

LIBERTY PLANNING AND ZONING COMMISSION

June 9, 2015

Meeting Summary

7:00 p.m.

I. Call to Order

The Liberty Planning and Zoning Commission met on Tuesday, June 9, 2015 in the Council Chambers, City Hall, 101 East Kansas Street. A quorum being present, Chairman Rosekrans called the meeting to order at 7:00 p.m.

II. Roll Call

Commission members answering roll call were: Walt Holt, Ken Personett, Dee Rosekrans, Tom Reinier, Ann Waterman and Larry Wepler. Commissioners Gary Armstrong and Amy Howard were absent. Representing staff were Katherine Sharp, Planning and Zoning Manager; David Jones, Planner; and John Findlay, Development Review Engineer. Kellie Houx with the Liberty Tribune and 11 members of the public were in attendance.

III. Approval of Minutes

Commissioner Reinier moved to approve the minutes from the May 12, 2015 meeting and Commissioner Personett seconded the motion. The minutes were approved 4-0-2. Commissioners Holt and Waterman abstained.

IV. Case 15-13R&PDP: Rezone and Preliminary Development Plan for Liberty Hospital Healthy Living Community [Public Hearing]

Commissioner Reinier, an employee of Liberty Hospital, said that he would recuse himself.

Ms. Sharp presented the Rezone and Preliminary Development Plan application as described in the staff report, along with requested variances.

Chairman Rosekrans asked if there were any questions of staff.

Commissioner Holt asked where the pedestrian bridge would tie into the existing path.

Ms. Sharp demonstrated on the screen how the path would cross the property line into the Hospital tract.

Commissioner Holt asked if the fee-in-lieu was required or if the City could ask for actual dedication of park land.

Ms. Sharp said that dedicated park space must meet certain size, location, and quality standards. She said that if the standards in place for parkland dedication weren't met by a particular property, the Parks Department and the Park Board could require a fee-in-lieu to go toward future park land in more suitable locations.

Commissioner Holt asked if the fee was based on the size of the property.

Ms. Sharp said the fee was based on population density, and that the applicant for the Hospital project requested the threshold be lowered from 2.6 persons per unit to 1 person per unit. She

explained that this reduction wouldn't directly lower the amount owed to parkland, but it would lower population assumptions for calculation of the dedication requirement. She said that this proposal by the Hospital led to the City's counter-proposal for the bridge.

Commissioner Holt summarized the options for park dedication as on-site park, a trail extension or connection to the trails system, or fee-in-lieu.

Ms. Sharp said she agreed.

Commissioner Holt asked if the proposed trail connection and bridge tied in to the City's future trails map.

Ms. Sharp said the map anticipates future residential in the area to tie in, creating a continuous network from the existing hospital trail.

Commissioner Holt asked if the possible residential development across I-35 would tie in to the Hospital trail.

Ms. Sharp said that was harder to project than development on the Hospital side of I-35. She added that any trail from the north wouldn't tie in at the Hospital, but probably further south around Northwyck subdivision.

Commissioner Holt clarified that the Healthy Living Center path would tie in to the Hospital's trail system.

Ms. Sharp said the HLC ties into the Hospital trail. She said that new development across the freeway would have to cross at the shortest point, which is not at the Hospital. She added that a pedestrian connection was also complicated by a lack of sidewalks along Glenn Hendren.

Commissioner Holt asked if staff talked to other cities about comparable parking standards.

Ms. Sharp said that Parks staff went to an HLC in Iowa, and that they said parking was difficult and that the HLC should have had more parking. She said that other developments are comparable at 1-2 stalls per bed, and that staff found that other developments with residential assisted living and short term stay do not require 2 stalls per unit.

Commissioner Holt asked why the Iowa HLC didn't work well.

Ms. Sharp said Parks staff reported the site was full and crowded, and contained just the HLC and not the other residential uses which are proposed with the subject development. She added that the HLC and other non-residential aspects of the proposed plan meet all requirements.

Commissioner Hold clarified that the proposed HLC met normal code for parking.

Ms. Sharp said yes, the commercial uses provided parking at 4 stalls per 1,000 square feet. She added that the City was looking to amend its parking code in several places.

Hearing no other questions from Commissioners, Chairman Rosekrans asked if the applicant had comments.

Christopher Cole of Action Pact Design, 2505 Anderson Avenue, Suite 202, Manhattan, Kansas (the applicant) said they were very excited to move forward with the project, and had a very good experience with City staff. He said the group was present to answer any questions.

Commissioner Wepler asked if the applicant was seeking Tax Increment Financing or a Community Improvement District.

Mr. Cole said those were not currently in the pro forma.

Commissioner Wepler asked how many were in the partnership.

Mr. Cole answered that the partnership consisted of Healthy Living Centers of America, Liberty Hospital, and Action Pact. He added that HLCA did the Iowa project, which also informed the design of the Liberty project.

Commissioner Holt asked Mr. Cole to explain the Healthy Living Center concept.

Mr. Cole said that the Healthy Living Center integrates several different aspects of health care into a program that focuses on wellness and preventative treatment rather than prescriptive treatment of certain illnesses or health issues. He called the program "A continuum of care" that is vertically-integrated to keep patients from needing hospital services. He added that the HLC is membership based and designed to be utilized by adults of all ages, whether sick or well.

Commissioner Holt asked if Hospice would be part of the continuum.

Mr. Cole said Hospice would happen on the proposed campus in a long-term care environment.

Chairman Rosekrans asked if Commissioners had any other questions for the applicant.

Hearing none, Chairman Rosekrans opened the public hearing.

Seeing that no one wished to speak, Chairman Rosekrans closed the public hearing.

Commissioner Wepler commended applicant and staff. He said he is a vocal opponent of parking lots and that this particular parking situation initially might have used more ground for parking. Mr. Wepler said he was happy that an oversupply of parking wasn't shown on the plan because in his experience nursing homes and senior living facilities always have an abundance of unused parking.

Mr. Wepler said he also didn't have a problem with the parkland variance to allow a trail connection instead of excess park land, and that he appreciated it tying into existing city amenities. He said the proposal will be an attractive project.

Chairman Rosekrans asked if the Commission was considering two or three variances.

Ms. Sharp said the motion could three: parking, density, and parkland.

Chairman Rosekrans asked if the Commissioners had further questions of staff. Hearing none he asked for a motion.

Commissioner Holt made a motion to approve the application with the three variances. Commissioner Waterman seconded the motion.

The motion carried 5-0-1 (Commissioner Reinier abstained).

Chairman Rosekrans informed the audience this case will be heard by City Council on Monday, June 22, 2015, at 7:00 p.m. in the Council Chambers.

V. Case 15-17PP: Preliminary Plat for Liberty Hospital Healthy Living Community

Ms. Sharp presented the Preliminary Plat application as described in the staff report.

Chairman Rosekrans asked if there were any questions for staff. Seeing none, he asked if the applicant had comments.

Mr. Christopher Cole of Action Pact Design, 2505 Anderson Avenue, Suite 202, Manhattan, Kansas (applicant representative) said he was available for questions.

Chairman Rosekrans asked if there were any questions for the applicant or staff. Hearing none he asked for a motion.

Commissioner Wepler made a motion to approve the application. Commissioner Waterman seconded the motion.

The motion carried 5-0-1 (Commissioner Reinier abstained).

Chairman Rosekrans informed the audience this case will be heard by City Council on Monday, June 22, 2015, at 7:00 p.m. in the Council Chambers.

VI. Case 15-21PP: Preliminary Plat for Quik Trip rebuild, 655 S 291 Highway

Mr. Jones presented the Preliminary Plat application as described in the staff report.

Chairman Rosekrans asked if there were any questions for staff.

Commissioner Wepler asked about the changes to traffic flow.

Mr. Findlay explained that the single existing access point would be supplemented by a full access on Cherokee Drive where the car wash currently sits, and a right in right out access onto Liberty Drive with a median extension restricting left turns.

Commissioner Wepler asked what would be demolished.

Mr. Jones said the former bank building, car wash, and existing QT would be demolished. He said the quick lube would remain and sit on its own parcel.

Hearing no other questions, Chairman Rosekrans asked if the applicant had comments.

Ms. Darla Holman (applicant's representative) identified herself as the civil engineer and said the applicant was excited to bring the Generation 3 store to Liberty, which she said improved access and product compared to its predecessor.

Commissioner Wepler asked how long the project would take to construct.

Ms. Holman said QuikTrip tries to phase projects where possible, but they would not know the precise timeline until design phase. She said if the projected is phased, construction could take up to 1 year. If not phased, she said it would be closer to 8 months.

Commissioner Wepler asked where other Generation 3 stores were located.

Ms. Holman gave 435 and State Line Road as an example. She added that the Gen 3 model dispersed parking around the building and provided entrances on all four sides to prevent conflicts between store users and gas users.

Ms. Holman said the preliminary plat would be followed by a final plat and final development plan within the next month.

Chairman Rosekrans asked if there were any questions for the applicant or staff. Hearing none he asked for a motion.

Commissioner Waterman made a motion to approve the application. Commissioner Holt seconded the motion.

The motion carried 6-0.

Chairman Rosekrans informed the audience this case will be heard by City Council on Monday, June 22, 2015, at 7:00 p.m. in the Council Chambers.

IX. Public Comments

There were no public comments.

X. Other Business

Ms. Sharp updated the Planning & Zoning Commission on the Study Session with City Council last Monday where they discussed storage facilities, thrift stores, and car washes. She said storage facilities and car washes would be brought forward to Planning and Zoning Commission for review at an upcoming planning meeting but no changes would be made to the regulations for thrift stores.

She went over upcoming planning cases which may come forward for the next meeting, which include changes to flood plain regulations in response to new FEMA floodplain maps, the application for our waste water treatment facility, and a new subdivision off Withers.

XI. Adjournment

Chairman Rosekrans adjourned the meeting at 8:05 pm.

XII. Future Meeting Schedule

The next regular session is scheduled for Tuesday, July 14, 2015 at 7:00 p.m.