

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
January 22, 2009
7:00 p.m.

MEMBERS PRESENT: Jerry Reynard, Chairperson; Stephanie Rolley, Vice-Chair; George Ham; Bill Meredith; and Nikki Miller.

MEMBERS ABSENT: Mike Hill and Mike Kratochvil.

YOUTH IN GOVERNMENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Chad Bunger, Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE DECEMBER 15, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF COLLEGE VIEW ADDITION, UNIT TWO, LOCATED AT 2012 COLLEGE VIEW ROAD. (OWNER/APPLICANT: SCHWAB EATON-CHRIS COX)

APPROVE THE FINAL DEVELOPMENT PLAN AND THE FINAL PLAT OF TECUMSEH LOFTS PUD, LOCATED AT 2005 AND 2011 TECUMSEH ROAD. (OWNER/APPLICANT: CAPSTONE DEVELOPMENT-KAIL KATZENMEIR)

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

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED STONE POINTE TOWNHOMES RESIDENTIAL PLANNED UNIT DEVELOPMENT, UNIT TWO, FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT WITH AO, AIRPORT OVERLAY DISTRICT, TO PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT WITH AO, AIRPORT OVERLAY DISTRICT. THE SITE IS AN APPROXIMATE THREE-QUARTER-ACRE TRACT OF LAND CONSISTING OF LOT 111 AND LOT 112, STONE POINTE ADDITION, UNIT TWO, GENERALLY LOCATED NORTH OF STONE CREST DRIVE AND ALONG THE EAST SIDE OF N. SCENIC

DRIVE. THE PROPOSED PUD WILL CONSIST OF ONE FOUR-FAMILY TOWNHOME AND COMMON AREA. (OWNER/APPLICANT: STONE CREST LAND COMPANY, LLC-TIM SCHULTZ)

Zilkie presented the staff report and recommended approval with five conditions.

Reynard opened the public hearing.

Mark Bachamp, representing the applicant, Stone Crest Land Company, spoke in favor of the request and was in agreement with the conditions of approval. He said the site should have been part of the first Stone Pointe Townhomes PUD and the proposed PUD is a good fit. He also said they will add more trees and coordinate the design with Blueville Nursery as a part of the Final Development Plan submittal.

Meredith moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of the proposed rezoning of the Stone Pointe Townhomes Residential Planned Unit Development, Unit Two, from R, Single-Family Residential District and AO, Airport Overlay District, to PUD, Residential Planned Unit Development District and AO, Airport Overlay District, based on the findings in the Staff Report, with the following five conditions:

1. Permitted uses shall include one residential four-family townhome unit.
2. 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.
3. Exempt signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5),(7) and (8); and Section 6-104 (B)(1) and (2), of the Manhattan Zoning Regulations shall be permitted.
4. All landscaping and irrigation shall be maintained in good condition.
5. To minimize the impact of views along N. Scenic Drive, a combination of shade and evergreen trees shall be shown on the Final Development Plan's Landscape Plan, which shall generally be located to the west of the townhome building.

Miller seconded the motion, which passed on a vote of 5-0.

Rolley asked if the speed limit along Scenic Drive would be reduced as development increases. Bachamp indicated speed limits are based on required engineering standards, which have to be followed.

SUMMARY – ANNUAL REVIEW OF THE COMPREHENSIVE PLAN: PLANNING BOARD REVIEW AND DISCUSSION OF COMMENTS RECEIVED DURING THE ANNUAL REVIEW PROCESS.

Cattell reviewed public comments received through the annual review process. The only comments received were submitted by the City Commission, including:

1. Should Scenic Drive be protected from further development?
2. How should the City best move east and/or south?
3. In addition, during the City Commission's consideration of the Tecumseh Lofts PUD rezoning, a comment was made that the neighborhood located west of the K-State Campus, in the Tecumseh Lofts area, might be appropriate for applying an overlay district such as the M-FRO, Multi-Family Redevelopment Overlay, to guide redevelopment, as opposed to utilizing the PUD approach.

After explaining how the Comprehensive Plan currently addresses each of these issues, Cattell reviewed some of the projects that the Community Development Department and City will be addressing in the coming year. He said some of the studies might result in future amendments to the Comprehensive Plan.

During discussion Miller expressed a desire for an overview on storm water issues. Cattell suggested scheduling a work session on the updates and modifications that the Public Work's Department has made to the Storm Water Management Master Plan, as well as a work session on flood plains.

Rolley suggested that the west campus neighborhood issues might be more a matter of addressing parking and drainage, compared to redevelopment issues. She was encouraged that the City is continuing to work on planning issues surrounding the National Bio and Agro-Defense Facility (NBAF) and expressed the desire that the City stay proactive in that effort. She also asked how the City and school district are coordinating to plan for growth.

Rolley asked what process would be used for the South End Redevelopment in the Downtown, and expressed the concern that the process needs to facilitate community buy in with the City Commission, before it comes to the Planning Board for rezoning.

Ham encouraged the City to be proactive to plan for growth impacts from Fort Riley and NBAF, and in particular to address transportation issues around the community.

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

Respectfully submitted,

Steve Zilkie
Senior Planner

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