

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
October 4, 2010
7:00 p.m.

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

MEMBERS ABSENT: None.

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE SEPTEMBER 20, 2010, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

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

GENERAL AGENDA

Rolley joined the meeting.

CONSIDER A REQUEST FOR ANNEXATION OF THE PROPOSED STONE TRACT NO. 1 ADDITION, AN APPROXIMATE 2.85-ACRE TRACT OF LAND GENERALLY LOCATED EAST OF N. SCENIC DRIVE AND APPROXIMATELY 350 FEET SOUTHEAST OF THE SOUTHERN INTERSECTION OF N. SCENIC DRIVE AND HIGHLAND RIDGE DRIVE.

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED STONE TRACT NO. 1 ADDITION, AN APPROXIMATE 2.85-ACRE TRACT OF LAND, GENERALLY LOCATED EAST OF N. SCENIC DRIVE AND APPROXIMATELY 350 FEET SOUTHEAST OF THE SOUTHERN INTERSECTION OF N. SCENIC DRIVE AND HIGHLAND RIDGE DRIVE, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH AO, AIRPORT OVERLAY DISTRICT.

A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT (PRELIMINARY PLAT AND FINAL PLAT) OF THE PROPOSED STONE TRACT NO. 1 ADDITION, AN APPROXIMATE 2.85-ACRE TRACT OF LAND, GENERALLY LOCATED EAST OF N. SCENIC DRIVE AND APPROXIMATELY 350 FEET SOUTHEAST OF THE SOUTHERN INTERSECTION OF N. SCENIC DRIVE AND HIGHLAND RIDGE DRIVE. THE PLAT IS PROPOSED TO CREATE ONE (1) SINGLE-FAMILY RESIDENTIAL LOT.

Miller asked Bunger to present the annexation, rezoning, and the concurrent plat items, all at one time.

Bunger presented the staff reports and recommended approval of the proposed annexation and rezoning of the Stone Tract No. 1 Addition and recommended approval of the preliminary and final plat of the Stone Tract No. 1 Addition.

Morse asked Bunger if the current entrance to the property is the only entrance to the lot. Bunger replied, yes, that current entrance will be the driveway to the lot. He mentioned there are technically five curb cuts off N. Scenic Drive.

Morse asked Bunger if approving the proposed curb cut to the lot will affect future development in the tract. Bunger replied placing the drive where it is doesn't provide for access to concept plat area to the north. He said future curb cuts for development to the north must be 660 feet between the two Highland Ridge Drive access points.

Morse asked about the natural drainage. Bunger said the natural drainage drains to Wildcat Creek, from the south to the north. He said the proposed drainage easement allows for the passage of storm water drainage.

Kratochvil asked Bunger if the driveway wasn't already on the site would it have to be completely concrete according to the Subdivision Regulations. Bunger said paving is a Fire Code Regulation, not a Subdivision Regulation and because of the length of the driveway, it must be able to support a fire truck.

Kratochvil said platting another entrance off N. Scenic Drive concerns him and he wished the entrance could have been from an already developed area.

Kratochvil asked if the property owner is dedicating any additional right-of-way in case Scenic Drive needs to expand in the future. Bunger replied the City Engineer did not recommend additional right-of-way. He said the proposed right-of-way line follows the same right-of-way line in Stone Pointe PUD to the south.

Miller opened the public hearing.

Greg Fief, Schwab-Eaton representing the applicant Shirley Stone, said he wanted to

address the concerns about storm water. He said there are two existing detention basins, one on the south side of Stone Crest Drive and one to the south of Hunter Drive. He said Schwab-Eaton will be looking at what will be required for further development, which will most likely be more basins. He said the purpose of the drainage easement is to maintain the existing channel in its natural condition. He also said the concept plat is truly a concept. Fief said Stone does not plan on developing the rest of the site, but intends to sell it.

Miller closed the public hearing.

Annexation

Kratochvil moved that the Planning Board recommend approval of the annexation of Stone Tract, No. 1 Addition, 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 7-0.

Rezoning

Rolley moved that the Planning Board forward a recommendation of approval for the rezoning of Stone Tract No. 1 Addition 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.

Reynard seconded the motion, which passed on a vote of 7-0.

Concurrent Plat

Meredith moved that the Planning Board approve the preliminary and final plat of Stone Tract No. 1 Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations.

Reynard seconded the motion, which passed on a vote of 7-0.

UPDATE ON ROAD PROJECTS IN AND AROUND MANHATTAN.

Rob Ott, City Engineer, presented an overview of road projects the City has completed in 2010, active projects, and projects under design.

Kratochvil inquired about the levee study. Ott said there are two separate projects for the levee. First, is the levee certification, which must be done by September 2011. Second, there is overall feasibility study of release rates from Tuttle Creek Reservoir.

Ott said that if the levee is not certified, then all the properties that are currently protected by the levee would have to purchase flood insurance. He said the City is getting ready to move into phase two of the certification project. Ott said the overall study will take longer than the actual certification.

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports from Board Members.

Evans, Senior Planner, gave an update for the Gateway to Manhattan Plan. He said the Open Houses were successful with about 70 people attending the first session and about 30 at the second. He said City Administration received mostly positive comments with a few concerns about future development and regulations in the form of farm truck traffic, erosion in the area, and land use. Evans said the next step will be a Steering Committee meeting to go over the comments made at the Open Houses to determine if there are any changes that need to be made to the draft Plan.

There were no further comments and Miller adjourned the meeting.

Respectfully submitted,

Ashley Myers, Planning Intern