

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
February 18, 2010
7:00 p.m.

MEMBERS PRESENT: Bill Meredith, Chairperson; Linda Morse; Mike Hill; Stephanie Rolley; Nikki Miller.

MEMBERS ABSENT: Jerry Reynard; Mike Kratochvil.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Cam Moeller, Planner II; and, Chad Bunger, Planner II; Rob Ott, City Engineer; and, Monty Wedel, Director of Riley County Planning and Zoning.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JANUARY 4, 2010, JANUARY 21, 2010, AND FEBRUARY 1, 2010, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

SET ASIDE THE APPROVED FINAL PLAT OF THE DOWNTOWN ENTERTAINMENT DISTRICT ADDITION PUD AND APPROVE THE REVISED FINAL PLAT OF THE DOWNTOWN ENTERTAINMENT DISTRICT ADDITION PUD. (OWNERS: CITY OF MANHATTAN AND DIAL MANHATTAN LLC/APPLICANT: CITY OF MANHATTAN)

Hill moved that the Board approve the Consent Agenda. Rolley seconded the motion, which passed on a vote of 4-0. Morse noted she was not at the January 4, 2010, meeting.

Miller joined meeting after approval of the consent agenda

GENERAL AGENDA

CONSIDER A REQUEST FOR ANNEXATION OF THE PROPOSED GRANDE BLUFFS AT MILL POINTE ADDITION, AN APPROXIMATE 60-ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF AN EXTENSION OF THE EXISTING DEAD-END OF LEONE RIDGE DRIVE, OR A DISTANCE OF ABOUT 1,000 FEET SOUTH OF THE INTERSECTION OF MILLER PARKWAY AND LEONE RIDGE DRIVE. (APPLICANT/OWNER: MILL

POINTE LAND COMPANY LLC-TIM SCHULTZ)

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED GRANDE BLUFFS AT MILL POINTE ADDITION, AN APPROXIMATE 60-ACRE TRACT OF LAND GENERALLY SOUTH OF AN EXTENSION OF THE EXISTING DEAD-END OF LEONE RIDGE DRIVE, OR A DISTANCE OF ABOUT 1,000 FEET SOUTH OF THE INTERSECTION OF MILLER PARKWAY AND LEONE RIDGE DRIVE, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH AO, AIRPORT OVERLAY DISTRICT. (APPLICANT/OWNER: MILL POINTE LAND COMPANY LLC-TIM SCHULTZ)

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED GRANDE BLUFFS AT MILL POINTE ADDITION, AN APPROXIMATE 60-ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF AN EXTENSION OF THE EXISTING DEAD-END OF LEONE RIDGE DRIVE, OR A DISTANCE OF ABOUT 1,000 FEET SOUTH OF THE INTERSECTION OF MILLER PARKWAY AND LEONE RIDGE DRIVE. THE PLAT IS PROPOSED TO CREATE 52 SINGLE-FAMILY RESIDENTIAL LOTS. (APPLICANT/OWNER: MILL POINTE LAND COMPANY LLC-TIM SCHULTZ)

Zilkie presented the staff reports recommending approval of annexation, rezoning, and the preliminary plat.

In response to a question from Morse, Zilkie said a restrictive covenant between the owner and the City will be required and filed with the Final Plat regarding maintenance of detention basins, which are proposed in the subdivision.

Morse asked if the Fire Code referenced in the plat memorandum was the latest version. Zilkie said it was. Ott mentioned there is City Commission Work Session planned to discuss either 2008 or 2009 codes.

Morse asked when the last time a long dead-end cul-de-sac was approved. Zilkie said several have been approved in the area. He then described the steep topographic conditions of the area that prohibit feasible east to west street connections. He said it was not unusual for the area. He also mentioned that the Comprehensive Plan suggests the steep sloped areas and ravines should be preserved, which the plat accomplishes. Morse said she wanted to watch the precedent of allowing long dead-end cul-de-sacs.

Hill asked Ott about the drainage. Ott said storm water would drain to the Eureka Oxbow, then under K-18 to the Kansas River.

Meredith opened the public hearing.

Mark Bachamp, Schultz Construction, said the proposed subdivision is comparable to Hawthorne Woods, but with larger lots. Limestone signs will mark the entrance to Grande Bluffs, which will be built in two or three phases. He mentioned the in-home sprinklers are required because the subdivision has a single access point. He described the neighborhood meeting attended by three residents of the area as well as the Lee Mill Home Owners Association. Bachamp said they want to work with the City on language to add to the restrictive covenants to notify residents to expect airplanes and related noise. He commented on the detention basins on the west side of the site, which will be designed to reduce the amount of run-off on Scenic Meadows. He also said it was his understanding the City was applying for grants to build the Military Trail to Scenic Drive and that a portion of the trail will be located in the western part of Grande Bluffs.

Morse asked if the homes on the long cul-de-sac will have in-home sprinklers. Bachamp said they would.

Rolley asked if the Board was considering language for noise notice associated with the airport. Zilkie said the City would be working with the developer on the language. He said the Commission will have a Work Session in the future on the proposed Part 150. He also said the owner has voluntarily indicated a desire to notice owners through a covenant because there is no policy in place to require noise disclosure. Cattell added that the Part 150 references noise attenuation construction for development in the 65 decibel contour. Grande Bluffs is outside of the 65 decibel contour.

Tim Schultz said this issue came up two years ago with the extension of Miller Parkway and at that time he said they met with the Airport Director and indicated they would insert language about noise into the covenants.

Rolley said the area has developed before noise disclosure is mandatory and appreciated Schultz Construction's effort to add language to covenants. Cattell said that noise disclosure can be required even after the area is developed so that when homes transfer noise disclosure can occur.

There being no additional comments or questions, Meredith closed the public hearing.

Morse cautioned the Board about approving long dead-end cul-de-sacs and appreciated the developer's willingness to have in-home sprinklers on the cul-de-sac.

Annexation

Hill moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of the Grande Bluffs at Mill Pointe Addition, generally located south of an extension of the existing dead-end of Leone Ridge Drive, or a distance of about 1,000 feet south of the intersection of Miller Parkway and Leone Ridge Drive, 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).

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

Rezoning

Rolley moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of the Grande Bluffs at Mill Pointe Addition, generally located south of an extension of the existing dead end of Leone Ridge Drive, or a distance of about 1,000 feet south of the intersection of Miller Parkway and Leone Ridge Drive, from County G-1, General Agricultural District, to R, Single-Family Residential District with AO, Airport Overlay District, based on the findings in the Staff Report.

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

Preliminary Plat

Hill moved that the Manhattan Urban Area Planning Board approve of a Variation of Article X, Subdivision Layout Standards, Section 10-205 (B) Standards for Layout and dedication of Temporary Dead-End Streets and Cul-de-sacs, based on the findings in the staff memorandum; and, approve the Preliminary Plat of the Grande Bluffs at Mill Pointe Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the one condition recommended by City Administration:

1. Annexation and rezoning shall be approved.

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

A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE RILEY COUNTY ZONING REGULATIONS, AMENDING SECTION 20 – BOARD OF ZONING APPEALS, GIVING THE BOARD AUTHORITY TO INCREASE THE MAXIMUM HEIGHT OF NON-COMMERCIAL WIND ENERGY CONVERSION SYSTEMS BY 33%. (APPLICANT: RILEY COUNTY PLANNING BOARD)

Wedel indicated the County Planning Board had already held its hearing and recommended approval of the proposed amendment; however, because the Urban area Board also has jurisdiction in portions of the County; it also needs to hold a hearing on the proposal.

Wedel explained the proposed amendment, which includes some clean up items in Section 20, as well as creating the option for noncommercial, on-site wind energy conversion systems to be taller than the current 150 foot limitation. The next category of wind generator is the large commercial wind farm structures, which are much taller. He said the County has recognized the need to accommodate a middle category for community scale wind generators, such as for a school or the county shops as an example. To be economically viable, those systems need to be in the 155 foot range. The proposal is to allow an application for a variance for a 33% increase in height above the 150 foot limit.

Morse asked how tall commercial generators are. Wedel indicated commercial

generators are in the 450 foot range. He said the Riley County School District and possibly the Riley County Shops are interested in pursuing a variance to install the mid range generators.

Meredith opened and closed the public hearing, with no one speaking.

Hill moved that the Manhattan Urban Area Planning Board forward a recommendation of approval of the amendments to the Riley County Zoning Regulations as proposed. The motion was seconded by Morse.

Rolley asked for clarification that it requires a variance. Wedel confirmed that it requires a variance to exceed the 150 foot limitation.

The motion passed on a vote of 5-0.

AT THE REQUEST OF THE RILEY COUNTY PLANNING DEPARTMENT, A DISCUSSION TO CONSIDER THE MANHATTAN URBAN AREA PLANNING BOARD INITIATED REZONING OF AN UNPLATTED TRACT LOCATED AT 704 MARLATT AVENUE, FROM COUNTY ZONING DESIGNATION D-2 (LIGHT INDUSTRIAL) TO A-1 (SINGLE FAMILY RESIDENTIAL). (PROPERTY OWNER: VAN DER STELDT)

Wedel reported that the land owner had retained legal counsel and requested Riley County to postpone the discussion until the April 5th meeting. He said the applicant's counsel and the County have come to agreement to postpone. In the meantime, the land owner will not pursue any construction activity on the site. He instructed the Board that they needed to take no action to postpone the discussion to April 5, 2010.

2011-2016 CAPITAL IMPROVEMENTS PROGRAM: PLANNING BOARD DISCUSSION OF ITS SUGGESTIONS FOR THE 2011 - 2016 CAPITAL IMPROVEMENTS PROGRAM.

Cattell reviewed projects previously proposed by the Planning Board that are included in current 2011 - 2015 Capital Improvements Program, as well as suggestions from last year that did not make it into the document.

The Board asked about various public works projects including: the Tecumseh drainage project; widening of West Anderson Avenue and Scenic Drive; extension of Miller Parkway to Scenic Drive; and updating the Stormwater Management Master Plan with the latest best management practices.

Ott updated the Board on the status of these projects. He indicated that phase 1 of the Tecumseh project including three detention basins should be initiated in 2010, with the concrete box structure downstream in 2011. West Anderson is in the design phase, but is currently unfunded. In addition to looking at future widening of Scenic Drive, Ott said he is concerned about Kimball Avenue between Hudson and Anderson being only two

lanes. The City has applied for funding of the first 1,000 feet of Miller Parkway, east of Scenic Drive. The City is also looking at possibilities for improving N. Denison Avenue, north of Kimball, due to NBAF. He summarized intersection improvements at US 24 and Marlatt Avenue, and Kimball and Denison Avenues.

Hill asked if there was anything involving these projects that should put into the CIP to keep them moving forward. Ott said the Board could suggest widening Scenic Drive to a five lane road, however without having a funding source, it was unlikely to be placed in the CIP.

Hill asked if these projects were on the City's radar screen. Ott said the City is keeping track of them all, as well as some others.

Cattell indicated that the Community Development Department, Public Works Department and Utilities Division meet to identify and discuss projects that are needed to address the community's growth, as part of the internal process of coordinating development of the CIP document. All the ideas and projects that are identified by the Planning Board and other sources are discussed to make sure the City is not missing something related to planning for future growth.

Morse emphasized the importance of addressing the issues identified by the Board last year, including: planning for infrastructure improvements and housing needs generated by NBAF growth; the connection of Miller Parkway to Scenic Drive and the Wreath Avenue bridge over Wildcat Creek; investigating additional alternative routes of access for the area west of Amherst Avenue; and updating the Storm Water Management Master Plan. Morse said she would be making a citizen request for a sidewalk on Knox Lane to the Northeast Park.

Meredith agreed with the importance of being proactive in planning for NBAF relative to residential needs.

Rolley asked about the four items identified by the Board that did not make it into the CIP last year, and if City Administration would seriously consider them this year for inclusion. She was concerned that the Miller Parkway area was being developed subdivision by subdivision, without looking at the bigger issues.

Cattell indicated the items identified by the Board are seriously considered by City Administration every year. Cattell and Ott discussed the various planning initiatives that the City has undertaken and accomplished in the Miller Parkway Corridor area to address future needs for streets, utilities, parks, and trails. Cattell indicated that projects, such as the Wreath Avenue bridge, and other projects that might not currently be in the CIP, are still discussed every year by City Administration, to determine if priorities or other factors have changed.

Ott indicated the next section of Miller Parkway that has been platted is being funded 86% by the Lee Mill Heights developer. If the City wants to accelerate the construction of Miller Parkway, it would be a 100% city at large cost. He said there is still about

3,200 feet of unplatted right-of-way that is needed to complete the connection, for which the city continues to negotiate with property owners to obtain. He said subdivision developments are the mechanism that pays for the construction.

With regard to the Storm Water Management Master Plan, Ott indicated he had made changes to the document with regard to pre and post development runoff requirements and they are doing some things differently than originally identified in the document, such as more detention versus larger box structures.

Rolley said that the City was doing a good job of trying work with a fifteen year old Storm Water Plan. However, in the Miller Parkway area, the City didn't plan in advance for parks and other community facilities, and she questioned if they ended up in the best locations for promoting neighborhoods and quality of life. She identified the need to plan for green infrastructure opportunities and transportation needs in the Miller Parkway area, whether they are consultant driven CIP projects, or internal projects.

The Board asked the City to take a proactive stance on CIP and planning needs for growth resulting from the National Bio Agro Defense Facility; investigating alternative access routes in the growth area west of Amherst Avenue in the Miller Parkway corridor area; updating the Stormwater Management Master Plan; as well as green infrastructure planning.

With regard to the Board's three existing CIP projects, the Board recommended moving the Aggieville-Campus Edge Parking Garage to the year 2014, and keeping the Downtown Public Parking, and the annual Sidewalk Improvement Fund in the CIP.

REPORTS AND COMMENTS BY PLANNING BOARD MEMBERS.

Cattell updated the Board on the activities of the Long Range Planning section regarding the upcoming 2010 Census and working with the Manhattan/Riley County Complete Count Committee on various projects to educate the public about the importance of participating in the census. The Committee includes a number of community organizations, K-State and Fort Riley. He said the Committee had applied for and received eight grants for activities including radio and TV ads, grocer bag stuffer and fliers, T-shirts, and signage. There will be information at the St. Patrick's Day parade, and Questionnaire Assistance Centers to assist people in filling out their census forms.

Respectfully submitted,

Steve Zilkie, Senior Planner
Eric Cattell Assistant Director for Planning