

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**October 6, 2014**  
**7:00 p.m.**

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

**MEMBERS ABSENT:**

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

**OPEN PUBLIC COMMENTS**

Stith indicated that the City of Manhattan, Riley County and Ogden had received an award from the Kansas Chapter of the American Planning Association at its annual conference for the Eureka Valley K-18 Corridor Plan. Cattell said it was the Pioneer Award, which recognizes creativity and innovation in using planning to meet a community need or solve a public problem.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE SEPTEMBER 15, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL PLAT OF THE MERION ADDITION, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF PLAYER'S TERRACE AND BELLERIVE DRIVE, ALONG THE WEST SIDE OF COLBERT HILLS GOLF COURSE (APPLICANT: SMH CONSULTANTS – JEFF HANCOCK ON BEHALF OF THE OWNER FIELDHOUSE DEVELOPMENT – ZAC BURTON)**

**APPROVE THE FINAL PLAT OF THE TURNBERRY ADDITION, GENERALLY LOCATED IMMEDIATELY TO THE NORTHEAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE (APPLICANT/OWNER: BENJAMIN BURTON, PRESIDENT, SWITCHGRASS DEVELOPMENT, INC.)**

Ball moved that the Board approve the Consent Agenda. Stith seconded the motion, which passed on a vote of 7-0.

**GENERAL AGENDA**

**A PUBLIC HEARING TO CONSIDER THE REZONING AND PROPOSED PRELIMINARY DEVELOPMENT PLAN FOR THE ABBOTT LANDING SHOPPING CENTER PLANNED UNIT DEVELOPMENT, AN APPROXIMATELY 7.82 ACRE TRACT OF LAND, GENERALLY LOCATED TO THE NORTHEAST OF THE INTERSECTION OF MCCALL ROAD AND HAYES DRIVE, FROM I-2, INDUSTRIAL PARK DISTRICT TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT. (APPLICANT: RENAISSANCE INFRASTRUCTURE CONSULTING (RCI) - CHIP CORCORAN, ON BEHALF OF THE OWNER, MCCALL INC. – TOM ABBOTT, PRESIDENT)**

Bunger presented the staff report and recommended approval with fifteen (15) conditions.

Anderson asked for clarification on the proposed curb cuts. Bunger elaborated on the proposed access for the project.

Stith asked about the access to the project to the east. Bunger said that there will be access to the development to the direct east and essentially there is a reverse frontage road created.

Morse asked about the curb and gutter along Hayes Drive. Bunger said that the development will be built to an urban section with a sidewalk.

Stith asked about the second condition of approval and if it needs to be more specific. Bunger said that all fire and building codes will apply to the condition.

Stith stated his concerns about Lot 4 and asked if there are going to be internal sidewalks. Bunger said that internal sidewalks are not currently shown on the Preliminary Development Plans, but City Administration was recommending a condition of approval requiring them to be shown on the Final Development Plans.

Stith expressed his concern over Travel Easement B and said that the applicant might consider using way finding signage to help direct internal traffic.

Anderson asked for clarification about the changes to the flood maps and if fill will be needed. Bunger indicated that the new maps take the area out of the 1% due to all the fill that has occurred over time and the area is now in a Zone X “protected by levee”. He said it depends when they build, on if they will have to fill or not. If they wait for the new maps to go into effect, they will not need to fill.

Morse said that the traffic study appears to have been done over the summer and that she encourages studies to be done during the higher traffic seasons of the City.

Anderson opened the public hearing.

Chip Corcoran, applicant, said that the traffic study associated with the Menards

development was taken into account for the subject site's traffic study. Corcoran also discussed Lot 4 and the future plans for development that would be some type of ATM kiosk.

Anderson closed the public hearing.

Ball moved that the Planning Board recommend approval of the proposed rezoning of Abbott Landing Shopping Center PUD, generally located to the northeast of the intersection of McCall Road and Hayes Drive, from I-2, Industrial Park District, to PUD, Commercial Planned Unit Development District, based on the findings in the Staff Report, with the fifteen (15) conditions of approval recommended by City Administration.

Stith seconded the motion, which passed on a vote of 7-0.

**A PUBLIC HEARING TO AMEND ORDINANCE NO. 7005 AND THE FINAL DEVELOPMENT PLAN OF MANHATTAN CROSSING PLANNED UNIT DEVELOPMENT (PUD) GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF SARBER LANE AND TUTTLE CREEK BOULEVARD FRONTAGE ROAD, TO ADD A RETAIL OUTBUILDING AND OTHER SITE IMPROVEMENTS AND MODIFICATIONS. THE AMENDMENT IS IN THE FORM OF A FINAL DEVELOPMENT PLAN (APPLICANT: RENAISSANCE INFRASTRUCTURE CONSULTING ON BEHALF OF THE OWNER, PROJECT MANHATTAN, LLC)**

Johnson presented the staff report and recommended approval with three (3) conditions.

Stith asked about the impacts of the fill associated with the development of Chick-fil-A and the proposed development. Johnson stated that any impacts would be minor and that additional studies were not warranted.

Bunger agreed with Johnson and said that it's a matter of pumping capacity at the Levee and the amount of fill is minor.

Morse asked for clarification on the space to be removed from the existing building. Johnson clarified the proposed alterations and stated that the parking will be required to be paved.

Morse asked if there is a drive-thru proposed for the new retail building. Johnson said there is not and the development plan would need to be modified to include a drive-thru.

Anderson opened the public hearing.

Corcoran said that the current owner purchased the shopping center in 2012 and is in the process of improving the development. Corcoran stated that the building is set up for two tenants.

Anderson asked if any more development would occur on Lot 2 after this amendment. He also asked about the trees along Sarber Lane and bike racks.

Corcoran indicated only storefront facade improvements, due to parking limitations. The trees will be saved by using a retaining wall along the sidewalk.

Hageman asked about the occupancy of the proposed restaurant space and said that he is a little concerned about parking. Corcoran said that the parking ratios are healthy for the development and that they looked at the tenant mix in terms of peak hours.

Ball asked about the Staples down-sizing, and if there are any future plans for amending the PUD. Corcoran stated that there are no plans for future amendments and that Staples asked to be downsized.

Morse asked about the site access improvements at the northern end of the PUD associated with the amendment for the Chick-fil-A development. Corcoran elaborated on the improvements.

Cattell said that not closing the northeast entrance was a public safety issue in regards to access.

Anderson closed the public hearing.

Stith moved that the Planning Board recommend approval of the proposed amendment of the Final Development Plan of Manhattan Crossing Planned Unit Development and Ordinance No. 7005, based on the findings in the Staff Report, subject to the three (3) conditions of approval recommended by City Administration.

Ball seconded the motion, which passed on a vote of 7-0.

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

Bunger said that the final determination letter for the new flood maps has been received by FEMA and they have to be adopted by March 16, 2014. He then updated the board on the flood insurance meeting the City held last week.

Cattell and Bunger discussed the Community Rating System and that City Administration is trying to improve the rating for Manhattan to increase discounts on flood insurance for the community.

Respectfully submitted,

Chase Johnson, Planner,

Eric Cattell, Assistant Director for Planning and Chase Johnson, Planner