

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, April 4, 2005**  
**7:00 p.m.**

**MEMBERS PRESENT:** Mike Toy, Vice-Chairperson; Jerry Reynard; Mike Hill; Loren Pepperd; Gwyn Riffel.

**MEMBERS ABSENT:** Mike Kratochvil; George Ham.

**YOUTH IN GOVERNMENT:** Brianna Olds.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Cam Moeller, Planner, and Bob Isaac, Riley County Planner.

**OPEN PUBLIC COMMENTS**

Toy opened and closed Open Public Comments with no one speaking.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE MARCH 7, 2005, AND MARCH 21, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF OAK HOLLOW ADDITION, UNIT ELEVEN, WHICH IS GENERALLY LOCATED SOUTH OF THE INTERSECTION OF DAVIS DRIVE AND WILSON DRIVE. (APPLICANT/OWNER: L. W. AND ELEANOR STOLZER)**
3. **APPROVE THE FINAL PLAT OF THE LONGHORN ADDITION SUBDIVISION, GENERALLY LOCATED APPROXIMATELY 550-FEET SOUTH OF TUTTLE CREEK BOULEVARD, ON THE WEST AND SOUTH SIDE OF SOUTH DAM ROAD. (APPLICANT: SCHULTZ)**

Riffel moved to approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0.

**GENERAL AGENDA**

1. **A PUBLIC HEARING TO CONSIDER THE REZONING OF THE ST. ISIDORE'S CATHOLIC STUDENT CENTER, FROM R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT, AND UO, UNIVERSITY OVERLAY DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, IN ORDER TO CONSTRUCT A NEW CHAPEL AND REMODEL THE INTERIOR AND EXTERIOR OF THE EXISTING STUDENT CENTER BUILDING. THE PROPOSED PUD IS GENERALLY LOCATED ON THE NORTHWEST CORNER OF ANDERSON AVENUE AND DENISON AVENUE, MORE SPECIFICALLY, 711 DENISON AVENUE AND 1822**

**ANDERSON AVENUE. (APPLICANT/OWNER: ROMAN CATHOLIC DIOCESE OF SALINA KANSAS)**

Zilkie presented the Staff Report, recommending approval.

Reynard asked about the “exempt signage” that is referred to in condition #4 of the Staff Report. Zilkie explained what is meant by exempt signage.

Reynard questioned whether automobiles would be backing out from the handicapped parking stalls onto Anderson Avenue.

Toy opened the Public Hearing.

Bruce McMillan, serving as the applicant for St. Isidore’s and the architect of record, explained why the Planned Unit Development process was the best option for the project. McMillan indicated that there are three existing handicapped parking spaces in the same location as the four that are proposed off Anderson Avenue. The PUD sets out specific locations and provides adequate backing space.

Robert Arens, design architect, provided background on the design process. Arens said that the scale of the chapel would be compatible with single-family homes across the street. Arens said the church would serve as an appropriate gateway for the west side of campus.

Toy closed the Public Hearing.

Hill moved to recommend approval of the proposed rezoning of St. Isidore’s Catholic Student Center, from R-3, Multiple-Family Residential District, and UO, University Overlay District, to PUD, Planned Unit Development District, with the following conditions:

1. Permitted uses shall include the offices, meeting rooms, chapel and other facilities for a student religious organization.
2. Landscaping and irrigation shall be provided pursuant to a Landscaping Performance Agreement between the City and the owner, which shall be entered into prior to issuance of a building permit.
3. All landscaping and irrigation shall be maintained in good condition.
4. Signs shall include the existing ground and wall sign. In addition, exempt signage shall be allowed as described in Article VI, Section 6-104 (A)(1), (2), (4), (5), (7) and (8); and, Section 6-104 (B)(2) of the Manhattan Zoning Regulations.
5. Sight obscuring screening shall be provided along the western boundary and around the trash receptacle.

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

2. **CONSIDER A REQUEST FOR ANNEXATION OF PRAIRIE LAKES, AN APPROXIMATE 70-ACRE TRACT OF LAND, WHICH IS GENERALLY**

**LOCATED NORTH OF PURCELLS MILL, BUTTONWOOD DRIVE, AND BROOK LANE; SOUTH OF EISENHOWER MIDDLE SCHOOL, THE EISENHOWER BASEBALL COMPLEX, AND BROOKFIELD ADDITION, UNIT FIVE; EAST OF THE EASTERN DEAD-END OF WALTERS DRIVE, AND THE INTERSECTION OF BUTTERFIELD ROAD AND NORTHFIELD ROAD AND THE INTERSECTION OF BUTTERFIELD ROAD AND MISSION AVENUE; AND, WEST OF BROOKMONT DRIVE, BROOKLAWN DRIVE, AND BROOKFIELD ADDITION, UNIT FOUR AND UNIT FIVE. (APPLICANT/OWNER: OVERLAY PROPERTIES INC.)**

3. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE 51-ACRE TRACT OF LAND IN PROPOSED PRAIRIE LAKES, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, AND PDD, PLANNED DEVELOPMENT DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT. THE 51-ACRE TRACT IS GENERALLY LOCATED NORTH OF PURCELLS MILL, BUTTONWOOD DRIVE, AND BROOK LANE; SOUTH OF EISENHOWER MIDDLE SCHOOL; EAST OF THE EXISTING EASTERN DEAD-END OF WALTERS DRIVE, AND THE INTERSECTION OF BUTTERFIELD ROAD AND NORTHFIELD ROAD AND THE INTERSECTION OF BUTTERFIELD ROAD AND MISSION AVENUE; AND, WEST OF BROOKLAWN DRIVE AND BROOKMONT DRIVE. (APPLICANT/OWNER: OVERLAY PROPERTIES INC.)**
  
4. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE 21-ACRE TRACT OF LAND IN PROPOSED PRAIRIE LAKES, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT. THE 21-ACRE TRACT IS GENERALLY LOCATED 700-FEET NORTH OF PURCELLS MILL, BUTTONWOOD DRIVE AND BROOK LANE; SOUTH OF EISENHOWER MIDDLE SCHOOL, THE EISENHOWER BASEBALL COMPLEX, AND BROOKFIELD ADDITION, UNIT FIVE; 300-FEET EAST OF THE EXISTING EASTERN DEAD-END OF WALTERS DRIVE, AND 550-FEET NORTHEAST OF THE INTERSECTION OF BUTTERFIELD ROAD AND NORTHFIELD ROAD; AND, WEST OF BROOKFIELD ADDITION, UNIT FOUR AND UNIT FIVE. (APPLICANT/OWNER: OVERLAY PROPERTIES INC.)**

Zilkie presented the Staff Reports for Items #2, #3, and #4, recommending approval of each item.

Here was no discussion regarding annexation.

Riffel moved to recommend approval of the annexation of Prairie Lakes, an approximate 70-acre tract of land, based on conformance with the Manhattan Urban Area Comprehensive Plan, the Growth Vision, and the Capital Improvements Program (CIP).

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

Toy opened the Public Hearing for Item #3.

Russ Weisbender, applicant, said the development will help address the impending housing crunch coming with the future expansion of Fort Riley. Weisbender explained how they are proposing an area to be zoned R-3 that is adjacent to another property currently zoned R-3 to allow coordination of a potential tax credit development.

Pepperd asked about the lake abutting the Brookfield subdivision. Weisbender explained how the drainage system would work.

Pepperd voiced concern about the ability of the existing street infrastructure, including Casement Road and Marlatt Avenue, to handle increased traffic from new development.

Weisbender said that part of the development application process involved a traffic study.

Hill said that, in an odd way, projects such as this will expedite future street improvements because the City and State are reactive, rather than proactive, to traffic demands. Hill said that the sooner new development occurs; the sooner street improvements would take place.

Richard Battig (2430 Purcell's Mill) said he had the same concerns as Pepperd. Battig expressed doubt that the area would be able to handle the additional traffic.

Toy closed the Public Hearing.

Riffel moved to recommend approval of the proposed rezoning of an approximate 51-acre tract of land, in a portion of proposed Prairie Lakes, from County G-1, General Agricultural District, and PDD, Planned Development District, to R-2, Two-Family Residential District, based on the findings in the Staff Report.

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

Toy opened and closed the Public Hearing for Item #4, with no one speaking.

Riffel moved to recommend approval of the proposed rezoning of a 21-acre tract of land, in proposed Prairie Lakes, from County G-1, General Agricultural District, to R-3, Multiple-Family Residential District, based on the findings in the Staff Report.

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

- 5. TABLE THE PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF PRAIRIE LAKES, AN APPROXIMATE 72-ACRE TRACT OF LAND, WHICH IS GENERALLY LOCATED NORTH OF PURCELLS MILL,**

**BUTTONWOOD DRIVE, AND BROOK LANE; SOUTH OF EISENHOWER MIDDLE SCHOOL, THE EISENHOWER BASEBALL COMPLEX, AND BROOKFIELD ADDITION, UNIT FIVE; EAST OF THE EASTERN DEAD-END OF WALTERS DRIVE, AND THE INTERSECTION OF BUTTERFIELD ROAD AND NORTHFIELD ROAD AND THE INTERSECTION OF BUTTERFIELD ROAD AND MISSION AVENUE; AND, WEST OF BROOKMONT DRIVE, BROOKLAWN DRIVE, AND BROOKFIELD ADDITION, UNIT FOUR AND UNIT FIVE. THE PROPOSED PRELIMINARY PLAT IS INTENDED TO ESTABLISH TWO-FAMILY RESIDENTIAL LOTS AND MULTIPLE-FAMILY RESIDENTIAL LOTS. (APPLICANT/OWNER: OVERLAY PROPERTIES INC.)**

Riffel moved to table the Public Hearing to consider the Preliminary Plat to the April 18, 2005, Manhattan Urban Area Planning Board meeting.

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

**6. REPORTS AND COMMENTS BY BOARD MEMBERS.**

There was no further business and the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner