that for additional information about the upcoming K-State University concert series to visit k-state.edu/orchestra. He encouraged everyone to attend and enjoy this free concert.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, September 16, 2014.

CLAIMS REGISTER NO. 2771

The Commission approved Claims Register No. 2771 authorizing and approving the payment of claims from September 10, 2014, to September 30, 2014, in the amount of \$3,530,888.66.

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 7095 – AMEND BOND – EUREKA VALLEY COMMERCIAL SANITARY SEWER IMPROVEMENTS (SS1401)

The Commission approved Ordinance No. 7095 amending Ordinance No. 7076, which authorized and provided for the construction and payment for the Eureka Valley Commercial Sanitary Sewer Improvements (SS1401).

FIRST READING – NAME FORT RILEY BOULEVARD FRONTAGE ROAD

The Commission approved first reading of ordinance authorizing the naming of an existing frontage road along the south side of Fort Riley Boulevard from South Delaware Avenue to the western end of the frontage road and designating it “Fort Riley Lane.”

FIRST READING – REASSESS/RE-LEVY SPECIAL ASSESSMENTS – COLBERT HILLS, UNIT FOUR

The Commission approved first reading of an ordinance reassessing and/or re-levying special assessments applicable to the Colbert Hills, Unit Four, Addition.

FIRST READING – REASSESS/RE-LEVY SPECIAL ASSESSMENTS – STONE VALLEY, UNIT 2

The Commission approved first reading of an ordinance reassessing and/or re-levying special assessments applicable to the Stone Valley, Unit 2, Addition.

PUBLIC HEARING – AGGIEVILLE BUSINESS IMPROVEMENT DISTRICT

Mayor Butler opened the public hearing.

Hearing no comments, Mayor Butler closed the public hearing.

FIRST READING – AGGIEVILLE BUSINESS IMPROVEMENT DISTRICT

The Commission approved first reading of an ordinance continuing the establishment of the Aggieville Business Improvement District, amending the boundaries, increasing the number of members from six to seven, and increasing and levying Business Improvement Service Fees for 2015 on businesses located within the Aggieville Business Improvement District.

FIRST READING – DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

The Commission approved first reading of an ordinance levying Business Improvement Service Fees for 2015 on businesses located within the Downtown Business Improvement District.

CONSENT AGENDA (CONTINUED)

PUBLIC HEARING – VACATE RIGHT-OF-WAY – SOUTH 8TH STREET AND SOUTH 9TH STREET

Mayor Butler opened the public hearing.

Hearing no comments, Mayor Butler closed the public hearing.

FIRST READING – VACATE RIGHT-OF-WAY – SOUTH 8TH STREET AND SOUTH 9TH STREET

The Commission approved first reading of an ordinance vacating portions of South 9th Street from Fort Riley Boulevard to Fair Lane; vacating South 8th Street from Fair Lane to the Union Pacific Railroad right-of-way; and establishing a utility easement of said vacated public right-of-way.

RESOLUTION NO. 100714-A – FLINT HILLS DISCOVERY CENTER PROGRAM AND MEMBERSHIP FEES

The Commission approved Resolution No. 100714-A setting program and membership fees for the Flint Hills Discovery Center.

NEGOTIATE CONTRACT – FRANK ANNEBERG PARK IMPROVEMENTS (CP1405 – CIP #RC031P, RC033P, CP157P)

The Commission accepted the recommendation of the Selection Committee and authorized City Administration to negotiate a contract with Olsson Associates, of Manhattan, Kansas, for design and bidding services for the Frank Anneberg Park Improvements (CP1405 – CIP #RC031P, RC033P, CP157P).

AWARD CONTRACT – STONE VALLEY ADDITION, UNIT 2 – SANITARY SEWER (SS1413), STREET (ST1413), AND WATER (WA1411) IMPROVEMENTS

The Commission accepted the Engineer's Opinion of Probable Cost in the amount of \$169,500.00; awarded a construction contract in the amount of \$161,119.00 to Larson Construction, Inc., of Manhattan, Kansas; and authorized the Mayor and City Clerk to execute the contract for the Stone Valley Addition, Unit Two, Sanitary Sewer (SS1413), Street (ST1413), and Water (WA1411) Improvements.

DEVELOPMENT AGREEMENT – ST. JOSEPH VILLAGE – WATER (WA1419) AND SANITARY SEWER (SS1421) IMPROVEMENTS

The Commission authorized the City Administration to finalize and the City Manager and City Clerk to execute the development agreement with Schultz Construction, of Manhattan, Kansas, on behalf of the owner of St. Joseph Village, Inc., for the water (WA1419) and sanitary sewer (SS1421) improvements for St. Joseph Independent Living subdivision.

CONSENT AGENDA (*CONTINUED*)

JOINT FUNDING AGREEMENT – RIVER GAUGES

The Commission approved and authorized the Mayor to execute a Joint Funding Agreement with the United States Department of the Interior Geological Survey (USGS) for the costs of four river gauges along Wildcat Creek and the Kansas River from October 1, 2014, to September 30, 2015, in the amount of \$20,734.00, of which a portion will be paid by Riley County.

BOARD APPOINTMENTS

The Commission approved appointments by Mayor Butler to various boards and committees of the City.

City/University Special Projects Fund Committee

Re-appointment of Jeff Koenig, 718 Whitetail Pass, to a two-year Citizen term. Mr. Koenig's term begins immediately, and will expire June 30, 2016.

Re-appointment of Michael Silva, 229 Harvey Drive, to a two-year Citizen term. Mr. Silva's term begins immediately, and will expire June 30, 2016.

Appointment of Mike Dillon, 2823 Illinois Lane, to a two-year Citizen term. Mr. Dillon's term begins immediately, and will expire June 30, 2016.

Appointment of Steven Graham, 1024 Brianna Court, to a one-year Faculty term. Mr. Graham's term begins immediately, and will expire June 30, 2015.

Appointment of Sarah Haley, 1823 Laramie Street, to a one-year Student term. Ms. Haley's term begins immediately, and will expire June 30, 2015.

Appointment of Christa McKittrick, 518 Sunset Avenue, to a one-year Student term. Ms. McKittrick's term begins immediately, and will expire June 30, 2015.

Joint Corrections Advisory Board

Re-appointment of Brandi Griggs, 1346 Sunflower Road, to a two-year Adult term. Ms. Griggs's term begins immediately, and will expire June 30, 2016.

Re-appointment of Linda Teener, 1900 Judson Street, to a two-year Adult term. Ms. Teener's term begins immediately, and will expire June 30, 2016.

Commissioner McCulloh moved to approve the consent agenda. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

FIRST READING - REZONE - MERCY REGIONAL HEALTH CENTER

Commissioner Jankovich announced that he had a business relationship with the applicant and recused himself on the proposed rezoning of Mercy Regional Health Center.

Eric Cattell, Assistant Director for Planning, presented background information, an overview of the item, and actions of the Manhattan Urban Area Planning Board. He then responded to questions from the Commission regarding the proposed zoning and parking.

Bernie Hayen, Director of Finance, responded to questions from the Commission regarding the payment of property taxes.

Jim Fraser, Chief Financial Officer, Mercy Regional Hospital, provided additional information on the proposed rezoning and transition to Via Christi. He also responded to questions from the Commission regarding ownership, tax exemption and taxable status, availability of parking, and the opportunity to lease space to physicians or medical services in the new building.

Mayor Butler opened the public comments.

Hearing no other comments, Mayor Butler closed the public comments.

After discussion and comments from the Commission, Commissioner Reddi moved to approve first reading of an ordinance rezoning the Mercy Regional Health Center, generally located southwest of the intersection of Kimball Avenue and College Avenue, from R-1, Single-Family Residential District, to PUD, Commercial Planned Unit Development District, based on the findings in the Staff Report (*See Attachment No. 1*) with the 12 conditions as recommended by the Manhattan Urban Area Planning Board. Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 4-0.

Commissioner Jankovich returned to the dais.

THIRD QUARTERLY REPORT – CONVENTION AND VISITOR’S BUREAU (CVB)

Kelly Loub, Chairperson, 2014 Manhattan Convention and Visitors Bureau (CVB) Steering Committee, introduced the third quarter report. She provided an update on the 2014 Steering Committee and CVB staff members, and highlighted the contract with the City of Manhattan.

GENERAL AGENDA (*CONTINUED*)

THIRD QUARTERLY REPORT – CONVENTION AND VISITOR'S BUREAU (CVB) (*CONTINUED*)

Karen Hibbard, Director, Manhattan Convention and Visitors Bureau, presented activity and performance measures for conferences for the third quarter; performance measures for research for conferences and groups hosted; activity measures for leisure; activity measures for marketing and communications; performance measures on inquires and fulfillment; activity measures for book direct; performance measures for the website, social media and marketing; and activity measures for youth sports and special events.

Kelly Loub, Chairperson, 2014 Manhattan Convention and Visitors Bureau (CVB) Steering Committee, presented information on the Travel Writer: Ron Stern – The Global Gumshoe Guy and provided a recap of the Rhythm & Brews event held August 1 and 2, 2014, and event plans for 2015.

Karen Hibbard, Director, Manhattan Convention and Visitors Bureau, presented an overview of the third quarter activity measures for Little Apple Corps; Manhattan's hotel growth showing average rooms occupied; Manhattan's hotel occupancy through August 2014; hotel average daily rate; hotel revenue per available room; weekly hotel occupancy and top weekend occupancy; and number of hotel rooms. She also provided an overview of the 2014 Marketing and Media Effectiveness Study conducted by H2R Market Research, including: a summary of marketing efficiency, incremental impact, advertising evaluation, travel landscape, and key performance indicators. Finally, she presented a new video, Promise of the Prairie, to promote Manhattan.

Two Kansas State University students informed the Commission that there could be more use of social media to better inform college-age students of events and activities in Manhattan. They also suggested that improved transportation between Aggieville and Downtown would be great.

After additional discussion and comments from the Commission, Karen Hibbard, Director, Manhattan Convention and Visitors Bureau, responded to additional questions from the Commission regarding effective measurements, the use of social media, and electronic marketing. She informed the Commission that she looks forward to continue making Manhattan a desirable destination and thanked the Commission for their feedback.

As this was a discussion item, no formal action was taken on the item.

2013 ANNUAL ECONOMIC DEVELOPMENT REPORT

Hillary Badger, Assistant Director of Finance, introduced the item.

GENERAL AGENDA (CONTINUED)

2013 ANNUAL ECONOMIC DEVELOPMENT REPORT (CONTINUED)

Courtney Cramer, Financial Analyst, presented an overview of the item. She provided information on the Economic Development Fund history; highlights of the 2013 Annual Report; the economic development forecast; summary of all economic development sales taxes; Manhattan Economic Development Opportunity Fund Advisory Board (MEDOFAB); Riley County Economic Development (RICOED) Sales Tax 2002 – 2012; RICOED Sales Tax 2012 – present; and annual accountability reports for Continental Mills; Farrar Corporation; GTM Sportswear; The Kansas Entrepreneurial Center; Manhattan Holdings, LLC; CivicPlus; Flint Hills Beverage; Florence Manufacturing; Kansas State University Institute for Commercialization; Manhattan Area Technical College; Meadowlark Hills; National Bio and Agro-Defense Facility (NBAF); and the Manhattan Regional Airport. She also provided an update on infrastructure improvement items for the K-18 Airport Interchange, Shuss Road improvements, North Manhattan Avenue corridor, and a future amount committed of \$2.7 million and a future amount available of \$1.9 million.

Hillary Badger, Assistant Director of Finance, provided information on the annual audit compliance allowance. She informed the Commission that for a given company who receives economic development funding, this would be calculated at 10 percent of the loan amount for conventional and forgivable loans.

Mayor Butler opened the public comments.

Hearing no other comments, Mayor Butler closed the public comments.

Ron Fehr, City Manager, expressed his appreciation to the finance staff and to the representatives for their excellent work. He thanked the companies that provided the requested information for the Economic Development Report.

As this was a discussion item, no formal action was taken on the item.

DISCUSSION - CITY COMMISSION APPOINTMENTS TO THE RILEY COUNTY LAW BOARD

Jason Hilgers, Deputy City Manager, presented background information on the policy resolution adopted by the City Commission on September 19, 2006, regarding the City Commission appointments to the Riley County Law Enforcement Agency. He then responded to questions from the Commission regarding Resolution No. 091906-A and past appointments to the Law Board.

GENERAL AGENDA (*CONTINUED*)

DISCUSSION - CITY COMMISSION APPOINTMENTS TO THE RILEY COUNTY LAW BOARD (*CONTINUED*)

After discussion and comments from the Commission regarding the current policy resolution and state statute related to the Riley County Law Enforcement agency, Jason Hilgers, Deputy City Manager, responded to questions from the Commission about the policy resolution, the appointment process, and the historic make-up of the Law Board to its current membership today. He stated that if a majority of the Commission desires to change the current policy resolution, it is within the discretion of the Commission to change the policy.

Bill Raymond, City Attorney, provided clarification on Resolution No. 091906-A and reiterated a section of the Resolution, which states, "It is the further policy that all appointments to the Agency shall serve for a term of two years; however, whenever a member of the governing body is serving on the Agency, whether in an appointive or a mandatory position, that member's eligibility to so serve shall cease whenever they are no longer a member of the governing body." He responded to questions from the Commission and informed the Commission that they can determine its own policy for making appointments to the Riley County Law Board.

Ron Fehr, City Manager, provided additional information on the item. He informed the Commission that board appointments are at the discretion of the governing body and can be made or withdrawn at any time.

After comments from the Commission, Jason Hilgers, Deputy City Manager, provided additional information and clarification on the intent of the Resolution and consideration with the timing of the Law Board appointments and the timing of the City Commission election.

After further discussion and comments from the Commission, Ron Fehr, City Manager, provided options and alternatives for the Commission to consider regarding City Commission appointments to the Riley County Law Board. The options discussed included modifying the existing policy resolution, rescinding the policy resolution, or keeping the policy resolution as is.

After additional discussion and comments from the Commission, there was a majority of Commissioners that wanted to bring back the item with three options for consideration at a future legislative meeting for action.

As this was a discussion item, no formal action was taken on the item.

EXECUTIVE SESSION

At 9:30 p.m., Commissioner Jankovich moved to recess into Executive Session until 10:10 p.m. for the purpose of consulting with the City Attorney regarding matters that are deemed privileged under the attorney/client relationship. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

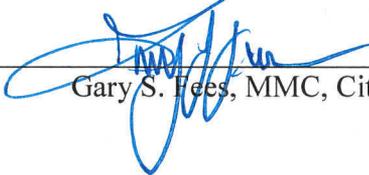
At 10:10 p.m., the Commission reconvened with Mayor Butler and Commissioners McCulloh, Reddi, Jankovich, and Matta in attendance. Commissioner Jankovich moved to recess into Executive Session until 10:30 p.m. for the purpose of consulting with the City Attorney regarding matters that are deemed privileged under the attorney/client relationship. Commissioner McCulloh seconded the motion. On vote, motion carried 5-0.

At 10:30 p.m., the Commission reconvened with Mayor Butler and Commissioners McCulloh, Reddi, Jankovich, and Matta in attendance.

ADJOURNMENT

Mayor Butler announced that the meeting was adjourned.

At 10:30 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk

STAFF REPORT

**APPLICATION TO REZONE PROPERTY TO PLANNED UNIT
DEVELOPMENT DISTRICT**

BACKGROUND

FROM: R-1, Single-Family Residential District

TO: PUD, Commercial Planned Unit Development

The PUD is referred to as the Mercy Regional Health Center

OWNERS/APPLICANT: Mercy Regional Health Center, Inc. – John Broberg, Senior
Administrator

DATE OF NEIGHBORHOOD MEETING: July, 17, 2014

DATE OF PUBLIC NOTICE PUBLICATION: August 25, 2014

DATE OF PUBLIC HEARING: PLANNING BOARD: September 15, 2014
CITY COMMISSION: October 7, 2014

LEGAL DESCRIPTION: The site is an unplatted tract in Section 12, Township 10
South, Range 7 East.

LOCATION: Generally located to the southwest of the intersection of Kimball Avenue
and College Avenue

AREA: Twenty-one (21) acres.

PROPOSED USES: Hospital, administrative building, helicopter landing pad,
ambulatory surgical center and a new medical office building. No changes to the existing
hospital or ambulatory surgical center are proposed. The application materials state that
the new medical office building is anticipated to conduct business during the hours of 7:00
am to 7:00 pm, Monday through Friday. An Urgent Care Service may be open later in the
evening during the week and over the weekend. Approximately 140 employees are
anticipated to work in the new building.

PROPOSED BUILDINGS AND STRUCTURES: The PUD includes the existing
Mercy Regional Hospital and a storage building, and Manhattan Surgical Center, the
existing air ambulance helicopter landing pad, off-street parking lots and landscaping.

Attachment No. 1

The existing hospital is a three-story cast concrete structure on the southern half of the site with a footprint of approximately 121,000 square feet in area. There is also a one-story, 1,200 square foot storage building located to the west of the main hospital building. The hospital and sounding site improvements were approved through a Conditional Use by the Board of Zoning Appeals, the most recent being in May, 2000 for the eastern addition. A variance was also approved at that time to allow for the building to exceed the maximum thirty-five foot building height limit. The building is approximately forty-five (45) feet tall. A Variance was also approved to allow more and larger signs for the hospital than what would be allowed in the current R-1, Single-Family Residential District.

The Manhattan Surgical Center is a one-story structure on the northeast corner of the site with a footprint of approximately 33,000 square feet. A Conditional Use was approved in 1999 to construct the Manhattan Surgical Center, with additional Conditional Use approvals in 2007 and 2009 to allow for building expansions.

A proposed medical office building with 70,000 square foot of floor area is to be constructed on the northwest corner of the site where the former St. Joseph Retirement and Nursing Home was located. The new building will be three (3) stories in height and constructed of precast concrete and metal accent panels. All three (3) floors will be office space to be finished by the various medical practice tenants. The entrance to the building will face south towards the new and existing off-street parking lot.

The application documents state that, due to existing power poles and lines, the building may be reduced in size and location. The applicant is pursuing burying and/or relocating these existing lines along Kimball Avenue. If this cannot occur, the building will need to be reduced in size and moved south to be away from the existing power poles and lines. The decision will be finalized prior to submitting for the Final Development Plans. The request to rezone the site to PUD, Commercial Planned Unit Development and the review of the Preliminary Development Plan is based on a new medical office building with a floor area of 70,000 square feet.

Two-Hundred Ninety-Eight (298) parking stalls are to be created with the proposed medical office building. With this additional parking, eight-hundred forty-five (845) off-street parking stalls will be located on the site. A note on the PUD site plan states that the PUD site has an existing agreement with Kansas State University to share 250 parking stalls in the football stadium parking lot to the east of the PUD site during non-game days. These parking spaces are not included in the site parking calculation.

PROPOSED LOT COVERAGE

Use	Square Feet	Percentage
Building	181,387	20.6%
Paved Area (Parking, Driveways & Sidewalks)	431,917	49.0%
Landscape & Manicured Lawn Area	268,740.8	30.4%
Total Open Space		30.4%
Total Impervious		69.6%

EXISTING SIGNS

In April 2000, the applicant was granted a Variance to allow an increase in the maximum gross surface area of identification signs for the Mercy Regional Hospital. The sign on the north façade was approved at one-hundred sixty (160) square feet, and the sign on the east façade was approved at one-hundred twenty (120) square feet. According to the application materials, the existing signs on the hospital building have a gross surface area of two-hundred fifty-two (252) square feet. New signage for the hospital has been proposed with the PUD proposal below.

The current signage for the Manhattan Surgical Hospital includes an approximate fifty-nine (59) square foot, internally illuminated wall sign above the main entrance and two (2), forty (2) square foot externally illuminated signs installed on a limestone walls. A Variance was approved in May, 2003 to allow the wall sign on the building and to allow it to be fifty-nine (59) square feet. No new signage is proposed on the Manhattan Surgical Hospital site.

PROPOSED SIGNS

Internally illuminated wall signs are proposed on the north, east and south sides of the medical office building.

North side

Sign	Dimensions	Total Area (sq. ft.)
Via Christi Health & Logo	30'-6" x 5'-9"	176
Medical Office Building	41'-3" x 2'-6"	103

East side

Sign	Dimensions	Total Area
Via Christi Health	24'-11' x 2'	50
Via Christi Logo	7'-2" x 10'	72

Attachment No. 1

South side

Sign	Dimensions	Total Area
Via Christi Health & Logo	20'-8" x 6'-7"	136
Medical Office Building	27'-9" x 2'-1"	183
2423 Kimball Ave	21'-2" x 1'-9"	37

Internally illuminated wall signs are proposed on the north and east sides of the existing hospital building. The corporate logo is to be approximately eight (8) feet wide by eleven (11) feet tall for a total of eighty-eight (88) square feet in area. The letter is to be approximately fifty-five (55) feet wide by four (4) feet tall for a total of two hundred and twenty (220) feet in area. The total square footage of each sign is approximately three-hundred (300) square feet. As listed above, the current signage is approximately two-hundred fifty (250) square feet in area, which exceeds the approved Variance. It is apparent that the size of the current signs matches the character and scale of the building without detracting from the development or the surrounding properties. The artist rendering of the proposed signs appear to cause similar minimal effects on the site or the surrounding properties, including the residential properties to the south and west.

The application materials also show a new skirted pylon sign to replace an existing monument sign at the site entrance off of College Avenue. The proposed monument sign will be fourteen (14) feet tall and approximately seven (7) feet wide. The top third of the sign will have the medical campus logo (6'-7" x 3' = 20 square feet) with a 6'-3" x 3'-5" (21 square foot) electronic message center. The notes on the signage plan sheet states that the electronic message center will be a fully functional video screen with the message duration being 8 to 10 seconds long. The electronic message center will have a full brightness NIT rating of 10,000 and a night NIT rating of 750. The minimum day time brightness will have a NIT rating of 5,000 to be visible in full sunlight conditions. The sign will feature a fully automated dimming feature to adjust the light output to day and night time hours.

The City of Manhattan is nearing the completion of the process to amend the Sign Regulations, which will, in part, allow for electronic and digital signs in Manhattan. The proposed Sign Regulations designate three (3) different sign types – electronic changeable copy signs, digital graphic signs and digital animated signs. The proposed sign would most closely align with the digital animated sign, which the drafted Sign Regulations only allows in the C-3, Aggieville Business District only during special events with the approval of a Conditional Use by the Board of Zoning Appeals.

Hospitals and other institutional uses, such as schools and churches in Residential Districts are envisioned, in the drafted Sign Regulations to have electronic changeable copy signs through the Conditional Use process with the Board of Zoning Appeals. The electronic changeable copy would have a static display of letters and numbers with minimum

Attachment No. 1

message duration of sixty (60) seconds and no movement or special effects during the display of the message or in the transition from one (1) message to the next.

The PUD rezoning process allows for such variation of the standard zoning regulations if the proposal meets the objectives of a Planned Unit Development District and the standards for rezoning property in the City of Manhattan. A scrolling electronic message center is currently located at the football entrance on Kimball Avenue. The location of the sign is along a minor arterial street where no residential properties are immediately located near the sign. Immediately to the east is the large off-street parking lot of the football and baseball stadiums. The closest residential property is over seven-hundred feet to the south of the proposed digital sign location and will be screened by the existing hospital building. Considering the proposed and existing uses and the surrounding properties, City Administration recommends that the proposed digital sign be limited to the display characteristics associated with a digital graphic sign, which is defined as:

“A sign utilizing LED (light emitting diode), LCD (liquid crystal display), plasma, projected images, or any functionally equivalent technology, and which is capable of automated, remote or computer control to change a static image only as a “slide show” (series of images).

The applicable use limitation for this sign type is:

“The sign message shall remain static for a period of not less than sixty (60) seconds. The transition from one (1) message to the next shall be direct and immediate, without any special effects including but not limited to, dissolving, fading, scrolling, starbursts and wiping, which shall be prohibited.

The proposed sign meets all other use limitations and characteristics for the digital graphic sign.

PROPOSED LIGHTING: Off-street parking lot lighting and accent lighting of hospital and surgical center are present.

New LED light fixtures are to be mounted on twenty-five (25) foot tall poles to illuminate the off-street parking lot for the medical office building. The application materials state the proposed light fixtures can be directed to limit light spillage onto adjacent properties. The Zoning Regulations requires that all lighting be shielded and fully cut off.

The new medical office building will include lighting at the entries, general security lighting and building façade lighting.

SIX REVIEW CRITERIA FOR PLANNED UNIT DEVELOPMENTS

1. LANDSCAPING: The landscaping for the majority of the PUD site will not change. The site in large part has grass lawn areas, evergreen and deciduous trees in the parking lot and along the roadways, and ornamental perennial plants, shrubs and grasses at the foundations of the buildings.

The landscaping proposed for the new medical office building will be similar in character. Deciduous trees are proposed along the Kimball Avenue and the main driveway leading into the PUD site. Deciduous trees will also be installed in landscape islands in the off-street parking lot. Around the foundation of the building are to be ornamental bushes, grasses and perennial plants. Bushes and upright ornamental plants are shown on the landscaping plan along a portion of the west property line between the PUD site and adjacent properties. It appears that these plantings are to provide a visual buffer of the parking lot for the adjacent neighbors.

2. SCREENING: Outdoor public gathering areas, trash dumpsters and mechanical equipment are screened from six (6) foot tall walls and screening fences. The western and southern borders of the PUD site are sporadically screened with bushes and shrubs and wooden privacy fences. The fences appear to be located on the adjacent residential properties and not on the PUD site. Although there is not consistent screening of the existing developments on the site for the adjacent properties, it does not appear to adversely impact the nearby neighbors.

The proposed medical office building and new off-street parking lot will screen the west property line by a six (6) foot tall privacy fence and landscaping, consisting of upright evergreens and deciduous bushes. Trash dumpsters located to the east of the new building is to be screened precast concrete walls that will match the building and medal gates.

3. DRAINAGE: Schwab-Eaton, P.A. has submitted a drainage study for the proposed development. In 1999, a drainage study was completed for the construction of the Manhattan Surgical Center and major improvements to the hospital. The drainage study made certain assumptions for the hospital improvements because they were only in the planning stages at that time. The drainage study at that time also took into account the impervious surfaces and stormwater runoff for former retirement center. The stormwater management facilities for the PUD site consists of a wet retention basin with freeboard storage and a dry detention basin adjacent to the retention basin for temporary storage and controlled releases during the designed storm events.

The proposed medical office building will utilize these same retention and detention basins. Area inlets will collect stormwater from the building and off-street parking lot and direct the stormwater runoff via underground pipes to the basins to the east of the new building.

Attachment No. 1

The submitted drainage study basically re-evaluated the 1999 drainage study to determine if the new developments would have an adverse impact on the site and downstream properties along Kimball Avenue and College Avenue. The submitted drainage study references the Pre-1999 (SWMMP) conditions or Storm Water Management and Master Plan for the design storms. This is the outflow of the area before the detention and retention ponds were constructed with the Manhattan Surgical Center. The follow chart shows the comparison of stormwater runoff rates for the area.

	2-Year	% Change	10-Year	% Change	100-Year	% Change
Pre-1999 (SWMMP)	47 cfs	-	79 cfs		128 cfs	
Existing Conditions	23.4 cfs	-50%	37.3 cfs	-53%	55.2 cfs	-57%
Proposed Conditions	24.3 cfs	4%	38.9 cfs	4%	56.1 cfs	2%

The drainage study concludes that “due to the effectiveness of the existing retention/detention pond, the impact of the proposed development will essentially be unfelt downstream. The pond has a significant buffering factor on incoming flows. Under proposed conditions, the peak discharges have a minor increase, but based on SWMMP flows, the discharges remain significantly below the discharges that existed before the pond was developed in 1999.

The drainage study also notes the pond’s benefits of water quality management due to a wetland area that has occurred naturally in location of the pond. The reports concludes that “modifications to the pond geometrics in an effort to make a minor reduction to the release rates will potentially create other unintended problems due to the system disruption and disturbance of the ground surface.”

The City Stormwater Engineer has reviewed the drainage report and “finds that the development has met the detention requirement as required by the current detention standards.” The City Stormwater Engineer also reviewed the post-construction best management practices intended to improve stormwater water quality. The proposed BMP system will include BMP Snouts (pretreatment devices at the area inlets) and the existing wet retention basin. The City Stormwater Engineer has accepted the post-construction BMP plan to improve water quality. Because wet retention basin is being used for stormwater quality improvements and control, City Administration is requiring a restrictive covenant be filed for the drainage easement to define maintenance requirements of the wet retention basin and BMP snouts. A condition of approval has been recommended to address this requirement and will be handled at the time of the Final Development Plan and Final Plat.

4. CIRCULATION: Vehicle access to the site will be from the surrounding street system and an existing curb cut onto Kimball Avenue for the existing internal driveway network through the PUD site. Access to the proposed off-street parking lot will be from a new intersection of the internal driveway is proposed immediately across the driveway at the Manhattan Surgical Center and the existing off-street parking lot driving aisles to the south of the site. An existing curb cut on Kimball Avenue that is to the west of the main Kimball Avenue entrance to the site will be removed with this development.

A traffic impact study was conducted by Schwab-Eaton, P.A. for the PUD site, including the proposed medical office building. The traffic impact study listed the City's traffic counts from 2013 on Kimball Avenue and College Avenue. According to the traffic impact study, the new 70,000 square foot medical office building would generate an additional 161 trips in the AM peak hours and 206 trips in the PM peak hours.

Due to the traffic volume of Kimball Avenue and College Avenue and the amount of trips generated by the medical office building, the traffic impact study devoted a considerable amount of analysis to the function of the intersection of Kimball Avenue and College Avenue and the intersection of Kimball Avenue and the northern entrance into the PUD site (considered to be the prime access point for the medical office building) and the Woodway Apartment entrance, immediate opposite from the PUD site entrance.

The analysis found that the existing conditions to and from the site, the Woodway apartment entrance and the intersection of Kimball Avenue and College Avenue are adequate, but improvements to the intersection should occur to add right turn lanes on the eastbound and northbound approaches. If these improvements were to occur, the level of service (LOS) at the Kimball Avenue/College Avenue intersection would improve.

The traffic impact study concludes that:

- The additional traffic of the medical office building does not adversely impact the current LOS of the Kimball Avenue/College Avenue intersection, but minor increases in delay times of the movements would occur.
- Under current conditions with the addition of the traffic from the new medical office building, the entrances to the PUD site and entrance to the apartments to the north function well, except for the left turning movement onto Kimball Avenue.
- Regardless of the additional traffic from the medical office building, the LOS of Kimball Avenue/College Avenue intersection will degrade without improvements to configuration of the intersection.
- The future traffic from the PUD with the medical office building has a "slightly negative impact on the intersection of Kimball and College Avenues, but the intersection was already suffering from capacity issues for left turns prior to the addition of the medical office building traffic."

Attachment No. 1

- The additional traffic from the medical office building in the future remains to be problematic for the left turn movement onto Kimball Avenue from the northern driveway from site. The queue length for the left turn movement out of the site will increase, but should not increase to a point that would impact the internal intersections to the medical office building and Manhattan Surgical Center.

The traffic impact study provided a number of recommendations for improvements to area intersections. The recommendations are:

- Near-future improvements to the intersection of Kimball Avenue and College Avenue should include the addition of right-turn lanes to the eastbound and northbound approaches in order to meet current MATS recommendations. Turning movement counts should be evaluated annually to determine when the westbound approach also meets criteria for a dedicated right-turn lane.
- The City of Manhattan should review the effect of adding double left turn lanes to the westbound and southbound approaches to the Kimball/College Avenue intersection, which already operate at LOS D during the AM peak hour, and will operate at LOS F with very little additional background traffic increases.
- While no noticeable delays to through traffic were modeled by the eastbound Kimball traffic turning right into the north site entrance, counts should be taken at this location following construction and occupancy of the Medical Office Building to determine if it meets the 100 vehicle threshold for a dedicated right-turn lane.
- Left turns out of the north entrance to the MOB will be difficult due to the volume of through traffic on Kimball during peak hours. Typically, traffic in parking lots will choose the least restrictive path, and it is likely in this case that drivers will choose to use the east entrance and turn left onto northbound College Avenue and then left at the Kimball/College intersection rather than wait excessively to turn left at the north entrance. An additional traffic study following completion and occupancy of the MOB should be performed to determine the validity of the directional distributions assumed in this study.

The City's Traffic Engineer has reviewed the Traffic Impact Study (*see attached memo*) and accepts the finding and recommendations. The Traffic Engineer recommends that possible mitigation tactics should be reviewed with the applicant to design the development to improve the area's intersection at acceptable levels to reduce safety concerns. This review will occur during the Final Development Plan process. As stated in the Traffic Impact Study, the City Engineer agrees with the need for a right-turn lane on Kimball Avenue into the site is requiring and be constructed at that the time of the new development on the site. A condition of approval is recommended for this requirement. Finally, the Traffic Engineer is recommending that an auxiliary left turn lane on Kimball Avenue and College Avenue be reviewed to determine if such a lane is necessary for operations and safety. A condition of approval has been proposed for this recommendation also.

Pedestrian and Bicycle Access

Sidewalks are found along Kimball Avenue and College Avenue and internal to the PUD site to provide pedestrian access to the existing and medical office buildings.

Bike racks are shown on the Preliminary Development Plans on the west side of the proposed medical office building.

Off-Street Parking

As previously stated, eight-hundred forty-five (845) off-street parking stalls are proposed to be located on the site. Two-hundred ninety-eight (298) of those stalls are to be created with the proposed medical office building. A note on the PUD site plan states that the PUD site has an existing agreement with Kansas State University to share 250 parking stalls in the football stadium parking lot to the east of the PUD site during non-game days. These parking spaces are not included in the site parking calculation.

The existing off-street parking design was originally approved with the first Conditional Use Permit and subsequent Conditional Use Permits, the latest being in 2009 with the expansion of the Manhattan Surgical Center. With the agreement to provide an addition 250 off-street parking on University property, it appears that the off-street parking is adequate for the existing development.

Based on the gross square footage of 70,000 square feet for the proposed medical office building and using the dental clinics and medical clinics parking standard from Article VII of the Zoning Regulation (5.5 parking spaces per 1000 square feet of net floor area), the new building would be required to have three-hundred and eighty-five (385) parking spaces. This calculation is based on gross square footage. Article VII allows for the spaces, such as hallways, storage, stairwells, elevators, bathrooms and mechanical rooms to be excluded from the parking requirement calculations. If a conservative estimate of fifteen (15%) of the total gross area of the building would be devoted to these spaces, the total parking requirement would be three-hundred and twenty-eight (328).

The applicant has used a parking to building floor area ratio of 4.5 spaces per 1000 square feet of floor area, which would require 315 off-street parking spaces. According to the application documents, remaining spaces would be shared in the existing off-street parking lot.

Considering the existing developments, the parking agreement with the University and the proposed campus setting of medical office buildings, the off-street parking appears to be adequate. No on-street parking on adjacent congested streets should occur from the existing and proposed developments.

5. OPEN SPACE AND COMMON AREA: Open space on the site is limited to manicured grass lawn areas around the buildings, along the roadways and in the parking lot islands. There are outdoor opens areas adjacent to the existing and proposed buildings for patients, visitors and staff, but the space is generally limited.

6. CHARACTER OF THE NEIGHBORHOOD: The surrounding neighborhood can be characterized by a mix of single-family homes, most of which are rental units, multiple-family apartment complexes, the hospital and surgical center and the Kansas State University Sports Complex. The single-family homes are generally located on small lots to the south and west of the site. The apartment complexes are located to the north, across Kimball Avenue.

THIRTEEN MATTERS TO BE CONSIDERED WHEN CHANGING ZONING DISTRICTS

1. EXISTING USE: Existing Mercy Regional Hospital with air ambulance helicopter landing pad and off-street parking lots, existing Manhattan Surgical Center and off-street parking lots and a vacant lot that was the former location of the St. Joseph Retirement Center and Nursing Home.

2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: The PUD site gradually slopes from the west to the east. The majority of stormwater runoff is directed to the northeast corner of the site to an existing retention/detention pond. The site is bounded by Kimball Avenue to the north and College Avenue to the east and single-family homes to the west and south. Both streets are four-lane minor arterial roadways.

3. SURROUNDING LAND USE AND ZONING:

NORTH: Kimball Avenue, a four-lane, minor arterial street, multiple-family apartment complexes, Peace Lutheran Church and single-family homes; Manhattan Apartments (Woodway Apartments) Residential PUD, University Commons Residential PUD and R, Single-Family Residential District.

SOUTH: Single-Family Homes and vacant lot owned by Mercy Regional Health Center; R, Single-Family Residential District and Commercial PUD.

EAST: College Avenue, a four-lane minor arterial roadway and the Kansas State Sports Complex; R-1, Single-Family Residential District, R District and U, University District.

WEST: Single-Family Homes; R District

- 4. CHARACTER OF THE NEIGHBORHOOD:** See above under Review Criteria for Planned Unit Development, number 6.
- 5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The hospital and similar medical offices can be reviewed and approved by the Board of Zoning Appeals as a Conditional Use Permit. The existing hospital and surgical center were approved through the Conditional Use process as recently as 2000 and 2009, respectfully. Considering the complexity of the development and the potential for the need for a variety of Exceptions and Variances; the request to rezone the site to PUD, Commercial Planned Unit Development District was recommended. The ability for the public to review the current and future development plans are similar public hearings for the Conditional Use and PUD. The site and its existing and proposed uses are suitable under the current zoning district, but does not provide the flexibility and efficiencies, nor control over development issues that a PUD can provide.
- 6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS:** The area to the south and west is zoned R, Single-Family Residential District and consists of single-family homes, most of which are rental units. The hospital was originally built as the Saint Mary's Hospital in 1958. In 1996, the Mercy Regional Health Center was established. A Conditional Use was approved in 2000 to allow for an expansion that generally created today's building footprint. The Manhattan Surgical Center was approved through a Conditional Use by the Board of Zoning Appeals in 1999 to construct the building. Until recently, the generally area where the new medical office building will be located was the former St. Joseph Retirement Center and Nursing Home. The building had been vacant for a number of years. It is apparent that the existing medical uses of the PUD site have not adversely impacted adjacent properties, particularly the residential properties to the south and west.

The proposed rezoning to PUD and the Preliminary Development Plan to construct a medical office building will increase the amount of noise, light and traffic to the area, compared to the existing vacant land. The proposed building will be three-stories tall (46 feet tall at the roof line). The building is setback approximately twenty-five (25) feet from the Kimball Avenue property line and seventy-eight (78) feet from the west property line. The distance between the building and the adjacent residential properties to the west should be adequate to mitigate any issue with the building height.

New off-street property is located as close as nine (9) feet to the west property line. The installation of the six (6) foot tall privacy fence and/or vegetation buffers should mitigation any adverse impacts on the adjacent residential neighbors.

Attachment No. 1

The new site lighting plans shows light poles to illuminate the off-street parking lot. These lights are required to be fully shielded to cutoff the light at least the property line.

As part of the process to request a rezoning, the applicant held a neighborhood meeting on July 17, 2014. According to the meeting minutes, nine (9) adjacent property owners were present, along with the applicant and support staff. Several meeting attendees submitted written comments, all of which showed support for the project. Additional comments were made about property that the applicant owns, but is not related to the PUD rezoning site, as well of concerns for traffic congestion at the Kimball Avenue entrance (*see attached meeting summary and participant comment sheets*).

As previously stated, the existing and proposed uses should not adversely impact the surrounding neighbors. It appears that the applicant have taken appropriate measures to address any specific site design issues that could negatively impact the neighborhood. The site is generally compatible with nearby properties.

7. CONFORMANCE WITH THE COMPREHENSIVE PLAN: The rezoning site is shown on the Northwest Future Land Use Map as a Public/Semi-Public designation. The list of primary uses for this designation is: schools, government offices, community centers, fire stations, airport, libraries, hospitals, cemeteries, churches and other places of workshop. The proposed rezoning to PUD, Commercial Planned Unit Development meets the intent of the Comprehensive Plan. The existing and proposed uses are hospitals or uses that are customarily found at a hospital or on a campus-like hospital setting.

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

The hospital was originally built in 1958 as the St. Mary's Hospital. The St. Joseph Retirement Center and Nursing Home was built in 1968.

July 18, 1961	Annexed into the City (Ordinance No. 2216) and zone "A-A," Single-Family Residential District.
1970 - 1986	Rezoned to R, Single-Family Residential District
1987 - Present	Rezoned to R-1, Single-Family Residential District
1999	Board of Zoning Appeals approves the Conditional Use to allow for the construction of the Manhattan Surgical Center.
May, 2000	Board of Zoning Appeals approves the Conditional Use to allow for the addition to the Mercy Regional Hospital buildings.

Attachment No. 1

- 2007 Board of Zoning Appeals approves the Conditional Use to allow for the addition to the Manhattan Surgical Center.
- July, 2009 Board of Zoning Appeals approves the Conditional Use to allow for the addition to the Manhattan Surgical Center.
- 2012 Former St. Joseph Retirement Center and Nursing Home was demolished. This are of the rezoning site has remained vacant since.

9. CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

The intent and purpose of the Zoning Regulations is to protect the public health, safety, and general welfare; regulate the use of land and buildings within zoning districts to assure compatibility; and to protect property values.

The PUD Regulations are intended to provide a more efficient land use than is generally achieved through conventional development; a development pattern that is in harmony with land use density, transportation facilities and community facilities; and a development plan which addresses specific needs and unique conditions of the site which may require changes in bulk regulations or layout.

Subject to the conditions of approval, the proposed PUD is consistent with the Zoning Regulations.

10. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE THAT DENIAL OF THE REQUEST WOULD ACCOMPLISH, COMPARED WITH THE HARDSHIP IMPOSED UPON THE INDIVIDUAL OWNER:

There appears to be no gain to the public that denial would accomplish. Public utilities and fire and emergency service protection can adequately serve the site. The proposed PUD will not cause adverse impacts on nearby properties. Denial of the request may be a hardship to the owner.

11. ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate public water, sanitary sewer, streets and pedestrian sidewalks are, or will be, available to serve the development.

12. OTHER APPLICABLE FACTORS: None

13. STAFF COMMENTS AND RECOMMENDATION: City Administration recommends approval of the proposed rezoning of the Mercy Regional Health Center PUD from R-1, Single-Family Residential District to PUD, Commercial Planned Unit District, with the following conditions of approval:

1. The Permitted Uses shall be Hospitals, Outpatient Surgical Center, and Medical Offices.
2. A minimum six (6) foot tall sight-obscuring fence shall be constructed along the western property line of the new office building and its associated parking lot.
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. Light poles shall be provided as described in the application documents. Exterior building lighting shall be provided as proposed and be of a cut-off design, so as to not cast direct light or glare onto public streets or adjacent property.
6. Ground Signs shall be permitted and constructed as proposed.
7. Wall signs shall be permitted as proposed.
8. Two (2) pylon signs shall be permitted on the site as shown on the Preliminary Development Plan. The digital portion of the pylon sign proposed on College Avenue shall be limited to a Digital Graphic Sign, as follows:
 - a. Digital Graphic Sign. A sign utilizing LED (light emitting diode), LCD (liquid crystal display), plasma, projected images, or any functionally equivalent technology, and which is capable of automated, remote or computer control to change a static image only as a “slide show” (series of images).
 - b. Duration of Message and Transitions. The sign message shall remain static for a period of not less than sixty (60) seconds. The transition from one (1) message to the next shall be direct and immediate, without any special effects including but not limited to, dissolving, fading, scrolling, starbursts and wiping, which shall be prohibited.
 - c. Image Characteristics. Digital Graphic Signs shall have a pitch of not greater than twenty (20) millimeters between each pixel.
 - d. Luminance. Between sunrise and sunset the maximum luminance shall be five thousand (5,000) nits and between sunset and sunrise the maximum luminance shall be five hundred (500) nits. All signs with a digital display having illumination by means other than natural light must be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's brightness to comply with this requirement.

Attachment No. 1

9. An agreement outlining the owner's on-going maintenance responsibility and enforcement rights of the City for the detention areas and stormwater infrastructure shall be created and approved by the City prior to completion the Final Development Plan and Final Plat.
10. An eastbound right-turn lane on Kimball Avenue into the PUD site shall be installed at the time of construction for the new medical office building
11. The need for left-turn lanes on Kimball Avenue and College Avenue into the site shall be evaluated by the applicant's engineer at the time of the Final Development Plan to determine if the road improvements are warranted to improve safety and efficiency of traffic.
12. Exempt signage shall be permitted as described in Article VI, Section 6-104 (A)(1),(2),(3),(4),(5),(7) and (8); and Section 6-104 (B)(2), of the Manhattan Zoning Regulations. Temporary sales aids, banners and portable signs, as described in Article VI, Signs, of the Manhattan Zoning Regulations, shall be prohibited.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of the Mercy Regional Health Center PUD from R-1, Single-Family Residential District, to PUD, Commercial Planned Unit Development District, stating the basis for such recommendation, with the twelve (12) conditions listed in the Staff Report.
2. Recommend approval of the proposed rezoning of the Mercy Regional Health Center PUD from R-1, Single-Family Residential District, to PUD, Commercial Planned Unit Development District, and modify the conditions, and any other portions of the proposed PUD, to meet the needs of the community as perceived by the Manhattan Urban Area Planning Board, stating the basis for such recommendation, and indicating the conditions of approval.
3. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
4. Table the proposed rezoning to a specific date, for specifically stated reasons.

Attachment No. 1

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of Mercy Regional Health Center PUD from R-1, Single-Family Residential District, to PUD, Commercial Planned Unit Development District, based on the findings in the staff report, with the twelve (12) conditions recommended by City Administration.

PREPARED BY: Chad Bungler, AICP, CFM, Senior Planner

DATE: September 11, 2014

14031 }SR}MercyHealthCenterPUD}R1_PUD.docx