

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
December 3, 2012
7:00 p.m.

MEMBERS PRESENT: Gary Stith, Chairperson; Linda Morse, Vice-Chairperson; Phil Anderson; John Ball; Jerry Reynard; and, Mike Kratochvil.

MEMBERS ABSENT: None.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Chad Bunger, Planner II; Lance Evans, Senior Planner; and, Kevin Credit, Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE NOVEMBER 5, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL DEVELOPMENT PLAN OF PHASE THREE OF WEST LOOP SHOPPING CENTER, COMMERCIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED EAST OF SETH CHILD ROAD, NORTH OF ANDERSON AVENUE AND SOUTH OF CLAFLIN ROAD. PHASE THREE IS FOR THE FORMER DILLONS GROCERY STORE. (APPLICANT ANNE F. MCBRIDE, FAICP – MCBRIDE DALE CLARION/OWNER: BRIXMOR SPE 3, LLC)

Morse moved that the Board approve the Consent Agenda for the Minutes for the November 5, 2012, Manhattan Urban Area Planning Board meeting and the Final Development Plan of Phase Three for the West Loop Shopping Center PUD. Anderson seconded the motion, which passed on a vote of 6-0.

APPROVE THE FINAL PLAT OF MILLER RANCH ADDITION, UNIT FIVE, GENERALLY LOCATED IN THE SOUTHERNMOST PART OF MILLER RANCH, UNIT THREE, WHICH IS SOUTHWEST OF THE INTERSECTION OF FIRETHORN DRIVE AND AMHERST AVENUE. (APPLICANT/OWNER: F & L ENTERPRISES, INC.-FLOYD L. MCMILLIN, PRESIDENT)

The Planning Board discussed the Final Plat of Miller Ranch Addition, Unit Five.

Rod Harms, 101 Waterbridge Road, commented on the common areas and maintenance of common areas. He also mentioned that common areas in the northern part of Miller

Ranch Addition, Unit Three, had been sold. He questioned why common areas were being removed.

Zilkie said he wasn't aware of the sale of common areas in the north part of Miller Ranch Addition, Unit Three. He referred to the staff memorandum that common areas in Unit Five would be combined with lots and the issue of drainage easements and conservation easements which conflict. He said that City Administration will address the conflict by developing a best management practice. He also said the drainage easements were accessible off a cul-de-sac.

Stith asked about fencing of the drainage easement. Zilkie said fences or other structures cannot be constructed in drainage easements and fences in drainage easements have been a recent issue in Lee Mill Heights. Stith also asked if adjoining property had drainage easements. Zilkie said one area is unplatted and had not checked the plat of the adjacent area but assumed drainage easement was platted.

Kratochvil said the original developer went bankrupt and the property was then owned by a Bank. The new developer has taken the risk and the development has now taken off. He also said that realtors know about drainage easements and so should the contractor. He commented that some people confuse drainage and conservation easements. He mentioned the lots in the Unit Three are difficult to develop.

Ball said he's bought homes in a lot of places and was given a copy of the plat that shows the easements. He mentioned the home owner should know where easements are if they look at the plat.

Stith asked if there was a drainage structure in the drainage easements. Zilkie said it is a natural area and stream.

Anderson asked if the original developer intend to coordinate trails or common areas. Zilkie said the original developer had a good idea for trail connection when Unit Three was approved, with a trail proposed in the north part of Miller Ranch Unit Three. However, the southern common areas appear to be remote and do not appear to have been intended to connect.

Morse asked about the condition of pedestrian access to a park and if the area was being developed piecemeal. Zilkie said the condition related to the northern part of Unit Three and didn't apply to the replat. The original developer wanted to convey a park to the City north of Miller Ranch, which the Park Board considered in 2000. Zilkie said a replat in the north part of Miller Ranch Unit Three is in the works and staff will provide more information with that request. Morse said her concern was less about which unit of Miller Ranch a park was in, but that there was more attention to a park in the whole of the Miller Ranch area.

There was no further discussion.

Kratochvil moved that the Board approve the Final Plat of Miller Ranch Addition, Unit Five. Ball seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

PUBLIC INPUT MEETING FOR THE ANNUAL REVIEW OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN TO RECEIVE COMMENTS TO DETERMINE IF THERE ARE ANY SIGNIFICANT ISSUES THAT MIGHT NEED FURTHER STUDY OR OTHER ACTION.

Chris Elsey, 2025 Hunting Avenue, said he had two suggestions. First, to address the conflict between owner occupied and rental occupied housing, he suggested the city establish a very high-density development area by the University; something to allow parking structures to be built and accommodate a pedestrian orientation, rather than a vehicular transportation. He recommended that area should have a 75 foot height maximum which is the IBC maximum height for wood frame construction; a zero foot setback along streets and a 5 foot side yard setback, stepped back; a 1 to 1 bedroom to parking ratio; and 10% open space requirement that includes courtyards. The 1 parking stall per bedroom will control the density. He proposed the area between Denison and Sunset Avenues, and between the K-State dormitories on the north and the University parking on the south. It's within walking distance to the University, and most of the structures there are rentals converted from single-family with lots of deferred maintenance. He said the highest and best use of that area would be high density development. The existing homes were never designed for the wear-and-tear of a rental market and high density development would address the rental market demand.

His second suggestion was to initiate a program similar to Iowa City where they have allowed high density close to IU campus and incentivized owner-occupancy in "TNO"-type neighborhoods through City grant funds to purchase and rehabilitate homes. Manhattan could also look at using tax abatement for people agreeing to live there for five years. The blocks along Montgomery and Thackery are mostly owner-occupied where there could be more of an effort to designate owner-occupancy areas. Then try to identify areas that are appropriate for high-density development. He suggested city staff address an area for high-density development around the University, within walking distance, and identify areas with strong owner-occupancy characteristics that the City could use incentives to encourage.

Karen Franz, 2000 Thackery, said she had lived there for 35 years and stated that she is not against rentals, but high-density development within a block of her single family neighborhood. Walking to K-State is a good idea, but apartment dwellers are going to have a vehicle, and they will have to drive to other locations such as the grocery and theater. Walking to K-State is one thing, but high density will increase traffic on Sunset Avenue. She said they need to plan for the whole community and she would like to see a buffer zone of low density between the homes and the high density area. She said the new apartment on Sunset and College Heights looks nice, and smaller, well landscaped apartments are what should be continued in future apartments.

Charlene Brownson, 2822 Johnson Valley Drive, said there are problems with drainage on Johnson Valley Drive behind Target. She said drainage comes under the highway

K-18 and comes onto her property, where the natural ravine has been developed. There had also had sewer problems. Because of the negative impact she would like to be included in the drainage plan and said they had always tried to fix it themselves.

Stith asked if she had ever spoken with the City Engineer about the problems. Brownson said she had not talked with the City Engineer.

Rod Franz, 2000 Thackery/801 Sunset, said that density is the biggest issue to deal with. Homeowners are not against rentals, but density is the issue. A lot of people will be in a small, confined space, not only KSU students. It will be too dense. You have to think about other activities going on at K-State, places to park; other users such as young families have trouble finding parking. He said more density with many more people will increase foot traffic and vehicle traffic. This is not just an issue on the west side of campus, but also includes south of the University where there are many rentals and Greek houses. His main concern was that smaller-density units are much nicer and will cause less issues compared to larger density units.

Rod Harms, 101 Waterbridge Road, said he would hope in the annual review that the city looks at annual trends on absorption rates and make sure the city is keeping up with platting to fulfill the need for housing and overlay that with potential need if NBAF comes to fruition, or other scenarios of general University growth. He said there is a lack of transient housing, such as mobile home parks and RV parks for a 4 to 5 year interim use of land. Are there locations for these temporary uses that would take us through the construction phase of NBAF. He said it is important to get down to a level of detail so that you can understand the connections. He said the batch plant site for K-18 could be captured as parking space for future parks, bicycle trails, etc. He said there is a need to coalesce the public and private connections for open space. Regarding density he said it is important how the future lands uses and public transportation go together, because Anderson Avenue only has so much capacity. He said physical infrastructure and transportation systems need to be considered for density.

Morse said there is a need to plan for NBAF and its development. There is a need for a transient RV park location that the city might be able to address. She said the Wildcat Creek drainage issue was important and is being addressed. She was anxious for attention to be paid to the Blue River drainage area as well. She said there are parts of the community without sidewalks, such as along Knox Lane. She said there are big issues, such as where can the city develop in Northview without creating conflicts between developers and the community. We've identified a lot of vacant land that can be built upon at the fringes of the city and have talked about where to extend the Urban Service Area boundary. She said in some regard the city is built out, and will have to extend the line again. The K-18 Corridor Plan has development potential and maybe some of the excess right-of-way land could be used for development. She expressed the desire to accomplish things rather than reacting. She also said it is important to attempt to plan for growth into Pottawatomie County, as growth is expected there.

Ball said that regarding high-density in the Comprehensive Plan, when looking at high density, which is the way of future, the key is that where it is located, there is appropriate stand-off between it and the rest of the community and for addressing other concerns

such as traffic, access and infrastructure impacts. He said to look at these features as community evolves. He said he would like some input on growth trends and the impact of high density on growth trends, and how it fits in with the existing plan. He said high density is good, but needs appropriate parameters.

Anderson said there have been some positives, such as the addition of lighting in City Park, which has been a good improvement. He said the city could do better on public transportation. One of the ways to ease traffic congestion and wear-and-tear on roadways is by developing public transportation. He said to encourage more bicycle transportation and infrastructure, such as the improvement to Moro Street that ought to be a big part of the plan. He said much of the 2003 plan has to do with the way we get around. The community has grown dramatically and public transportation is needed. He said 60% of housing is rental and he worries considerably about safety issues, saying we need to find economical ways to make tenants aware of code requirements and safety issues.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell updated the Board on the Eureka Valley –Highway K-18 Corridor Plan and the upcoming public open houses, scheduled in Ogden on January 9th from 4 pm to 7 pm, and in Manhattan on January 10th from 4 pm to 7 pm.

Respectfully submitted,

Steve Zilkie, Senior Planner