

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
August 17, 2015
7:00 p.m.

MEMBERS PRESENT: Phil Anderson, Chairperson; John Ball Vice-Chairperson; Gary Stith; Jerry Reynard; and Katie Stunkel.

MEMBERS ABSENT: Neil Parikh; Ron Hageman

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

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE AUGUST 3, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Stith moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 4-0-1, with Stunkel abstaining.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER AMENDING THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN (MUACP). THE PROPOSED AMENDMENT IS TO ADOPT AND INCORPORATE THE PROPOSED HARTFORD HILL MASTER PLAN, AS A PART OF THE MUACP. THE HARTFORD HILL MASTER PLAN PROVIDES MORE DETAILED GUIDANCE FOR FUTURE DEVELOPMENT OF A 320 ACRE SITE, LOCATED GENERALLY NORTHWEST OF GRAND MERE, AND IS IDENTIFIED IN THE MUACP AS A LOW TO MEDIUM DENSITY GROWTH AREA THAT IS BEING MASTER PLANNED. (APPLICANT: FIELDHOUSE DEVELOPMENT – ZAC BURTON, PRESIDENT)

Stith moved that the Board table the Public Hearing to the Thursday, September 10, 2015 Manhattan Urban Area Planning Board meeting. Reynard seconded the motion, which passed on a vote of 5-0.

A PUBLIC HEARING TO CONSIDER REZONING APPROXIMATELY 7.4, ACRES OF LAND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF DENISON AVENUE AND TODD ROAD, ALONG THE NORTH SIDE OF TODD ROAD AND ALONG BOTH SIDES OF ELAINE DRIVE. THE AREA IS PROPOSED TO BE REZONED FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT; R-2, TWO-FAMILY RESIDENTIAL DISTRICT; AND R-2/UO, TWO-FAMILY RESIDENTIAL DISTRICT WITH UNIVERSITY OVERLAY DISTRICT, TO R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT; AND R-3/UO, MULTIPLE-FAMILY RESIDENTIAL DISTRICT WITH UNIVERSITY OVERLAY DISTRICT. THE SITE CONSISTS OF 35 LOTS, GENERALLY KNOWN BY THE FOLLOWING ADDRESSES: 1800, 1808, 1810, 1812 1816, 1822, 1830, 1836, 1840, 1848, 1852, 1858, 1860, 1864, 1870, 1801, 1811, 1813, 1817, 1823, 1829, 1835, 1841, 1863 ELAINE DRIVE; 1810, 1812, 1814, 1818, 1824, 1830, 1836, 1842, 1848 TODD ROAD; AND 1501, 1507 DENISON AVENUE (NOTE: THE UNIVERSITY OVERLAY DISTRICT IS ON 1501 DENISON AVENUE.) (APPLICANT: MANHATTAN URBAN AREA PLANNING BOARD)

Evans presented the staff report, indicating this area had been identified to be up-zoned through the Comprehensive Plan update process, and recommended approval.

Stith asked if the properties containing two dwelling units were originally duplexes or if they had been converted.

Evans said it was probably both.

Anderson asked if the current infrastructure could handle the potential increase in density.

Evans said there are some issues with increased paving and resulting run off, and sidewalks will need to be installed along Elaine Drive as redevelopment occurs.

Anderson asked about sewer and water infrastructure.

Evans said that was looked at by Public Works during the Comprehensive Plan update process as part of evaluating the increase in density. The proposed density and extent of the rezoning are can be handled.

Stith questioned if the M-FRO District should be applied to the rezoning area.

Evans explained that the M-FRO District was used create a transition area east of campus and address characteristics specific to that neighborhood. This rezoning area west of campus is still relatively uniform and did not need the design requirements associated with the M-FRO District.

Anderson opened the public hearing.

John Matthews, 1801 Elaine Drive, said his family has been there since 1957 and remarked that the number of owner occupied properties has declined since then. He asked why the University Overlay District was only applied to the one lot on the corner of Todd and Denison, rather than the whole area.

Evans explained that the University Overlay District allows additional University related uses and it seemed it would most likely affect that one lot rather than the whole rezoning area.

Matthews asked if the University Overlay District meant the University would be able to have a say in the development in the rezoning area.

Evans said it would not, it just allows for more directly related University uses.

Cattell explained that the University Overlay District is limited to the one lot in the rezoning area (1501 Denison Avenue), because that is where it already exists. He said the University Overlay District also exists on the adjacent blocks to the south. Through the Comprehensive Plan update process, the rezoning area was identified to be up-zoned to accommodate higher density housing, however adding more university related activities was not identified for this area through that process. He said University Overlay District uses would be conditional uses, unless already allowed by the underlying zoning district. Cattell said the University Overlay District area is not changing, just the base zoning.

Matthews asked what the impact of rezoning would be on property taxes.

Cattell said he was unsure of the exact effect and that the County Appraiser could better answer that question on if taxes would be based on existing or potential use. He said typically in higher density zoned areas, with a higher potential use, land values typically go up.

Matthews asked about the property tax changes in other areas that have been rezoned.

Cattell said he could not provide specific numbers, however properties throughout Manhattan are increasing for the most part.

Stephanie Barnow, representing Pi Beta Phi Sorority 1819 Todd Road, expressed her excitement and support for the rezoning and the possibilities it could bring and increased property values. She identified some questions and concerns for future consideration during development, including traffic congestion along Todd Road with three sororities and about 250 girls all with cars. She said the three sororities along Todd Road had all invested in property upkeep and the safety of their members, including lighting, security cameras and key-fobs. She said security is important to them and she hopes the new development will have security measures as well. Barnow asked if the City would be identifying a developer, and asked about the parking ratios.

Evans explained the parking ratio requirements saying they are based on bedroom and dwelling unit counts. He said no off-street parking is permitted in front of an apartment

building and had to be in back.

Ball asked if a traffic analysis was done for the rezoning.

Bunger indicated a specific traffic analysis was not done. Through the Comprehensive Plan update process, the street and traffic networks were identified as being able to support potential R-3 development. He said required parking typically limits the size of development, indicating that a developer could not build more units than the amount of required parking spaces provided.

Stith commented on the location of the rezoning area, being in such close proximity to the K-State campus would promote people to walk and supports the increase in density.

Anderson commented that with increased density there would also be an increase in demand public transportation.

Stith agreed, commenting on the plans between ATA and the University to increase the number of stops around campus.

Ball said he had some concern about traffic and the roads remaining the same without much improvement.

Bunger said that existing residential units being smaller in scale and without parking lots result in more parking on the street, which would be less likely to happen with larger developments which incorporate their own parking on site.

Cattell clarified that the City is implementing the rezoning, however development of the area will be up to the private market and the property owners.

Barnow asked if it would be a developer that would purchase the land.

Cattell said that was up to each property owner to decide if they wanted to develop their land, sell it, or do nothing.

Linda Wassberg, 1609 Lisa Lane, also representing Pi Beta Phi, said the rezoning location serves as a public parking area along the streets for non-residents. The use of Todd Road by non-residents should be considered in the future.

Bunger mentioned the possibility of a parking zone, limiting excess parking through on-street permits.

Wassberg said that would be helpful with the number of residents they have, especially with the other sorority houses on the street.

Barnow asked if there would be additional scheduled meetings for public input.

Bunger said the rezoning still has to go through the City Commission. Cattell said there

could be other meetings if future developments involve replats.

Cattell clarified some of the infrastructure issues that had been raised. He said storm drainage improvements will be required of all new developments of half an acre or more in area. There is an existing sidewalk and pedestrian actuated crosswalk at Todd Road to cross Denison to the K-State campus. However, there are no sidewalks along Elaine Drive which will be required with redevelopment and the City is considering various financing options.

Anderson commented on the significant improvements in the recent Kansas State University's campus developments, especially for pedestrian safety.

Anderson closed the public hearing with no one else speaking.

Stith moved that the Planning Board recommend approval of the proposed rezoning of 35 lots, generally located along the north side of Todd Road and along both sides of Elaine Drive from R-1, Single-Family Residential District; R-2, Two-Family Residential District; and R-2/VO, Two-Family Residential District with University Overlay District; to R-3, Multiple-Family Residential District and R-3/VO, Multiple-Family Residential District with University Overlay District, based on the findings in the Staff Report.

Ball seconded the motion, which passed on a vote of 5-0. Ball said it was great to move forward with implementation of the Comprehensive Plan.

A PUBLIC HEARING TO CONSIDER REZONING APPROXIMATELY 3.8 ACRES OF LAND GENERALLY LOCATED ALONG BOTH SIDES OF HUNTING AVENUE FROM DENISON AVENUE WESTWARD TO SUNSET AVENUE. THE SITE IS PROPOSED TO BE REZONED FROM R-M/VO, FOUR-FAMILY RESIDENTIAL DISTRICT WITH UNIVERSITY OVERLAY DISTRICT, AND R-2/VO, TWO-FAMILY RESIDENTIAL DISTRICT WITH UNIVERSITY OVERLAY DISTRICT, TO R-3/VO, MULTIPLE-FAMILY RESIDENTIAL DISTRICT WITH UNIVERSITY OVERLAY DISTRICT. THE SITE CONSISTS OF 22 LOTS GENERALLY KNOWN BY THE FOLLOWING ADDRESSES: 1810, 1814, 1817, 1818, 1821, 1822, 1825, 1826, 1830, 1831, 1834, 1835, 1839, 1840, 1843, 1846, 1847, 1851, 1852, 1855 HUNTING AVENUE; 826 SUNSET AVENUE; AND THE WESTERN RESOURCES SUBSTATION LOCATED NORTHWEST OF DENISON AVENUE AND HUNTING AVENUE. (APPLICANT: MANHATTAN URBAN AREA PLANNING BOARD)

Evans presented the staff report, indicating this area had been identified to be up-zoned through the Comprehensive Plan update process and recommended approval.

Stith asked about the letter received from the property owners of 1855 Hunting Avenue and 826 Sunset Avenue asking to be included in the rezoning that was discussed in the previous work session.

Evans indicated that the Planning Board agreed to include them in the rezoning process and instructed City Administration to include them in the application.

Anderson asked about sewer and water infrastructure.

Evans said there are impacts, however Public Works determined that water and sewer infrastructure could support the proposed increased density. There are improvements needed on the west side.

Anderson commented on the past PUD request for a large development in that area and that improvements would need to be made.

Cattell indicated that there had been extensive utility capacity discussion with the Public Works Department during the Comprehensive Plan update process and that there had been a concurrent updating and modeling of the sewer and water Master Plans including the area west of campus. There were improvements to sanitary sewer lines that are being made near the old stadium and on 14th Street to address capacity issues. Public Works estimated the capacity could support around 3,000 more residents in the area. Cattell said that is why the up-zone areas were the size identified in the Comprehensive Plan update, in keeping with infrastructure capabilities. He also indicated that Hunting Avenue has sidewalks and a pedestrian actuated crosswalk to cross Denison to the K-State campus. In addition, developments of half an acre or more in size would need to provide their own storm water detention.

Reynard asked about the zoning designations in the area.

Evans indicated the zoning to the north is also R-3, Multiple-Family Residential District and the proposed rezoning extends the existing R-3 area. The K-State parking lot is to the south.

Teresa Hinrichs, owner of 826 Sunset Avenue, indicated she was also speaking for the owners of 1855 Hunting Avenue and thanked the Board for including them in the rezoning area.

Anderson closed the public hearing with no one else speaking.

Ball moved that the Planning Board recommend approval of the proposed rezoning of 22 lots, generally located along both sides of the 1800 block of Hunting Avenue, from Denison Avenue to Sunset Avenue, including 826 Sunset Avenue and 1855 Hunting Avenue and the Western Resources Substation from R-M/UO, Four-Family Residential District with University Overlay District, and R-2/UO, Two-Family Residential District with University Overlay District, to R-3/UO, Multiple-Family Residential District with University Overlay District, based on the findings in the Staff Report.

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

A PUBLIC HEARING TO AMENDING ORDINANCE NO. 6607, 7062 AND 7139 AND THE APPROVED PRELIMINARY DEVELOPMENT PLAN OF LOT 4, HERITAGE SQUARE SOUTH COMMERCIAL PLANNED UNIT DEVELOPMENT, UNIT FOUR, TO ALLOW FOR A PROPOSED MIDLAND EXTERIORS BUILDING. THE SITE IS GENERALLY LOCATED TO THE SOUTHEAST OF THE INTERSECTION OF U.S. HIGHWAY 24 AND SOUTH PORT ROAD. (APPLICANT: SMH CONSULTANTS, INC. JEFFERY HANCOCK)

Bunger presented the staff report and recommended approval.

Anderson opened and closed the public hearing with no one speaking.

Stith said he was pleased to see they included a sidewalk leading into the site.

Stith moved that the Planning Board recommend approval of the proposed amendment of Ordinance No. 6607, Ordinance, No. 7062, and Ordinance No. 7139, and the approved Preliminary Development Plan for Lot 4, Heritage Square South Unit Four, Commercial Planned Unit Development, to be known as the Final Development Plan of Midland Exteriors, Lot 4, Heritage Square South, Unit Four, Commercial Planned Unit Development, based on the findings in the Staff Report.

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

ANNUAL ORGANIZATIONAL MEETING AND ELECTION OF THE CHAIRPERSON AND VICE-CHAIRPERSON.

Stith nominated Ball for the Chairperson.

Reynard seconded the nomination and moved to close nominations. On a vote of 4-0-1, Ball was elected Chairperson with Ball abstaining.

Ball nominated Hageman as Vice-Chairperson.

Reynard seconded the nomination and moved to close nominations. On a vote of 5-0, Hageman was elected as Vice-Chairperson.

REPORTS AND COMMENTS BY BOARD MEMBERS

Bunger announced the Idea Workshop for the Wildcat Creek Watershed Resiliency Project. The City focused meeting will be August 27th, in the City Commission Room at 7 pm. The rural meeting is August 26th at Riley County High School at 7 pm. This is to identify areas of flooding and potential ideas along the creek. Bunger reported that door to door community surveying will be conducted in targeted areas of the watershed as part of putting together the application.

Stith clarified the October 25th meeting was for the Wildcat Creek Watershed Resiliency Competition.

Cattell reviewed the items on upcoming Planning Board meetings. He said the September 21st meeting will include an update on the Long Range Transportation Plan from the MPO and Stephanie Watts.

Stith mentioned there will be an RFP released for transportation services in Manhattan through a new source of transit funding that the area is eligible for. This should allow for an expansion of transportation services.

Ball asked if this included bus stops. Stith said it did, and money has already been allocated to the city for such uses.

Anderson asked about the possibility of businesses helping to fund bus stops and asked Stith if it would be a potential option for also increasing transit services. Stith said it could, there is also grant work to evaluate the fixed routes of the system in addition to other transportation issues such as bike share. Stith explained the funding mechanisms within the grant.

Respectfully submitted,

Amelia Lewis, Planning Intern