

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
August 3, 2009
7:00 p.m.

MEMBERS PRESENT: Bill Meredith, Chairperson; Stephanie Rolley, Vice-Chair; Linda Morse; Mike Hill; Jerry Reynard; and Nikki Miller.

MEMBERS ABSENT: Mike Kratochvil.

YOUTH IN GOVERNMENT:

STAFF PRESENT: Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner; and, Dale Houdeshell, P.E., Dir. Of Public Works.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JULY 27, 2009, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Hill moved that the Board approve the Consent Agenda. Rolley seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

CONSIDER A REQUEST FOR ANNEXATION OF GRAND CHAMPIONS DEVELOPMENT, AN APPROXIMATE FIVE ACRE TRACT OF LAND, GENERALLY LOCATED 630 FEET SOUTH OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE, ALONG THE EAST SIDE OF GRAND MERE PARKWAY. (APPLICANT/OWNER: GRAND MERE DEVELOPMENT – MARY L. VANIER FOR FIELD HOUSE DEVELOPMENT, INC. – ZACHARY J. BURTON, PRESIDENT.)

A PUBLIC HEARING TO CONSIDER THE REZONING OF GRAND CHAMPIONS DEVELOPMENT, AN APPROXIMATE FIVE ACRE TRACT OF LAND, GENERALLY LOCATED 630 FEET SOUTH OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE, ALONG THE

EAST SIDE OF GRAND MERE PARKWAY, FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT. (APPLICANT/OWNER: GRAND MERE DEVELOPMENT – MARY L. VANIER FOR FIELD HOUSE DEVELOPMENT, INC. – ZACHARY J. BURTON, PRESIDENT.)

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE GRAND CHAMPIONS DEVELOPMENT ADDITION, AN APPROXIMATE FIVE ACRE TRACT OF LAND, GENERALLY LOCATED 630 FEET SOUTH OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE, ALONG THE EAST SIDE OF GRAND MERE PARKWAY. THE PLAT IS PROPOSED TO CREATE TEN RESIDENTIAL LOTS. (APPLICANT/OWNER: GRAND MERE DEVELOPMENT – MARY L. VANIER FOR FIELD HOUSE DEVELOPMENT, INC. – ZACHARY J. BURTON, PRESIDENT.)

Zilkie presented the Staff Reports, recommending approval of the annexation, rezoning and preliminary plat. There were no questions of staff.

Meredith opened the public hearings.

Jerry Petty, Project Director for Grand Mere Development, indicated he would answer any questions from the Board.

Hill asked about any restrictive covenants or design guidelines that would regulate the project. Petty said that, as is the case with any development in Grand Mere, there is a Design Review Committee (DRC) that has responsibility for disseminating design standards and approving building plans through a review process. Petty said there is typically some give and take between the architects and owners, and the DRC. There are not detailed, descriptive standards in all cases but the owners of Grand Mere want to see diversity as well as buildings with architectural character.

Reynard asked how long the DRC will stay in action. Petty said, from his understanding of the intent of the owners of Grand Mere, there will be a DRC until Grand Mere is fully built out. Petty said there is a set of Covenants and Declarations, recorded with the Register of Deeds, that refer to design standards. Petty noted the standards vary to some degree for each subdivision.

Rolley asked about the planned pattern of development, in terms of use, along Grand Mere Parkway. Petty said it would continue as shown on the Grand Mere Master Plan.

No one else spoke and Meredith closed the public hearings.

Miller moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of Grand Champions Development, generally located six hundred and thirty (630) feet south of the intersection of Grand Mere Parkway and Colbert Hills Drive along the east side of Grand Mere Parkway, based on conformance with the Future Land Use

Map of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, the Growth Vision, and the Capital Improvements Program (CIP). Reynard seconded the motion, which passed on a vote of 6-0.

Rolley moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Grand Champions Development from County R-PUD, Residential Planned Unit Development District, to R-3, Multiple-Family Residential District, based on the findings in the Staff Report. Reynard seconded the motion, which passed on a vote of 6-0.

Rolley moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of Grand Champions Development, based on conformance with the Manhattan Urban Area Subdivision Regulations. Reynard seconded the motion, which passed on a vote of 6-0.

IV. WORK SESSION

UPDATE AND OVERVIEW OF THE DRAFT US 24 CORRIDOR MANAGEMENT PLAN.

Buck Driggs, P.E., Project Manager updated the Board on the final draft plan including a PowerPoint overview of the public process, market analysis, land use planning, corridor transportation improvements, infrastructure planning, and regulatory issues. Morse asked if there were any visual considerations, such as landscaping, to make the corridor more cohesive. Driggs indicated there are no landscaping or aesthetic plans. Rolley recommended that a map showing jurisdictional boundaries be added and Driggs agreed to add the map.

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

None.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II