

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, June 6, 2005
7:00 p.m.

MEMBERS PRESENT: George Ham, Chairperson; Mike Toy; Jerry Reynard; Mike Hill; Loren Pepperd; Mike Kratochvil; Harry Watts.

MEMBERS ABSENT: None.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner; Cam Moeller, Planner; Jeremy Frazzell, Planner; Bob Isaac, Riley County Planner; Derrick Slocum, Planning Intern – Riley County.

Ham introduced Harry Watts as the new Planning Board member.

OPEN PUBLIC COMMENTS

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

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE MAY 16, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF THE HIGHLAND MEADOWS ADDITION, UNIT TWO, GENERALLY LOCATED SOUTHWEST OF WILDCAT CREEK ROAD AND SCENIC DRIVE, ALONG THE WEST SIDE OF SCENIC DRIVE. (APPLICANT/OWNER: SSF DEVELOPMENT LLC)**
3. **APPROVE THE FINAL PLAT OF THE LEE MILL HEIGHTS ADDITION, UNIT TWO, GENERALLY LOCATED WEST OF AN EXTENSION OF MILLER PARKWAY. (APPLICANT/OWNER: SSF DEVELOPMENT LLC)**
4. **APPROVE THE FINAL PLAT OF THE PRAIRIE LAKES ADDITION, UNITS 1 AND 2, GENERALLY LOCATED NORTH AND EAST OF BUTTERFIELD ROAD AND WEST OF BROOKMONT AND BROOKLAWN DRIVES. (APPLICANT/OWNER: OVERLAY PROPERTIES INC.)**
5. **APPROVE THE FINAL DEVELOPMENT PLAN OF SCENIC VALLEY, A RESIDENTIAL PLANNED UNIT DEVELOPMENT GENERALLY LOCATED APPROXIMATELY 1 ¼ MILES NORTH OF K-18 HWY. AND 700 FEET WEST OF SCENIC DRIVE (APPLICANT/OWNER: PAUL AND DIANA NICKEL)**

Hill moved to approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 7-0.

GENERAL AGENDA

- 1. CONTINUATION OF A PUBLIC HEARING, WHICH WAS TABLED TO THE JUNE 6, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING, TO CONSIDER THE REZONING OF LOT 32, HACKBERRY ADDITION, FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT. THE PROPERTY IS LOCATED AT 2400 CASEMENT. (APPLICANT: LUTHER PENNELL; OWNER: VINEYARD CHRISTIAN FELLOWSHIP)**

Hill moved that the item be removed from the table. Reynard seconded the motion, which passed on a vote of 7-0.

Zilkie presented the Staff Report, recommending approval.

Ham opened the Public Hearing.

Luther Pennell (St. George), applicant, introduced himself.

Jack Rader (209 Parker Drive) was concerned that drainage had not been satisfactorily addressed. Rader questioned how close the street would be to his rear property line. Rader questioned who would be living in the homes, if the homes would be owner occupied or rental, who would be responsible for maintaining the yards, and if access for utility companies would still be through his yard.

Janet Kirk (213 Parker Drive) said her main concern was the drainage problem in the area.

Fred Gibbs (BG Consultants) said the distance from the back of the curb of the street to the rear property lines of the homes on Parker Drive would be no closer than 24 ½ feet at any point. Regarding drainage, Gibbs said that the elevation of the proposed street would be a foot and a half lower than the rear property lines of the homes on Parker Drive. He said the whole area would drain to the new street. Gibbs said the platted 10-foot utility easement is to remain and utility companies could access the easement from the proposed street the Final Plat will create.

Pennell explained that he was platting most of the lots to allow for each half of the duplex town-home to be sold separately to provide more affordable housing.

Hill asked whether it was his intention that the town-homes be sold as owner-occupied. Pennell said his intent is to sell to individual families, although he could not control how they would later be re-sold. He said he did not intend to sell several units to one investor. Hill pointed out that single-family homes could also be built on the lots.

Rader asked how the area between the street and his rear property line would be maintained. Pennell explained that the area would be divided between two lots and that the property owners would be responsible for maintenance.

Kratochvil moved that the Board recommend approval of the proposed rezoning of Lot 32, Hackberry Addition, at 2400 Casement Road, from R-1, Single-Family Residential 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 7-0.

2. **A PUBLIC HEARING TO CONSIDER THE REZONING OF THE GARDENS AT FLINT HILLS, FROM PDD, PLANNED DEVELOPMENT DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT. THE PROPOSED PUD IS AN APPROXIMATE TEN (10) ACRE TRACT OF LAND, WHICH IS GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND N. MANHATTAN AVENUE. THE PROPOSED PUD INCLUDES THE EXISTING FLINT HILLS PLACE RESIDENTIAL DEVELOPMENT AND A PROPOSED APARTMENT DEVELOPMENT CONSISTING OF THREE (3) APARTMENT BUILDINGS, AND A CLUBHOUSE, WHICH WILL BE LOCATED TO THE NORTH AND WEST OF THE EXISTING FLINT HILLS PLACE RESIDENCES. (APPLICANT: R&J INVESTMENT GROUP, LLC; OWNER: CITY OF MANHATTAN)**

Zilkie presented the Staff Report, recommending approval.

Pepperd asked if there was anything that could be done to address safety issues related to school buses stopping in the middle of the street in front of Flint Hills Place.

Zilkie suggested that question be directed to the applicant or the Manhattan Housing Authority.

Ham opened the Public Hearing.

Jim Moore, developer, described how this proposal is a unique public and private partnership involving the City, K-State, the local housing non-profit and the Manhattan Housing Authority. He said it was a five million dollar development. Moore said the Gardens at Flint Hills will be managed by the Manhattan Housing Authority. Moore said that a neighborhood meeting was held at the Public Library on June 1st with two attendees, as well as City Commissioner Bruce Snead.

Mike Osbourn, engineer, said they could take a look at possibly widening the current bus pull-off on the street to improve the safety for buses stopping at Flint Hills Place.

Watts asked why the emergency access drive off Kimball Avenue is limited access

and not open to all vehicles. Osbourn said that access is only meant as a second route for emergency access to the site and opening it to other vehicles would cause traffic concerns and impacts on Kimball Avenue at that location.

Hill asked whether sufficient parking is being provided. Osbourn explained that tax credit housing cannot be rented to full-time students. He said the even the three-bedroom units will most likely be rented to families with only one, or two cars. Osbourn said they have built similar projects across the Midwest with similar parking provisions.

Ham closed the Public Hearing.

Pepperd said he was concerned with the school bus safety issue.

Toy moved that the Board recommend approval of the proposed rezoning of The Gardens at Flint Hills from PDD, Planned Development District, to PUD, Planned Unit Development District, based on the findings in the staff report, with the following conditions:

1. Permitted uses shall be Multiple-Family Dwellings.
2. Landscaping and irrigation on Lot 2 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 be limited to the proposed ground sign and existing sign and shall also allow for exempt signage described in Article VI, Section 6-104 (A)(1), (2), (4), (7) and (8); and, Section 6-104 (B) (2).

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

3. **A PUBLIC HEARING TO CONSIDER THE REPLATTING OF LOTS 30, 31, AND 32 OF FLINTHILLS VALLEY ADDITION, INTO TWO (2) RESIDENTIAL LOTS, NORTH OF THE INTERSECTION OF NELSON'S LANDING AND MARLATT AVENUE, ON THE NORTHEAST SIDE OF NELSON'S LANDING. (APPLICANT/OWNERS: ROGER AND SUZIE OTT AND JAMES AND JOAN PANEK).**

Slocum presented the staff report, recommending approval.

Ham opened and closed the Public Hearing, with no one speaking.

Hill moved that the Board approve the request to replat the subject property into two (2) lots, as it has been determined that it meets the requirements of the Subdivision Regulations.

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

Slocum said the Riley County Commission would consider the replat on June 16, 2005.

4. REPORTS AND COMMENTS BY BOARD MEMBERS.

Jeremy Frazzell was introduced as the new Current Planner with the City.

There was no further business and the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner