

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
February 4, 2008
7:00 p.m.

MEMBERS PRESENT: Stephanie Rolley, Chairperson; George Ham Vice-Chair; Jerry Reynard; Mike Kratochvil; Bill Meredith and Stacy Kohlmeier.

MEMBERS ABSENT: Mike Hill

YOUTH IN GOVERNMENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Jane Winslow, Senior Planner; Chad Bunger, Planner; Rob Ott, City Engineer; Steve Hampton, Engineer III; Bob Isaac, Riley County Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE JANUARY 7, 2008, AND JANUARY 24, 2008 MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.**

Ham moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA

1. **TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE 1.68 ACRE TRACT OF LAND CONSISTING OF LOTS 3, 4, 9, 10, AND 11, UNIVERSITY ACRES ADDITION AND LOT 6, NORTH TIMBERLANE ADDITION, GENERALLY LOCATED SOUTH OF CLAFLIN ROAD AND NORTH OF BUENA VISTA DRIVE, FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO C-1, RESTRICTED BUSINESS DISTRICT. (OWNERS/APPLICANTS: THE MANHATTAN MEDICAL CENTER – RICK G. FULTON, PRESIDENT; AND, CLYDE AND JANE WASSOM)**

Bunger explained the reason for tabling the request was to accommodate concurrent consideration of a Final Plat of the proposed site at the March 3, 2008 meeting and that the applicant has concurred.

Kratochvil moved to table the public hearing to consider rezoning Lots 3, 4, 9, 10, and 11, University Acres Addition and Lot 6, North Timberlane Addition, to the March 3, 2008, Manhattan Urban Area Planning Board meeting, as recommended by City Administration. Reynard seconded the motion, which passed on a vote of 5-0.

2. A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT OF THE FOX ACRES ADDITION, A 4-ACRE PARCEL OF LAND, GENERALLY LOCATED APPROXIMATELY 1550 FEET EAST OF THE INTERSECTION OF WILLIAM WOOD ROAD AND K-18 HIGHWAY, ON THE SOUTH SIDE OF WILLIAM WOOD ROAD. (FOX AND WOOD).
3. A PUBLIC HEARING TO CONSIDER THE REZONING OF A TRACT OF LAND, FROM "A-4" (SINGLE FAMILY RESIDENTIAL) TO "G-1" (GENERAL AGRICULTURAL), GENERALLY LOCATED APPROXIMATELY 1550 FEET EAST OF THE INTERSECTION OF WILLIAM WOOD ROAD AND K-18 HIGHWAY, ON THE SOUTH SIDE OF WILLIAM WOOD ROAD. (FOX AND WOOD).
4. A PUBLIC HEARING TO CONSIDER THE REZONING OF TRACT OF LAND, FROM "G-1" (GENERAL AGRICULTURAL) TO "A-4" (SINGLE FAMILY RESIDENTIAL), GENERALLY LOCATED APPROXIMATELY 1550 FEET EAST OF THE INTERSECTION OF WILLIAM WOOD ROAD AND K-18 HIGHWAY, ON THE SOUTH SIDE OF WILLIAM WOOD ROAD. (FOX AND WOOD).
5. A PUBLIC HEARING TO CONSIDER THE REZONING OF A TRACT OF LAND, FROM "A-4" (SINGLE FAMILY RESIDENTIAL) TO "G-1" (GENERAL AGRICULTURAL), GENERALLY LOCATED APPROXIMATELY 1550 FEET EAST OF THE INTERSECTION OF WILLIAM WOOD ROAD AND K-18 HIGHWAY, ON THE SOUTH SIDE OF WILLIAM WOOD ROAD. (FOX AND WOOD).
6. A PUBLIC HEARING TO CONSIDER THE REZONING OF A TRACT OF LAND, FROM "G-1" (GENERAL AGRICULTURAL) TO "A-4" (SINGLE FAMILY RESIDENTIAL), GENERALLY LOCATED APPROXIMATELY 1550 FEET EAST OF THE INTERSECTION OF WILLIAM WOOD ROAD AND K-18 HIGHWAY, ON THE SOUTH SIDE OF WILLIAM WOOD ROAD. (FOX AND WOOD).
7. A PUBLIC HEARING TO CONSIDER THE REZONING OF A TRACT OF LAND, FROM "C-4" (HIGHWAY BUSINESS) TO "A-4" (SINGLE FAMILY

RESIDENTIAL), GENERALLY LOCATED APPROXIMATELY 1550 FEET EAST OF THE INTERSECTION OF WILLIAM WOOD ROAD AND K-18 HIGHWAY, ON THE SOUTH SIDE OF WILLIAM WOOD ROAD. (FOX AND WOOD).

Kohlmeier joined the meeting.

Rolley combined General Agenda Items 2 through 7, to be considered concurrently by the Board, as they were related requests.

Isaac presented the staff report, explaining the concurrent plat and five rezoning requests were to accommodate reorientation of a property line between an agricultural tract and a residential property.

Ham asked about the flood plain and the resulting A-4 residential tracts. Isaac explained that the area includes some 500-year flood plain that is non-regulated and that the resulting residential property was being platted into a single lot that would not accommodate additional residential development. The requests were essentially to facilitate a boundary line adjustment between the two adjacent properties.

Rolley opened and closed the public hearing with no one speaking.

Kratochvil moved that the Manhattan Urban Area Planning Board approve the Concurrent Plat of the Fox Acres Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations. Reynard seconded the motion, which passed on a vote of 6-0.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the rezoning of a tract of land, from "A-4" (Single Family Residential) to "G-1" (General Agricultural) (Agenda Item 3 - Petition #08-06), based on the findings in the Staff Report. Reynard seconded the motion, which passed on a vote of 6-0.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the rezoning of a tract of land, from "G-1" (General Agricultural) to "A-4" (Single Family Residential), (Agenda Item 4 - Petition #08-07), based on the findings in the Staff Report. Reynard seconded the motion, which passed on a vote of 6-0.

Ham moved that the Manhattan Urban Area Planning Board recommend approval of the rezoning of a tract of land, from "A-4" (Single Family Residential) to "G-1" (General Agricultural), (Agenda Item 5 - Petition #08-08), based on the findings in the Staff Report. Reynard seconded the motion, which passed on a vote of 6-0.

Meredith moved that the Manhattan Urban Area Planning Board recommend approval of the rezoning of a tract of land, from "G-1" (General Agricultural) to "A-4" (Single Family Residential), (Agenda Item 6 - Petition #08-09), based on the

findings in the Staff Report. Reynard seconded the motion, which passed on a vote of 6-0.

Kohlmeier moved that the Manhattan Urban Area Planning Board recommend approval of the rezoning of a tract of land, from "C-4" (Highway Business) to "A-4" (Single Family Residential), (Agenda Item 7 - Petition #08-10), based on the findings in the Staff Report. Reynard seconded the motion, which passed on a vote of 6-0.

8. A PUBLIC HEARING TO CONSIDER THE REZONING OF BARTON PLACE ADDITION, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, FROM PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT. (OWNER CEDAR HILLS DEVELOPMENT CORP./APPLICANT: FRANK TILLMAN)

Rolley stepped down from this item due to a conflict of interest.

Ham, as acting chairperson, introduced the item.

Zilkie gave the staff report, recommending approval.

Kratochvil asked if there would be a new Preliminary Plat. Zilkie explained there would be a revised Preliminary and Final Plat.

Ham opened and closed the public hearing with no one speaking.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the rezoning of Barton Place Addition from PUD, Residential Planned Unit Development, to R, Single-Family Residential District, based on the findings in the Staff Report. Reynard seconded the motion, which passed on a vote of 5-0.

9. DISCUSSION OF STORMWATER MANAGEMENT MASTER PLAN AND RELATED ISSUES: CITY ADMINISTRATION WILL PRESENT BACKGROUND INFORMATION ON THE CITY'S STORMWATER MANAGEMENT MASTER PLAN AND STORM WATER ORDINANCE, AS WELL AS THE STORM WATER PHASE II PROGRAM OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). DISCUSSION WILL INCLUDE POSSIBLE REVISIONS TO THE STORMWATER MANAGEMENT MASTER PLAN AND IMPLEMENTATION OF PHASE II REQUIREMENTS, INCLUDING DEVELOPING GREEN INFRASTRUCTURE ALTERNATIVES.

Cattell introduced the item, explaining that it was one of several upcoming work session discussions addressing issues identified in a joint work session of the Planning Board and City Commission. Rob Ott, City Engineer and Steve Hampton, Engineer III gave presentations on the StormWater Management Master Plan, the

Storm Water Ordinance and Phase II National Pollutant Discharge Elimination System requirements and answered questions from the Board. Winslow and Cattell commented on the relationships between green infrastructure, storm water management and parks and recreation issues.

10. 2009 – 2014 CAPITAL IMPROVEMENTS PROGRAM: PLANNING BOARD DISCUSSION OF ITS SUGGESTIONS FOR THE 2009 – 2014 CAPITAL IMPROVEMENTS PROGRAM.

Cattell introduced the item, reviewing projects previously identified by the Planning Board and other projects that were in the Capital Improvements Program under the Community Development Department.

The Board asked for an update on the status of the three street improvement projects it previously identified, including: Marlatt Avenue, from Casement Road to Tuttle Creek Boulevard; West Anderson Avenue from Anneberg Park to Kimball Avenue; and 17th Street from Fort Riley Boulevard to Anderson Avenue. Ott provided updates on these and other street projects around the City, including the intersection of Davis Drive and Fort Riley Boulevard.

The Board asked about the future Wreath Avenue extension to Anderson Avenue, given the rapid rate of growth in the Miller Parkway area. Ott indicated that the Wreath Avenue extension was not in the current CIP and that street capacities in the Miller Ranch area are still at a Level of Service B. However, he said the connection of Miller Parkway to Scenic Drive needs to be made first and that the City will continue to monitor traffic in this area of the community, to determine if the northern extension of Wreath Avenue would still be needed in the future.

The Board asked about future extensions of Marlatt Avenue west of Seth Child Road. Ott discussed conceptual westward and eastern extensions of Marlatt Avenue, including a potential bridge over the Blue River to provide a second eastern entrance into the City. However, he indicated they are only conceptual in nature.

The Board indicated it wanted to keep its currently identified projects in the new CIP, including: the Sidewalk Improvement Fund (2009- 2014); the Aggieville-Campus Edge Parking Garage (2009); and the Downtown Public Parking (2009).

11. REPORTS AND COMMENTS BY PLANNING BOARD MEMBERS.

There were no reports or comments.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning