

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
January 20, 2011
7:00 p.m.

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

MEMBERS ABSENT: Jerry Reynard, Mike Hill.

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.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE DECEMBER 20, 2010, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL DEVELOPMENT PLAN OF INDEPENDENCE PLACE RESIDENTIAL PUD AND THE FINAL PLAT OF LOT 1, INDEPENDENCE PLACE ADDITION, A RESIDENTIAL PUD, GENERALLY LOCATED 600 FEET NORTHEAST OF THE SCENIC DRIVE AND POWERCAT PLACE INTERSECTION. (APPLICANT: PLACE PROPERTIES, INC./OWNER: STONE CREST LAND CO., LLC-TIME SCHULTZ)

Kratochvil moved that the Board approve the Consent Agenda. Meredith seconded the motion, which passed on a vote of 4-0-1 on the Minutes, with Rolley abstaining as she was absent that date; and, on a vote of 5-0 on the Final Development Plan and Plat of Independence Place.

GENERAL AGENDA

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

Cattell indicated this was a continuation of the annual review process for the Comprehensive Plan. He reviewed the two comments received from the public during the December 20, 2010 public input meeting and several items jointly identified by the

Riley County Planning and Development Department and Community Development Department as follows:

1. Change the land use designation at northwest corner of Miller Parkway and Fort Riley Boulevard. (*Citizen comment*)
2. Identify future growth areas beyond those already shown in the Comprehensive Plan. (*Citizen comment*)
3. Analyze development issues along the southern portion of Scenic Drive corridor.
4. Address future corridor development issues resulting from the K-18 realignment, particularly south of K-18 and around the Scenic Drive/K-18 intersection.
5. Analyze the effect of the Part 150 Airport Noise Study on future land use designations.
6. Include reference in the Manhattan Urban Area Comprehensive Plan to the Vision 2025 - Comprehensive Plan for Riley County.

With regard to the first item, Cattell explained that while the site is designated for Residential Low to Medium density development, there are several policy statements in the Comprehensive Plan that support complementary neighborhood-scale retail and office uses in a planned neighborhood setting. He reminded the Board that Bayer Stone had made application to annex and zone the site to Neighborhood Commercial in 2009, and that City staff and the Planning Board had recommended approval to the City Commission. During the City Commission's hearing on the item, there had been significant neighborhood input about the proposal and the applicant put the request on hold at that point; however the application is still technically on the table for consideration.

Morse asked if the realignment of K-18 was known and if the overpass at that location was still proposed. Cattell indicated that the location of the realignment is known and that KDOT's plan is for an overpass.

Rolley asked if the City was recommending that the change to neighborhood commercial not be made to the future land use map for that site.

Cattell said that is ultimately up to the Planning Board to decide, however the City needs to check with landowner if the rezoning application is being withdrawn or not.

Rolley said the previous site for a neighborhood center on Miller Parkway had been developed with townhomes and there appears to be a domino effect. She said making a spot change to the future land use map for this site doesn't make sense. However, the overall idea of a neighborhood center, which would need to be supported by completing the neighborhood plan, would make sense at that neighborhood scale of work, instead of amending the Comprehensive Plan.

Regarding the second item, Cattell indicated that during the December 20th meeting, Mark Bachamp, Schultz Construction, suggested that some designated growth areas are not necessarily available, or have challenging topography, and that the city is limited on how much it can grow to the north, west and south. Bachamp said that it appears most likely that growth needs to be directed to the east into Pottawatomie County.

Cattell reviewed the Comprehensive Plan's land use designations in the Blue Township portion of Pottawatomie County, indicating that it reflects the County's Land Use Plan, with approximately 1,000 acres of rural residential land that could be developed at urban densities in the future, if the area ever received municipal level utilities. In addition, with the update of the Gateway Plan corridor along K-177 to the south, the urban service area will be expanded generally below the 1,120 foot elevation contour to reflect the new sewer and water service that is being extended into that corridor. Those two growth corridors will provide additional land beyond the areas shown in the Comprehensive Plan. Cattell indicated the City has also been in discussions with Potawatomie County regarding possibly expanding the Urban Area Planning Board's jurisdiction to the east.

Moeller presented an update of land absorption numbers identifying how many acres of land shown in the Comprehensive Plan's growth areas is still remaining, assuming the City continues to growth at the same rate it experienced between 2003 through 2010. The analysis determined that approximately 1,693 acres remain, which would last approximately 18 years, based on past absorption rates and assuming it all becomes available for development. In addition, adding the remaining residential land identified by Potawatomie County in the Blue Township area would extend potential growth areas for approximately 24 years.

Morse asked about potential growth to the north of the city.

Cattell explained that there are rural-residential large-lot subdivisions immediately north of the city as well as extensive Kansas State University research lands that may prevent urban growth to the north. He said Riley County's Vision 2025 Plan controls growth north of the city.

Cattell indicated the third and fourth items involve revisiting land use designations and the Eureka Valley Special Planning Area policies in the Comprehensive Plan, given the realignment that KDOT has identified for the K-18 Corridor. He said the City and Riley County will initiate a K-18 Corridor Study in the near future.

Regarding Scenic Drive and Miller Parkway, he said the City continues to study improving connectivity in that area and is about to initiate a traffic load study for the areas along the Miller Parkway Corridor from Scenic Drive to Seth Child Road and Fort Riley Boulevard, and will be coming to the Board to discuss issues at appropriate times in the process.

Cattell said the Airport Noise Study has been reviewed by the FAA and the City and County would like to review its findings as part of effort to revisit land uses in the Eureka Valley and along the K-18 realignment, to see if it has any effect on land use designations in the Comprehensive Plan. This will also help to educate the Planning Board as to what the Noise Study shows and help with determining how best to implement the study's findings.

The fifth item is to add a reference within the Urban Area Comprehensive Plan, to Riley County's Vision 2025 Plan which controls development around the edges of the Urban

Area Plan. Cattell indicated that cross-reference will be added when the Gateway to Manhattan Plan update is adopted in the near future.

Cattell indicated some of the projects the City will be working on this year include: adopting the Gateway Plan Update; initiating the K-18 Corridor Study with Riley County; continuing work on various issues involving the Miller Parkway Corridor neighborhoods including connectivity and a traffic analysis; and, continuing discussion with Pottawatomie County to expand coordination efforts.

Cattell asked for comments and suggestions from the Board.

Kratochvil said he would like to see more cooperation between school districts and the city regarding schools district boundaries, given that some areas that are being annexed on the west side of Manhattan are not in Manhattan's school district. He said there is a concern that property owners are paying city taxes but may have to send their children to the Riley district.

Miller asked if Riley County staff could provide a presentation on the Vision 2025 Plan and how it relates to the growth areas in the Urban Area Plan.

Morse was disappointed that there hasn't been more progress made with Pottawatomie County on planning coordination and suggested that City Administration make more effort to engage the County. Because growth will continue to the east without a formal agreement, she suggested the city plan for growth in that area even without the County.

Cattell reminded the Board that the City and Planning Board were involved in the US 24 Corridor Plan with Pottawatomie County and the other communities to the east.

Morse agreed with the importance of doing the K-18 Corridor Study, and asked if the Wildcat Creek Bridge on Wreath Avenue is in the Comprehensive Plan.

Cattell indicated the Wreath Avenue connection is shown on the future street network map in the transportation chapter of the Comprehensive Plan and is still a future project; however funding the improvement will be a challenge.

Morse suggested that growth in the Wildcat Creek basin may necessitate adjustments to the storm water management criteria. She said the Board needs more information on the National Bio and Agro Defense Facility (NBAF) and that the city should work with Kansas State University on the university's plans to convert its land to other uses.

Kratochvil said that representatives from Kansas State University came to the hearings on the 2003 Comprehensive Plan Update and that the Board asked them their thoughts on the research lands north of Kimball Avenue that adjoin housing areas to west of College Avenue. He said the Board wanted to show some future growth areas and KSU was adamant about not showing anything in that area.

Cattell said he continues to inquire about the status of KSU's efforts with regard to planning for other businesses associated with NBAF on KSU land.

Rolley said the University's planning effort will cover its complete vision to the year 2025, with a focus on the teaching and services it provides, but will also address what the campus will look like, how it will function, and how it relates to the rest of the community.

Rolley said that discussions of issues and in-house projects are fine, but they need to lead to documents that provide more clarity which the Board can review and act upon, similar to the Gateway Plan and US 24 Corridor Plan.

Cattell said that discussion of various planning issues with the Board is part of the process of developing plans and other documents for the Board to review and adopt. Some studies may result in documents that will amend the Comprehensive Plan and others may lead to development of implementation tools for the Board to adopt.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell asked the Board to check their calendars regarding a possible joint meeting with the City Commission on February 22nd.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning