

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

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

MEMBERS ABSENT: Nikki Miller.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner II; Monty Wedel, Director Riley County Planning and Development; and Bob Isaac, Riley County Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE FINAL PLAT OF LOT 1, THE MORO ADDITION, RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED ON THE NORTHWEST CORNER OF THE 800 BLOCK OF MORO STREET. THE FINAL PLAT IS AN "AS-BUILT PLAT" FOR THE EXISTING TOWNHOMES ALONG THE NORTH SIDE OF MORO STREET. (APPLICANT: CALVIN EMIG, WILDCAT, INC. PROPERTY MANAGEMENT/OWNER: CALVIN AND GENIE EMIG)

APPROVE THE FINAL PLAT OF LOT 1A AND LOT 1B, STONE POINTE ADDITION, UNIT FIVE, GENERALLY LOCATED 150 FEET NORTHEAST OF THE INTERSECTION OF STONE GROVE ROAD AND HIGHLAND RIDGE DRIVE ALONG THE EAST SIDE OF HIGHLAND RIDGE DRIVE. (APPLICANT: STONE CREST LAND COMPANY, LLC – TIM SCHULTZ /OWNER: STONE CREST LAND COMPANY, LLC – TIM SCHULTZ, AND SCI OF MANHATTAN, INC. A KANSAS CORPORATION)

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

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED STONE POINTE ADDITION, UNIT FIVE, AN APPROXIMATE 1.3-ACRE TRACT OF LAND, GENERALLY LOCATED 150 FEET NORTHEAST OF THE

INTERSECTION OF STONE GROVE ROAD AND HIGHLAND RIDGE DRIVE ALONG THE EAST SIDE OF HIGHLAND RIDGE DRIVE, FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT. (APPLICANT: STONE CREST LAND COMPANY, LLC – TIM SCHULTZ /OWNER: STONE CREST LAND COMPANY, LLC – TIM SCHULTZ, AND SCI OF MANHATTAN, INC. A KANSAS CORPORATION)

Zilkie presented the staff report and recommended approval.

Meredith opened the public hearing.

Tim Schultz, applicant, said that before development the most northern lot by the drainage ditch appeared to be wide enough for a house but after the ditch was widened it wasn't adequate. It and two lots to the south were replatted to widen the lot but it is still not adequate. The proposed plat provides 60 feet of building space and a duplex is around 40 feet wide and the building will be about 20 feet from the ditch.

Morse asked if the site flooded with the most recent flooding of Wildcat Creek. Schultz said the site didn't flood and has about two feet of fill above the base flood elevation. He mentioned the house to the south has about 18 additional inches of fill and they will encourage additional fill be added to the site. He said they will not be building on the site and are trying to make the site more marketable.

There were no other comments.

Meredith closed the public hearing.

Kratochvil moved that the Planning Board recommend approval of the proposed rezoning of Stone Pointe Addition, Unit Five, from R-1, Single-Family Residential District, to R-2, Two-Family Residential District, based on the findings in the Staff Report.

Reynard seconded the motion, which passed on a vote of 6-0.

PUBLIC HEARING TO CONSIDER AMENDING THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN BY ADOPTING AND INCORPORATING BY REFERENCE THE UPDATED GATEWAY TO MANHATTAN PLAN, WHICH INCLUDES GOALS, OBJECTIVES, ACTION PLANS, A FUTURE LAND USE MAP AND A REVISED URBAN SERVICE AREA, TO GUIDE DEVELOPMENT AND REDEVELOPMENT ALONG THE K-177 CORRIDOR; AND ADDING A CROSS REFERENCE TO THE VISION 2025: A COMPREHENSIVE PLAN FOR RILEY COUNTY, KANSAS.

Evans presented background information on events that lead to the current joint effort by the City and Riley County to update the Gateway to Manhattan Plan. The presentation included a summary of the revised goals, objectives, action plans and future land use recommendations, as well as capital improvements and annexation issues addressed in

the updated Gateway Plan. He concluded by reminding the Planning Board that there were two proposed amendments to the Manhattan Urban Area Comprehensive Plan: first, adopting and incorporating by reference the revised and updated Gateway to Manhattan Plan, dated April 2011; and second, adding a cross-reference to Vision 2025: A Comprehensive Plan for Riley County, Kansas. This cross reference will be added to the end of Chapter 4, under "Other Documents". The second amendment was requested by Riley County.

Kratochvil asked if the Manhattan city limits are currently at the Kansas River Bridge and how far out into the Gateway Corridor the Manhattan Urban Area Planning Board's jurisdiction extends. He also asked how sewer and water service extensions will be handled in the corridor.

Evans confirmed the location of the city limits and the jurisdictional boundaries of the Planning Board. He indicated the City will be extending the new water main into the corridor and wholesaling water to the existing Konza Water District to distribute through its existing system. The City will address extensions of the new water main.

Wedel clarified that the whole corridor is currently outside the city limits and Riley County has zoning jurisdiction. Unless a project is proposed to be annexed, it would come to the Urban Area Planning Board through the Riley County Planning office.

Morse asked if it was known how long it would take to build out the corridor.

Evans responded that it was not known how long it will take, however extension of sewer and water service to the area should now facilitate growth more quickly.

Rolley asked if there was a timeline for initiating the action items, such as developing the viewshed analysis.

Evans indicated the area is in the county's jurisdiction, but the plan is to start after adoption of the Gateway Plan. Wedel indicated that a specific timeline had not been developed yet.

Rolley suggested the nature of some items like the corridor overlay district could take substantial work and a development proposal may come in necessitating a determination as to if it meets the identified design criteria. She said the Gateway Plan provided good ground work and she urged quick implementation of the action items.

Wedel concurred, indicating it was a matter of scheduling staff resources.

Meredith opened the public hearing.

Steve Springer, 281 Johnson Road, asked about the new road network, part of which is shown passing through his property. He said he did not understand the process used by

the state or Kansas Department of Transportation (KDOT) to create the new road system and if condemnation would be used.

Wedel indicated the local road network would be initiated by the landowners, not KDOT, and would possibly utilize benefit districts through the county or city. He said condemnation was highly unlikely and the roads would not be initiated by the township, county or any municipality. He said local roads will be initiated by the landowners as they develop their property and accepted by the township or county.

With no one else speaking, Meredith closed the public hearing.

Morse indicated that she served on the Steering Committee and was pleased with the representation and input by property owners and people who work in the corridor. She said the Gateway Plan reflects that input and is a sensitive response that is not heavy handed. She said the Plan looks to the future of the corridor and the desires of the residents of the area and the community, to insure that as the corridor develops, it will be an area everyone can be proud of. She said it was a good committee to serve on and a good experience. She thanked city and county staff for their work on the project.

Kratochvil expressed appreciation for the work by city and county staff. He said with the utilities now being addressed the corridor may be more likely develop quickly. He expressed the hope that annexation not be done in a piecemeal fashion, noting that sometimes developers ask for island annexation. He suggested avoiding that by starting at the bridge and moving outward.

Morse moved that the Manhattan Urban Area Planning Board approve Resolution No. 030711, amending the Manhattan Urban Area Comprehensive Plan by adopting and incorporating by reference the updated Gateway to Manhattan Plan, dated April 2011, and incorporating the necessary citation in Chapter 4 as proposed; and by adding a cross-reference to Vision 2025: A Comprehensive Plan for Riley County, Kansas, in Chapter 4 as proposed; and, forward a recommendation of approval to the City Commission.

The motion was seconded by Reynard and passed on a vote of 6-0.

Wedel noted that the Planning Board is a joint board of both the City and County Commissions, and recommended that the Board amend the motion to include forwarding the recommendation of approval to the Riley County Board of Commissioners as well.

Morse amended the motion to include forwarding the recommendation of approval of the proposed amendments to the Riley County Board of Commissioners.

Reynard seconded the amended motion, which passed on a vote of 6-0.

Cattell recognized the Steering Committee members that were in attendance, including Linda Morse, Steve Springer, Kelly Adams, Kelly Briggs and Ross Hauck, and thanked them for their work and input on the project. Cattell noted that the Riley County

Planning Board will hold a public hearing on the proposed amendments on Monday, March 14th at 7:30 pm.

REPORTS AND COMMENTS BY BOARD MEMBERS

Morse asked if the Board could get updates on the overall status of the downtown redevelopment project, as well as the K-18 realignment particularly as it enters the west side of Manhattan.

Cattell indicated those could be provided at future meetings.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner; and,
Eric Cattell, AICP, Assistant Director for Planning