

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, December 5, 2005
7:00 p.m.

MEMBERS PRESENT: Loren Pepperd, Chairperson; Mike Toy; Jerry Reynard; Harry Watts.

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

YOUTH IN GOVERNMENT: Ravi Reddi

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

OPEN PUBLIC COMMENTS

Pepperd opened and closed Open Public Comments, with no one speaking.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE NOVEMBER 21, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF STONEHAVEN ADDITION, UNIT ONE, GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND THE MILLER RANCH WATER TOWER. (APPLICANT/OWNER: SSF DEVELOPMENT LLC, AND BAYER CONSTRUCTION CO. INC.)**
3. **CONSIDER THE FINAL DEVELOPMENT PLAN OF THE SANBORN ADDITION, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED 1200 FEET SOUTH OF GEHRT ROAD, ON THE WEST SIDE OF PILLSBURY DRIVE (K-177). (APPLICANT/OWNER: STEVEN AND TERESA SANBORN)**

Watts moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 4-0.

GENERAL AGENDA

1. **PUBLIC HEARING TO REZONE LOT 162, BROOKFIELD ADDITION, UNIT FIVE, FROM R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT,**

TO RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, GENERALLY LOCATED SOUTH OF THE EISENHOWER BASEBALL FIELDS AND WALTERS DRIVE, AND THE INTERSECTION OF WALTERS DRIVE AND BROOKVILLE WEST DRIVE. THE DEVELOPMENT IS A PROPOSED APARTMENT COMPLEX TO CONSIST OF ELEVEN (11) APARTMENT BUILDINGS CONTAINING ONE-HUNDRED AND TWELVE (112) DWELLING UNITS, A CLUBHOUSE, POOL, BASKETBALL COURT, PLAYGROUND, OFF-STREET PARKING, AND LANDSCAPED OPEN SPACE. (APPLICANT: LEON OSBOURN, KAW VALLEY ENGINEERING, INC., AS AGENT FOR THE DEVELOPER, MANHATTAN HOUSING INVESTORS, LC /OWNER: SSF DEVELOPMENT LLC)

Zilkie presented the Staff Report, recommending approval with conditions.

Pepperd asked about drainage and the PUD's location in relation to Prairie Lakes. Zilkie said the site is just north of the future Prairie Lakes neighborhood and that drainage will be directed eastward to the Marlatt ditch.

Pepperd opened the Public Hearing.

Leon Osbourn, KAW Valley Engineering representing the applicant, said they concur with the Staff recommendation. Osbourn said they will remove a fence from the drainage easement.

Reynard asked about the timing of completion. Osbourn said they plan to be under construction this spring, with some units completed by Fall 2006 and the rest by Spring 2007.

Pepperd said that the Country Meadows development, which was done by the same developer, looks nice and has many military residents. He was pleased that the proposed apartment buildings in the Brookfield PUD will be similar.

Pepperd closed the Public Hearing.

Toy moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Brookfield Residences from R-3, Multiple-Family Residential District, to PUD, Residential Planned Unit Development District, based on the findings in the Staff Report, with the following conditions:

1. Permitted uses shall include multiple-family residential dwelling units.
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 be provided as proposed in the application documents, and shall

allow for exempt signage 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. The screening fence shall not be placed within the drainage easement.
6. Sight obscuring screening, a minimum of six (6) feet in height at the time of installation, shall be provided to screen off-street parking areas containing more than six (6) parking spaces, which are located within twenty five (25) feet of adjoining residential property.
7. A written document from the owner of Prairie Lakes, which adjoins Brookfield Residences, shall be provided with the Final Development Plan indicating that the owner concurs with a concrete flume two (2) feet in depth, two (2) feet in width, with side slopes of 1:1 to be built on their property within a drainage easement.
8. The property owner's letter shall indicate that they agree to not exceed their future discharge of 30 cubic feet per second of water during the 100 year storm from their property to the proposed concrete flume.
9. Maintenance responsibility for the proposed concrete flume shall be addressed in the letter and indicate that the owner of the Brookfield Residences PUD shall be responsible for maintenance of the concrete flume.

Watts seconded the motion, which passed on a vote of 4-0.

2. **A PUBLIC HEARING TO CONSIDER THE PLATTING OF THREE (3) UNPLATTED TRACTS OF LAND INTO ONE (1) LOT, GENERALLY LOCATED 1300 FEET NORTHEAST OF MURRAY ROAD, ON THE NORTH SIDE OF SKYWAY DRIVE. (MIKE DUNGEY)**
3. **A PUBLIC HEARING TO CONSIDER THE REZONING OF THE AFOREMENTIONED PLATTING REQUEST FROM ZONE "G-1" (GENERAL AGRICULTURAL) TO ZONE "C-4" (HIGHWAY BUSINESS). (MIKE DUNGEY)**

Isaac presented the Staff Reports for items #2 and #3, recommending approval of each item.

Watts asked about the possible realignment of K-18. Isaac said some of that planning is still in a preliminary stage and could change.

Pepperd asked about the Airport Overlay District. Isaac said that FAA must be notified for review before any new structures are built.

Pepperd opened the Public Hearing.

Mike Dungey, the owner, said they are planning to construct a new storage building on the site in the near future.

Watts asked if the realignment of K-18 will have an impact. Dungey said that is not a major concern. Dungey said they should still have adequate access.

Darin Bently (1600 Recreation Drive) expressed concern with there being the potential for increased drainage runoff onto his property if a new building is constructed on the applicant's property.

Isaac said that a stormwater drainage study had been done by Schwab-Eaton. Isaac said drainage issues would need to be addressed if there is new construction on the subject site.

Watts moved that the Board recommend approval to the Board of County Commissioners that the request to rezone the subject property from "G-1" (General Agricultural) to "C-4" (Highway Business) be approved for the reasons stated in the Staff Report.

Reynard seconded the motion, which passed on a vote of 4-0.

Watts moved that Board approve the request to plat the subject property into one (1) lot, as it has been determined that it meets the requirements of the Manhattan Urban Area Subdivision Regulations.

Reynard seconded the motion, which passed on a vote of 4-0.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II