

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
April 21, 2014
7:00 p.m.

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

MEMBERS ABSENT: Ron Hageman; Mike Kratochvil.

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

OPEN PUBLIC COMMENTS

No comments

CONSENT AGENDA

APPROVE THE MINUTES OF THE APRIL 7, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF GRAND LUXE ADDITION, GENERALLY LOCATED ONE-HUNDRED AND FIFTY (150) FEET WEST OF THE INTERSECTION OF GRAND RIDGE AND GRAND MERE PARKWAY, ON THE EAST SIDE OF GRAND MERE PARKWAY. (APPLICANT/OWNER: THERER CONSTRUCTION – LARRY THERER)

Anderson asked for a correction to the Minutes to add his discussion of adding renter information to the city website regarding floodplain and other information.

Ball moved to approve the consent agenda with the correction to the minutes. The motion was seconded by Stith and passed on a vote of (5-0).

GENERAL AGENDA

CONSIDER ANNEXATION OF THE PROPOSED ENCLAVE ADDITION, UNIT ONE, AN APPROXIMATE 9.7-ACRE TRACT OF LAND, GENERALLY LOCATED ALONG THE EAST SIDE OF GRAND MERE PARKWAY, AND EAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND

BELLERIVE TERRACE. (APPLICANT/OWNER: ENCLAVE HOLDINGS, LLC – KAIL KATZENMEIER)

A PUBLIC HEARING TO CONSIDER REZONING THE PROPOSED ENCLAVE ADDITION, UNIT ONE, FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, GENERALLY LOCATED ALONG THE EAST SIDE OF GRAND MERE PARKWAY, AND EAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND BELLERIVE TERRACE. (APPLICANT/OWNER: ENCLAVE HOLDINGS, LLC – KAIL KATZENMEIER)

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED ENCLAVE ADDITION, UNIT ONE FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, GENERALLY LOCATED ALONG THE EAST SIDE OF GRAND MERE PARKWAY, AND EAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND BELLERIVE TERRACE. (APPLICANT/OWNER: ENCLAVE HOLDINGS, LLC – KAIL KATZENMEIER)

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

Ball asked if the two curb cuts would be removed if the proposal was approved. Bunger said that they would.

Stith expressed his concerns about the layout of the two parallel road ways. Bunger said the city traffic engineer did not have any issues with the layout but he would let the applicant address the question. Stith then asked if there was a grade difference between the two streets. Bunger said that there is a rise in the area but he was unsure what the final plans were for the development.

Stith asked if the sidewalk would be extended with the next phase of the project. Bunger said that there would be sidewalks required in the next phase. Stith then asked if there was an option to provide a crossing for pedestrians. Bunger said that city staff would be open to the idea and he would let the applicant address the question.

Stith said he didn't have any issues with the length of the cul-de-sac because of the small number of lots.

Morse asked for clarification on the subdivision regulations in regards to the length of the cul-de-sac. Bunger said that the length of the cul-de-sac is a variation of the regulations and that there is a policy developed by the fire department to handle longer cul-de-sacs. Morse then asked how wide the street will be. Bunger said that the street will be 27 feet back to back with no parking on one side of the street.

Kail Katzenmeier, applicant, explained the reasoning behind the layout of the subdivision and said that there will be pedestrian access included in the development. Morse asked

how far the two parallel streets are from each other. Jeff Hancock, SMH Consultants, said that there will be approximately 50 feet between the two but he couldn't answer with an exact number. Hancock then explained the pedestrian connection in detail.

Bunger explained the exact measurements of the streets.

Stith asked about the material for the entrance piece. Katzenmeier said that it will be stone and bronze but they are still developing the final design. Stith then said that the height needs to be considered in the design.

Anderson asked if the stone wall surrounds the entire property. Katzenmeier said that it will taper off into berms and landscaping.

Stith asked if the sign will be illuminated. Bunger said that external illumination is allowed under the regulations.

Anderson asked about the plans for the development. Katzenmeier said that some of the homes will be custom and others will be built on spec.

Morse opened the public hearing.

Morse closed the public hearing.

Ball moved that the Board recommends approval of the annexation of the Enclave Addition, Unit One, an approximate 9.7-acre tract of land, generally located along the east side of Grand Mere Parkway, and east of the intersection of Grand Mere Parkway and Bellerive Terrace, based on conformance with the Future Land Use Map of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, the Growth Vision, and the Capital Improvements Program (CIP).

Reynard seconded the motion, which passed by a vote of 5-0.

Stith moved that the Planning Board recommends approval of the proposed rezoning of the Enclave Addition, Unit One, an approximate 9.7-acre tract of land, generally located along the east side of Grand Mere Parkway from County R-PUD, Residential Planned Unit Development District, to R, Single-Family Residential District based on the findings in the Staff Report.

Reynard seconded the motion, which passed by a vote of 5-0.

Ball moved Planning Board approve the Variation of Article X, Subdivision Layout Standards, set out in the staff memorandum, based on the findings in the staff memorandum, and approve the Preliminary Plat of the Enclave Addition, Unit One, based on conformance with the Manhattan Urban Subdivision Regulations, subject to four (4) conditions of approval

Stith seconded the motion, which passed by a vote of 5-0.

WORK SESSION

OVERVIEW OF ACTIVITIES AND RELATIONSHIPS BETWEEN THE FLINT HILLS REGIONAL COUNCIL, FLINT HILLS FRONTIERS PROJECT, FLINT HILLS METROPOLITAN PLANNING ORGANIZATION, FLINT HILLS ECONOMIC DEVELOPMENT DISTRICT, AND THE FLINT HILLS REGIONAL TRANSIT ADMINISTRATION. GARY STITH, DEPUTY DIRECTOR – FHRC

Stith gave an overview of the Flint Hills Regional Council, Flint Hills Frontiers project, Flint Hills Metropolitan Planning Organization, Flint Hills Economic Development District, and the Flint Hills Regional Transit Administration.

Ball expressed his appreciation for the overview.

Morse expressed her appreciation for the overview.

Anderson asked how much of the MPO area is made up of Manhattan, Ogden, and Junction City. Stith said that he doesn't know exact numbers but most of it is city area.

Anderson then asked how the rural areas feel about the MPO. Stith said that everyone uses transportation so it should be seen as a positive thing.

Anderson asked about the future of public transportation. Stith said that there he expects growth and that there is a demand for more public transportation.

Anderson then asked if the initial objections to public transportation are going away. Stith said that the city commission has been supportive of the Flint Hills Regional Transit Administration.

Ball said that the issue is not the transit services but how to pay for the transit services.

Stith mentioned that the K-State master plan calls for eliminating a few surface parking lots so they are working with ATA to match capacity with the demand.

Morse asked how far to the north the public transit will go. Stith said that the MPO looks at the whole system and doesn't necessarily stop at the comprehensive plan boundary.

Anderson expressed his support for the reduction of surface parking lots by K-State.

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

Cattell updated the Board on future meeting dates for the comprehensive plan update. He then said that there will be several things coming up in the middle of May.

Morse said that the meeting last week to kick off the Big Blue River Pilot Project went well and she was impressed by the turnout.

Bunger presented the new website and awareness plan for the floodplain map and flood insurance information.

Anderson asked how interested local lenders are in financing flood proofing homes. Bunger said that he has not talked with the local lenders about the specific topic.

Anderson asked about how a flood with the magnitude of the 1993 flood would impact the city today. Bunger said that the newer developments are in a better position but the existing homes that were flooded in 1993 would generally still see the same result.

Cattell mentioned that there are specific sections for renters, property owners, and others on the city's know your flood risk website.

Bunger said that the technical group will continue to meet to improve the process and awareness of floodplain risks.

Respectfully submitted,

Chase Johnson, Planner