

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
November 18, 2013
7:00 p.m.

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

MEMBER ABSENT: Mike Kratochvil.

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE NOVEMBER 4, 2013, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

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

GENERAL AGENDA

TABLE A PUBLIC HEARING TO REZONE THE PROPOSED INTERLACHEN ADDITION, A REPLAT OF GRAND MERE ADDITION, UNIT THREE, LOCATED APPROXIMATELY 650 FEET NORTH OF THE INTERSECTION OF VANESTA PLACE AND VANESTA DRIVE, FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT, AND C-2, NEIGHBORHOOD SHOPPING DISTRICT. (APPLICANT: SMH CONSULTANTS – JEFF HANCOCK /OWNERS: FIELDHOUSE DEVELOPMENT, INC., BACK 9 DEVELOPMENT INC. AND PMG PROPERTIES, LLC)

Ball moved that the Planning Board table the public hearing to the December 2, 2013, Manhattan Urban Area Planning Board meeting. Stith seconded the motion, which passed on a vote of 6-0.

A PUBLIC HEARING TO AMEND ORDINANCE NO. 6885 AND THE APPROVED PRELIMINARY DEVELOPMENT PLAN REGARDING EXTENSION OF HUNTER DRIVE AND MODIFY DWELLINGS BY NUMBER OF BEDROOMS, AND APPROVE THE FINAL DEVELOPMENT PLAN OF PHASE 3 OF THE SCENIC WOODS RESIDENTIAL PLANNED UNIT

DEVELOPMENT, GENERALLY LOCATED EAST OF THE INTERSECTION OF N. SCENIC DRIVE AND HIGHLAND RIDGE DRIVE. (APPLICANT/OWNER: FORWARD PROPERTIES LLC – JOSEPH PEASE)

Zilkie presented the staff report and recommended approval.

Morse confirmed that the balance of Hunter Drive will be built with the next phase. Zilkie said the proposed condition requires the extension of the street with the next phase.

Chris Braley, Braley Construction and representing the applicant/owner, said he's built the first two phases and that the applicant lives in Florida and he was present to represent the amendment.

Ball said the Board's view is that there's a need for one-bedroom units and asked if the developer's analysis indicated that same need. Braley said their demographics show that about 65-70% of the one bedroom units are for single military people. He said McCullough Development is the property manager who keeps them informed. He said the owners are pushing the one-bedrooms based on Phase 2.

In response to a question from Anderson about trees in the natural area, Braley said all the trees in the ravine were GPS'd by Midwest Concrete who has graded the site.

Stith asked if additional trees could be planted along Scenic Drive and Braley said yes but he may not necessarily be the person to ask. He asked how many and five additional trees were mentioned and he then confirmed he would recommend to the owner the planting of five additional trees.

Braley said the reason for delaying the street extension was primarily economics.

Morse opened the public hearing.

No one else spoke.

Morse closed the public hearing.

Ball moved that the Manhattan Urban Area Planning Board recommends approval of the proposed amendment of Ordinance No. 6885 and the Preliminary Development Plan of Scenic Woods Residential PUD, and approval of the Final Development Plan for Scenic Woods Residential related to Phase 3, based on the findings in the Staff Report, subject to the two conditions of approval recommended by City Administration:

1. Replace Condition 3 of Ordinance No. 6885 with the following: 3. Off-street parking for multiple-family dwellings proposed with a future phase, or phases, of the PUD, shall be provided subject to the Manhattan Zoning Regulations, Article VII, Off-Street Parking, Section 7-103 A (3).

2. Replace Condition 4 of Ordinance No. 6885 with the following: 4. Hunter Drive shall be constructed with Phase 3, as shown on the Final Development Plan, and shall be constructed, with the next phase of the PUD, from the approved dead-end of Hunter Drive in Phase 3 to existing Hunter Drive in Stone Pointe Addition.
3. Five (5) additional trees shall be provided along Scenic Drive frontage.

Reynard seconded the motion.

Morse said her reason to support the amendment was that it was important that the street improvements on Scenic Drive be provided with Phase 3 and as the overall area grows.

Stith asked if the neighbors to the west of the Highland Ridge Drive and Scenic Drive intersection will be notified of the proposed street changes. Zilkie said he would pass the question on to the City Engineer.

On a vote, the motion passed 6-0.

IV. FLOODPLAIN WORK SESSION AGENDA

INFORMATION AND DISCUSSION ABOUT COMPENSATORY STORAGE.

Bunger presented an overview of Compensatory Storage. Bunger expressed hope that Riley County would adopt similar regulations. He mentioned that City Staff will be working with Pottawatomie County in the near future. Bunger discussed the proposed text and responded to questions from the Board.

The Board commented on a range of issues: whether fill will have a cumulative long term impact on the flood plain; the need for the changes to also address the Blue River as well Wildcat Creek and smaller streams; potential costs to development; that the proposed text reflect the need to protect property and be economically feasible; and, having an engineer explain the impacts and best management practices.

Chris Braley, Braley Construction and Vice President Flint Hills Area Builders Association, expressed concern about added engineering costs. Bunger said he hoped the added engineering costs would be included with the overall subdivision grading and storm water costs at a large enough scale to reduce costs or create an economy of scale.

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF.

Cattell said the Riley County and Pottawatomie Commissions signed a memorandum of understanding for doing the Comprehensive Plan update. The City Commission will consider a contract with the consultant on November 19th. He said the consulting team is planning on kickoff meetings on December 18th or 19th, with times to be determined. He also mentioned that stakeholder meetings may commence in January.

Stith said the Flint Hills Regional Council was presented the Comprehensive Economic Development Strategy was presented last Friday. It's a document that has to be submitted

to the Economic Development Administration to get the seven county Flint Hills Economic Development district established. He said the draft copy is on the Flint Hills Regional Council web page for review or comment, so approval by the Council in late January.

The meeting was adjourned.

Respectfully submitted,
Steve Zilkie, Senior Planner