

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**April 7, 2014**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** Mike Kratochvil.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; and Chad Bunger Senior Planner.

**OPEN PUBLIC COMMENTS**

No comments

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE MARCH 3, 2014 AND MARCH 17, 2014  
MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.**

Ball said that there is a correction needed to the minutes. He was present at the March 17 meeting.

Ball moved that the Board approve the Consent Agenda as amended. Reynard seconded the motion, which passed on a vote of (5-0-1) for the March 3rd minutes, with Ball abstaining because he was not present at that meeting; and (4-0-2) for the March 17 minutes, with Anderson and Stith abstaining because they were not at that meeting.

**GENERAL AGENDA**

**A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF ORDINANCE NO. 6282 AND THE PRELIMINARY DEVELOPMENT PLAN OF LOT 1, SETH CHILD COMMONS PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT, AND REZONING A 5,208 SQUARE FOOT (.12 ACRE) TRACT OF LAND GENERALLY LOCATED ALONG THE NORTH SIDE OF PANERA BREAD, FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO PUD, SETH CHILD COMMONS COMMERCIAL PLANNED UNIT DEVELOPMENT, TO BE KNOWN AS THE FINAL DEVELOPMENT PLAN FOR PROPOSED LOT 1, SETH CHILD COMMONS PUD, UNIT THREE, (APPLICANT /OWNER: THE MANHATTAN PROJECT, LLC - BO CONRAD)**

**APPROVE THE FINAL PLAT OF SETH CHILD COMMONS PUD, UNIT THREE, GENERALLY LOCATED TO THE NORTHEAST OF THE INTERSECTION OF SETH CHILD ROAD FRONTAGE AND SOUTHWIND PLACE. (APPLICANT /OWNER: THE MANHATTAN PROJECT, LLC - BO CONRAD)**

Bunger presented the staff reports for both of the agenda items and recommended approval.

Stith asked if the piece of land being acquired is a part of the north PUD. Bunger said that it was a left over piece of land from the vacated Shuss road.

Morse asked if there are screening requirements for the north side of the property. Bunger said that it is commercial against commercial so there are no screening requirements

Morse asked if there is a stop sign for the drive-thru exit. Bunger said that is one of the requirements. Morse then asked about the impact the drive-thru could have on the businesses located in the south building. Bunger said that the traffic passes by the building now, so no major changes would take place.

Morse asked about the pedestrian easement. Bunger said that there are no plans for the connectivity but the concept is to eventually connect the development.

Stith asked how the pedestrian connection would be made in the future if there is not a condition made for the development. Bunger said that the timeline for the pedestrian connection is unknown but he would assume that the cost of the sidewalk north of the development is minimal compared to the expense for the improvements needed for Seth Child Road.

Anderson said that it is important to think about pedestrians when looking at any development. He then asked if there is a buffer for the outdoor dining area. Bunger said he would allow the applicant to talk about the landscaping.

Anderson asked about Brush Creek. Bunger said that the creek runs underground and to his knowledge there have never been any issues with the creek

Leon Brown, applicant, said that the patio section will be buffered from the drive-thru. Anderson asked about the expected amount of traffic the drive-thru would produce.

Trevor Little John, Panera Bread, said that they don't expect the same amount of traffic that a Burger King or McDonalds would generate.

Morse asked how many Panera stores have a drive-thru. Little John said that there are not many drive-thru locations.

Stith asked if the trees that are being lost due to the addition are being replaced. Brown said that they are being replaced in a different location.

Morse opened the public hearing.

Morse closed the public hearing.

Ball moved that the Planning Board recommends approval of the proposed rezoning of the 5,208 square foot (.12 acre) tract of land, generally located along the north side of Panera Bread, from R, Single-Family Residential District, to PUD, Seth Child Commons Commercial Planned Unit Development, based on the findings in the Staff Report; and,

Recommends approval of the proposed amendment of Ordinance No. 6282 and the approved Preliminary Development Plan of Lot 4, Seth Child Commons; and, approval of the Final Development Plan to be known as Lot 1, Seth Child Commons, Unit Three, Commercial Planned Unit Development, based on the findings in the Staff Report, subject to the three conditions of approval listed in the Staff Report.

Stith asked to add that the applicant will provide an onsite bike rack to the conditions of approval.

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

Ball moved that the Planning Board recommends approval of the Final Plat of Seth Child Commons, Unit Three, based on conformance with the Manhattan Urban Area Subdivision Regulations and the following condition of approval:

1. The proposed rezoning of the 5,208 square foot area to be included in the Final Plat shall be approved.

Stith seconded the motion, which passed by a vote of 6-0.

### **REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF**

Bunger said that there is a Big Blue River project open house meeting on April 16 at the Manhattan Fire station. Bunger then said that there is going to be a floodplain outreach initiative starting soon.

Anderson suggested creating a website devoted to renters, where information is provided on topics such as renter's rights, property maintenance requirements and flood risks.

Stith said that the Flint Hills Regional Council is having a meeting on April 24<sup>th</sup> from 6-7:30pm at Sunset Zoo to help identify community tools. He then said that the Flint Hills is looking at several different projects right now and he would be willing to give an update at the next planning board meeting.

Respectfully submitted,

Chase Johnson, Planner