

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

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

MEMBERS ABSENT: Linda Morse, Chairperson; Neil Parikh

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

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

Stith moved that the Board approve the Consent Agenda, with two corrections. Ball seconded the motion, with two additional corrections. The motion passed on a vote of (5-0).

GENERAL AGENDA

TABLE THE PUBLIC HEARING TO CONSIDER ANNEXATION AND REZONING THE MUIRFIELD ADDITION, A 41 ACRE TRACT OF LAND GENERALLY LOCATED 1300 FEET NORTHEAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT. (APPLICANT: SMH CONSULTANTS – BEN GASPER ON BEHALF OF BACK 9 DEVELOPMENT – T.J. VILKANSKAS)

Stith moved to table the Public Hearing to the August 4, 2014 Manhattan Urban Area Planning Board meeting. Reynard seconded the motion which passed on a vote of (5-0).

TABLE THE PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED MUIRFIELD ADDITION, AN APPROXIMATELY FORTY-ONE (41) ACRE TRACT OF LAND. THE SUBDIVISION IS PROPOSED TO CONSIST OF TWENTY-FOUR (24) SINGLE-FAMILY LOTS AND SIX (6) TRACTS. (APPLICANT: SMH CONSULTANTS – BEN GASPER ON BEHALF OF BACK 9 DEVELOPMENT – T.J. VILKANSKAS)

Stith moved to table the Public Hearing to the August 4, 2014 Manhattan Urban Area Planning Board meeting. Reynard seconded the motion which passed on a vote of (5-0).

A PUBLIC HEARING TO CONSIDER AMENDING THE MANHATTAN ZONING REGULATIONS, ARTICLE IV, DISTRICT REGULATIONS, TO ADD HOSPITALS AS A CONDITIONAL USE OF THE C-1, RESTRICTED BUSINESS DISTRICT. (APPLICANT: ACTION PACT DESIGN – TRACY ANDERSON, ON BEHALF OF THE OWNER: DR. JEFF MATHIS)

Bunger presented the staff report and recommended approval.

Anderson asked if the property was just going to be used as a doctor office, would it have to go through public hearings and rezoning.

Bunger elaborated that it would not, because doctor's offices are a permitted use, however overnight in-patient care as a hospital requires the amendment.

Anderson opened the public hearing.

Tracy Anderson, Action Pact Design representing the applicant spoke and answered the Board's questions.

Stith reminded the Board that their action was on the amendment to the C-1 District and not a review of the specific site proposal.

Ball asked what kind of in-patient care was proposed.

Anderson indicated it was to be psychiatric care for teens and young adults with only three beds, and that they were in the process of listing the property on the historic record.

Anderson closed the public hearing

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the amendment to the Manhattan Zoning Regulations to amend Article IV, District Regulations, to add Hospitals as a Conditional Use to the C-1, Restricted Business District, based on the findings in the Staff Memorandum.

Reynard seconded the motion which passed on a vote of (5-0).

A PUBLIC HEARING TO CONSIDER ANNEXATION AND REZONING AN APPROXIMATE 23-ACRE TRACT OF LAND WITHIN THE PROPOSED COLBERT HILLS ADDITION, UNIT FOUR, FROM COUNTY RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, GENERALLY LOCATED 600 FEET WEST OF THE INTERSECTION OF KAUFFMAN DRIVE AND VANESTA DRIVE (APPLICANT: GRAND MERE DEVELOPMENT – JERRY PETTY, ON BEHALF OF THE OWNER: GRAND MERE DEVELOPMENT – JERRY PETTY AND KSU GOLF COURSE MANAGEMENT AND RESEARCH FOUNDATION – BERNIE HANEY, EXECUTIVE DIRECTOR).

APPROVE THE FINAL PLAT OF THE COLBERT HILLS ADDITION, UNIT FOUR, GENERALLY LOCATED NORTH OF THE INTERSECTION OF GRAND MERE PARKWAY AND KIMBALL AVENUE AND INCLUDES THE ENTIRE COLBERT HILLS GOLF COURSE. (APPLICANT: GRAND MERE DEVELOPMENT – JERRY PETTY, ON BEHALF OF THE OWNER: GRAND MERE DEVELOPMENT – JERRY PETTY AND KSU GOLF COURSE MANAGEMENT AND RESEARCH FOUNDATION – BERNIE HANEY, EXECUTIVE DIRECTOR).

Bunger presented the two staff reports together and recommended approval.

Stith asked about the lot being swapped from Colbert Hills to Grand Mere and if it was included in the rezoning. Bunger clarified that it was included in the rezoning.

Anderson opened the public hearing.

Tom Holcombe, Chairman of Board of the Kansas State University Golf Course Management and Research Foundation, wanted clarification on what the Planning Board was voting on, and that it should not include the agreement between Grand Mere and Colbert Hills to swap that land. He wanted the Planning Board to know that while the Foundation wanted the agreement to be successful, the agreement had not been finalized between the two parties yet.

Bunger and Cattell addressed Holcombe's concern, indicated the Planning Board was only acting on the annexation and rezoning requests.

Stith asked if the rezoning will affect Colbert Hills' use of the land as a golf course and if the land swap does not occur would it create a problem.

Bunger suggested that the city could hold the filing of the Final Plat until after the land swap had been finalized.

Stith suggested it may be better to wait to approve the Final Plat until after the agreement between Colbert Hills and Grand Mere was signed or not signed, in order to avoid future trouble.

Holcombe stated that his foundation wants the agreement to go through because it will benefit both Colbert Hills and the Kansas State University Golf Course Management and Research Foundation. However, he was concerned that if the Final Plat is approved, it would reduce the Foundation's bargaining power in finalizing the agreement.

Stith asked if the Final Plat could be tabled.

Bunger stated that it was possible to table the Final Plat.

Anderson closed the public hearing with no one else speaking.

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of a 22.99 acre site, generally known as Single Family #9 in the Grand Mere Master Plan, generally located west of the intersection of Kauffman Drive and Vanesta Drive, based on conformance with the Future Land Use Map of the Comprehensive Plan, the Growth Vision, and the Capital Improvements Program (CIP).

Reynard seconded the motion which passed on a vote of (5-0).

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of a 22.99 acre site, generally known as Single Family #9 in the Grand Mere Master Plan from County Residential Planned Unit Development District, to R, Single-Family Residential District, based on the findings in the Staff Report.

Stith seconded the motion which passed on a vote of (5-0).

Stith moved that the Manhattan Urban Area Planning Board table the Final Plat of Colbert hills Addition, Unit Four, until a time as determined by the applicant.

Reynard seconded the motion which passed on a vote of (5-0).

A PUBLIC HEARING TO CONSIDER REZONING AN APPROXIMATE 14-ACRE TRACT OF LAND WITHIN THE PROPOSED TURNBERRY ADDITION, FROM R-S, SINGLE-FAMILY RESIDENTIAL SUBURBAN DISTRICT TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, GENERALLY LOCATED IMMEDIATELY TO THE NORTHEAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE (APPLICANT: SMH CONSULTANTS – BEN GASPER ON BEHALF OF THE OWNER; SWITCHGRASS DEVELOPMENT – BEN BURTON)

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED TURNBERRY ADDITION, AN APPROXIMATE 14-ACRE TRACT OF LAND, GENERALLY LOCATED IMMEDIATELY TO THE NORTHEAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE (APPLICANT: SMH CONSULTANTS – BEN GASPER ON BEHALF OF THE OWNER; SWITCHGRASS DEVELOPMENT – BEN BURTON)

Bunger presented the staff reports together and recommended approval with one (1) condition of approval.

Reynard asked about the timing of the connection from Vanesta Drive to Grand Mere Parkway.

Bunger elaborated that there will be connection within twelve to eighteen (12-18) months.

Stith asked if the Grand Mere Parkway extension would be constructed with the proposed plat.

Bunger answered that he was not exactly sure since many of the homes in the proposed plat could be built without the Grand Mere Parkway extension to the north. However, Grand Mere Parkway is planned to be extended north in the near future.

Stith asked if Lots 1 - 5 were accessed directly off Colbert Hills Drive and if so, does it create a concern to have so many driveways off of Colbert Hills Drive.

Bunger answered that they were accessed off Colbert Hills Drive but did not create a concern because Colbert Hills Drive is classified as a local street.

Stith also asked if it would be a problem to restrict access off Colbert Hills Drive for Lots 5, 17, 18 and 22, since they could be accessed via Eldridge Drive and from Turnberry Circle.

Bunger indicated the Board can restrict access if it wanted to, but that the applicant's representative was not present to say if it would be a problem for them or not.

Stith asked that it be discussed with the applicant worked out with the Final Plat, as the fewer curb-cuts the better.

Ball asked if the length of Turnberry Circle is in accordance with requirements.

Bunger answered that it was less than one hundred (100) feet deep and was not an issue.

Anderson opened the public hearing.

No one spoke

Anderson closed the public hearing.

Cattell added that the Grand Mere Parkway extension is imminent and will be brought up with a development proposal at the next Planning Board meeting.

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Turnberry Addition from R-S, Single-Family Residential Suburban

District, to R-1 Single-Family Residential District, based on the findings in the Staff Report.

Stith seconded the motion which passed on a vote of (5-0).

Ball moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of Turnberry Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations with the one (1) condition of approval as outlined in the Staff Report.

1. Written approval from the Kansas State University Golf Course Management and Research Foundation stating that they approve of the use of the retention basin on the golf course property being used to store and manage the stormwater runoff from the propose subdivision shall be provided at the time of the Final Plat application.

Stith seconded the motion which passed on a vote of (5-0).

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

Cattell informed the Board about several meetings the prior week relating to the update to the Comprehensive Plan. The Board would be seeing the outcome of those meetings as the consultant goes through the results and posts them on the website. The website will also have an online survey for anyone who was not able to attend the public meetings to be able to vote on the alternative future land use scenarios and provide their input.

Stith commented on the effectiveness and success of the meetings and hoped the process would include focus on the broader vision and not just data driven issues.

Cattell commented that there will be more discussion of the policy revisions, leading up to the September meetings.

Ball commented that the maps focused on small block areas instead of the region as a whole. He complimented the efficiency of the meetings and the good work that staff and the consultants have done. He suggested there should be additional work on the overarching vision for the region.

Anderson commented that because there is so much going on, it's hard to grasp and understand implications for the future.

Anderson adjourned the meeting.

Respectfully submitted,

Everett Haynes, Planning Intern