

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**June 16, 2008**  
**7:00 p.m.**

**MEMBERS PRESENT:** Stephanie Rolley, Chairperson; George Ham Vice-Chair; Mike Hill; Bill Meredith and Nikki Miller.

**MEMBERS ABSENT:** Jerry Reynard; Mike Kratochvil

**YOUTH IN GOVERNMENT:**

**STAFF PRESENT:** Karen Davis, Director of Community Development; Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Jane Winslow, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner; Rob Ott, City Engineer; Anne Antonini, Planning Intern; Minty Wedel, Director Riley County Planning and Development.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE FINAL PLAT OF NORTHWING ADDITION, UNIT ONE, GENERALLY LOCATED APPROXIMATELY 1,400 FEET EAST OF THE MARLATT AVENUE AND TUTTLE CREEK BOULEVARD INTERSECTION. (OWNER/APPLICANT: FREY PROPERTY DEVELOPMENT CORPORATION).**

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

**GENERAL AGENDA**

1. **TABLE A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT OF THE KSU FOUNDATION ADDITION, AN APPROXIMATE 16-ACRE TRACT OF LAND FOR TWO LOTS ZONED U, UNIVERSITY DISTRICT, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND DENISON AVENUE ALONG BOTH STREET FRONTAGES. (OWNER/APPLICANT: KANSAS STATE UNIVERSITY FOUNDATION - DAVID WEAVER)**

Miller moved that the Planning Board table the Public Hearing to consider the Concurrent Plat to the July 7, 2008, Manhattan Urban Area Planning Board meeting. The motion was seconded by Hill and passed on a vote of 5-0.

2. **TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED WESTPORT SOUTH COMMERCIAL PLANNED UNIT DEVELOPMENT, AN APPROXIMATE FOUR ACRE TRACT OF LAND FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF WESTPORT DRIVE AND ANDERSON AVENUE. THE PROPOSED COMMERCIAL PUD WILL CONSIST OF A WALGREENS DRUG STORE AND A SONIC DRIVE-IN RESTAURANT. BOTH BUSINESSES WILL FRONT ON ANDERSON AVENUE. (OWNER/APPLICANT: WEST ANDERSON PARTNERS, LLC – STEVEN R. STRUEBING, MANAGER)**

Meredith moved that the Planning Board table the Public Hearing to consider the Concurrent Plat to the July 7, 2008, Manhattan Urban Area Planning Board meeting. The motion was seconded by Ham and passed on a vote of 5-0.

## **WORK SESSION**

1. **DISCUSSION OF PROPOSED KONZA WATER AND SEWER SERVICE.**

Wedel provided historical background and an overview of the proposed Konza area water and sewer service request from Riley County, to provide utility service to a portion of the K-177 Corridor by connecting to the City of Manhattan's systems. He explained the area is addressed by the Gateway to Manhattan Plan, which was a joint planning initiative of the City and County in 1998, that looked at land use and development issues in the K-177 Corridor. He said Riley County would like the area to be annexed by the City at some point in the future.

Davis indicated the City and County would like to jointly revisit the Gateway to Manhattan Plan, to update the document, as may be necessary.

Rolley asked if the design standards cited in the Plan would be developed as part of that update.

Wedel said that development of the design standards would be looked at, along with how to get the necessary infrastructure extended into the corridor. He said a corridor overlay district might be utilized. Davis indicated that the land use recommendations may also need to be revisited.

Rolley said it was a good opportunity to build upon the Gateway to Manhattan Plan and move into implementation steps.

There were no other comments from the Planning Board.

**2. INTRODUCTION TO VARIOUS TYPES OF ZONING UTILIZED AROUND THE COUNTRY.**

Winslow, Antonini and Moeller presented an overview of the range of zoning utilized around the country, including: the history and development of zoning as a planning tool; as well as Euclidean zoning, Planned Unit Developments, performance-based zoning, and form-based zoning. A summary of the findings of research of other communities that utilize form-based zoning and zoning in the other Big Twelve cities was presented, along with an overview of the types of zoning that Manhattan has utilized in the past and present. Major findings included the following: the form based codes studied are relatively new, adopted in 2005 or more recently, making it difficult to evaluate how well they work; most form-based codes are used in combination with other zoning tools, or are provided as an optional zoning district; and, the general trend of many communities is to incorporate some form-based zoning tools resulting in composite, or hybrid zoning codes.

The work session was to begin discussions of various zoning tools and their advantages and disadvantages with Planning Board, in preparation for updating the Zoning Regulations in 2009.

**3. REPORTS AND COMMENTS BY BOARD MEMBERS.**

There were no reports or comments.

Respectfully submitted,

Eric Cattell, AICP,  
Assistant Director for Planning