

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, August 15, 2005
7:00 p.m.

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

MEMBERS ABSENT: Mike Kratochvil.

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

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE AUGUST 1, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL DEVELOPMENT PLAN AND THE FINAL PLAT OF THE PLATT ADDITION, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF CASEMENT ROAD AND KNOX LANE. (APPLICANT AND OWNER: JESSE D. PLATT)**
3. **APPROVE THE FINAL DEVELOPMENT PLAN OF THE GARDENS AT FLINT HILLS PLANNED UNIT DEVELOPMENT AND THE FINAL PLAT OF THE FLINT HILLS ADDITION, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND NORTH MANHATTAN AVENUE. (APPLICANT/OWNER: R & J INVESTMENTS, L.L.C. /CITY OF MANHATTAN)**
4. **APPROVE THE FINAL PLAT OF GRAND MERE VANESTA, UNIT 1, GENERALLY LOCATED NORTH OF EVERETT DRIVE AND WEST OF CHURCHILL STREET. (APPLICANTS AND OWNERS: GRAND MERE HEIGHTS, L.P. AND ABBOTT/ANDERSON DEVELOPMENT CO., INC.)**

Ham moved to approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

1. **TABLE THE REQUEST FOR ANNEXATION OF THE PROPOSED STONEHAVEN ADDITION AN APPROXIMATE ONE HUNDRED AND FIVE (105) ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND WEST OF FT. RILEY BOULEVARD. THE ANNEXATION SITE INCLUDES THE MILLER RANCH WATER TOWER.**

(APPLICANTS AND OWNERS: SSF DEVELOPMENT LLC/BAYER CONSTRUCTION INC.)

2. **TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE FOUR AND FOUR TENTHS (4.4) ACRE TRACT IN THE PROPOSED STONEHAVEN ADDITION FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT, AND AO, AIRPORT OVERLAY DISTRICT, GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND THE MILLER RANCH WATER TOWER, AND WEST OF FT. RILEY BOULEVARD. (APPLICANTS AND OWNERS: SSF DEVELOPMENT LLC/BAYER CONSTRUCTION INC.)**
3. **TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE ONE HUNDRED AND ONE (101) ACRE TRACT IN THE PROPOSED STONEHAVEN ADDITION LAND FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND AO, AIRPORT OVERLAY DISTRICT, GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND WEST OF FT. RILEY BOULEVARD. THE REZONING SITE INCLUDES THE MILLER RANCH WATER TOWER. (APPLICANTS AND OWNERS: SSF DEVELOPMENT LLC/BAYER CONSTRUCTION INC.)**
4. **TABLE A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED STONEHAVEN ADDITION, AN APPROXIMATE ONE HUNDRED AND FIVE (105) ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND THE MILLER RANCH WATER TOWER, AND WEST OF FT. RILEY BOULEVARD. THE SUBDIVISION IS PROPOSED TO CONSIST OF ONE HUNDRED AND ONE (101) SINGLE-FAMILY LOTS AND ONE (1) TWO-FAMILY RESIDENTIAL LOT. (APPLICANTS AND OWNERS: SSF DEVELOPMENT LLC/BAYER CONSTRUCTION INC.)**

Hill moved to table the Annexation, Rezoning, and the Preliminary Plat of the Stonehaven Addition, to the Thursday, September 8, 2005, Manhattan Urban Area Planning Board meeting, to allow the applicant time to address the requirements of the Subdivision Regulations.

The motion was seconded by Watts, and passed on a vote of 6-0.

5. **CONSIDER THE FINAL DEVELOPMENT PLAN AND THE FINAL PLAT OF THE FOUR WINDS VILLAGE, PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF ANDERSON AVENUE AND SCENIC DRIVE. (APPLICANT AND OWNER: CEDAR HILLS DEVELOPMENT CORPORATION)**

Zilkie presented the Staff Report, recommending approval with one condition:

1. A performance guarantee shall be provided by the applicant prior to the issuance of any building permits in Phase 2 to insure recreational facilities are provided as proposed.

Toy asked if the applicant was in agreement with the condition recommended by staff. Zilkie said the consultant was here to respond.

Leon Brown, Schwab-Eaton, said the playground would be a community area catering to young families. Brown said the applicant wants the homeowner's association to be responsible for providing the play area due to insurance concerns.

Watts asked who owns the future commercial tract. Brown said it has been optioned for an office complex.

Watts asked if the residences include any brick. Brown said they do not.

Watts asked about sidewalks. Brown pointed out that sidewalks would be located on one side of the street throughout the development, and tie in to future improvements on Anderson Avenue.

Brown discussed the entrance drive for the neighbor to the west, and said the neighbor would prefer to have direct access onto Anderson Avenue. Brown said that issue still needs to be worked out, however the City Engineer had concerns about a drive located that close to the street entrance onto Anderson Avenue.

Watts asked about the maintenance of the conservation easement. Zilkie said all common areas and easements would be maintained by the homeowner's association.

Pepperd asked if the playground equipment would be purchased by the homeowner's association. Brown said that was the intent.

Toy moved that the Board approve the Final Development Plan of Four Winds Village, Planned Unit Development, based on conformance with the approved PUD and approval of the Final Plat of the Four Winds Village Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the following condition:

1. A performance guarantee shall be provided by the applicant prior to the issuance of any building permits in Phase 2 to insure recreational facilities are provided as proposed.

Ham seconded the motion, which passed on a vote of 5-1 (Watts dissenting).

6. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE RILEY COUNTY ZONING REGULATIONS THAT WOULD IMPLEMENT MORE SPECIFIC REQUIREMENTS REGARDING COMMUNICATION TOWERS. (APPLICANT: RILEY COUNTY PLANNING BOARD)

Isaac presented the Staff Report, recommending approval.

Hill asked if the regulations would be similar to the City's regulations. Isaac said Manhattan was one of several examples they looked at, and that they tried to find what was most applicable to Riley County.

Pepperd asked if cell towers are permitted within "A" Residential zones. Isaac said they are not permitted within "A" zones because there should be ample room to accommodate towers in other zoning districts.

Hill moved that the Board forward a recommendation of approval, approval with modification, or denial, to the Board of Commissioners of Riley County.

Watts seconded the motion, which passed on a vote of 6-0.

7. **A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN. THE PROPOSED AMENDMENT IS TO ADOPT AND INCORPORATE THE PROPOSED AGGIEVILLE – CAMPUS EDGE DISTRICT PLAN AS A PART OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN. THE DISTRICT PLAN INCLUDES POLICY STATEMENTS, GOALS AND PRINCIPLES, RECOMMENDATIONS AND ACTION STEPS, TO HELP GUIDE REDEVELOPMENT IN THE AGGIEVILLE AND CAMPUS EDGE AREAS, AND INCLUDES REVISIONS TO THE DOWNTOWN CORE NEIGHBORHOODS FUTURE LAND USE MAP. (APPLICANT: CITY OF MANHATTAN)**

Fourie presented the Staff Report, recommending approval of the amendment of the Manhattan Urban Area Comprehensive Plan by incorporating the Aggieville-Campus Edge District Plan as a part thereof.

Ham said the District Plan is very good. Ham said there must be some consolidation of properties for the development on the north side of Bluemont to happen. Fourie said the Plan encourages development that follows a similar vision even if it involves multiple owners.

Ham asked whether traffic flow would be opened up on 11th Street. Fourie said opening up 11th Street at Fort Riley Boulevard is being studied.

Hill said he likes the District Plan. He said his biggest concern is whether the vision for the Bluemont corridor is realistic. Hill also questioned whether the vision for the Campus Edge can happen with multiple property owners.

Fourie said the District Plan and the M-FRO District is an attempt to create redevelopment and design within high visibility corridors that the community can be proud of.

Cattell pointed out that the Aggieville-Campus Edge District Plan specifically recognizes and acknowledges the multiple small lot ownership patterns in the redevelopment area, unlike the original RTKL concept, and the recommendations in the Plan take that into account. In addition, the modified M-FRO District is designed to accommodate individual, small lot development that is consistent with the vision of the Campus Edge District Plan, including the reduction in lot width for certain three and four-plex structures on lots that might become land-locked.

Pepperd opened the Public Hearing.

Harry Kitchener, owner of lots at the northeast corner of North Manhattan and Bluemont Avenue, spoke in support of the District Plan, saying that the City has done a good job of preparing the Plan. Kitchener noted that he has been contacted by a good group of interested developers and that he intends to retain ownership of his lots and participate with the group. Kitchener said the landowners on the two blocks on the north side of Bluemont Avenue are ready to redevelop and are just waiting for the District Plan and M-FRO amendment to be adopted.

Ham moved that the Board approve Resolution No. 081505, amending the Manhattan Urban Area Comprehensive Plan by incorporating the Aggieville-Campus Edge District Plan as presented, and forward a recommendation of approval to the City Commission.

Toy seconded the motion, which passed on a vote of 6-0.

8. A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF THE MANHATTAN ZONING REGULATIONS, ARTICLE IV, SECTION 4-112 M-FRO, MULTI-FAMILY REDEVELOPMENT OVERLAY DISTRICT. THE AMENDMENT MODIFIES SEVERAL PROVISIONS ADDRESSING LOT SIZE, BULK REGULATIONS, SITE AND BUILDING DESIGN COMPATIBILITY STANDARDS, AND DEFINITIONS. (APPLICANT: CITY OF MANHATTAN)

Moeller presented the Staff Report, and noted an addition modification to the optional porch provision, and recommended approval of the amendments as presented.

Watts noted the 30 percent requirement for brick or stone and asked whether that could be raised. Moeller said the Board could consider raising the standard if it desired. Watts asked if there was a minimum green space requirement. Moeller said the standards require at least 15 percent green space.

Watts said he wanted to encourage quality looking buildings that remind you of a neighborhood. He said that while some of the new redevelopment has been haphazard, this is the start of good opportunities for creating a sense of place.

Cattell noted that the Planning Board had discussed different percentage requirements

for brick or stone during earlier work sessions and, recognizing that developers may wish to incorporate a mix of materials, had decided on 30 percent as an appropriate requirement.

Hill echoed Cattell's comments that the Board wanted to accommodate a mix of materials in settling on the 30 percent requirement in previous discussions. Hill said his own opinion is that a mix of brick and siding often looks better than a building that is entirely brick.

Pepperd asked about the definition of brick or stucco and whether artificial brick or stucco could be used. Cattell said artificial brick or stucco can be used, but it would not count towards meeting the 30 percent minimum standard.

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

Watts said this is a great opportunity to establish a positive appearance for a high visibility corridor in the community. Watts said he believes that quality design can help create a sense of neighborhood within the area.

Hill moved that the Board recommend approval of the amendments to the Manhattan Zoning Regulations: Article IV District Regulations, Section 4-112, M-FRO Multi-Family Redevelopment Overlay District, as described in the Staff Memorandum and presentation, based on the findings in the Staff Memorandum.

Reynard seconded the motion, which passed on a vote of 6-0.

9. REPORTS AND COMMENTS BY BOARD MEMBERS.

There was no further business and the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner