

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

**MEMBERS PRESENT:** John Ball, Chairperson; Ron Hageman, Vice-Chairperson; Phil Anderson; Gary Stith; Neil Parikh; Jerry Reynard.

**MEMBERS ABSENT:**

**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 NOVEMBER 16, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL PLAT OF HEARTLAND ADDITION, UNIT TWO, GENERALLY LOCATED AT THE END OF RANGEVIEW LANE AND ENCLAVE RIDGE CIRCLE; MORE SPECIFICALLY 2711 RANGEVIEW LANE AND 5424 ENCLAVE RIDGE CIRCLE. (APPLICANT: SMH CONSULTANTS – JEFF HANCOCK OWNERS: DENNY SUMMER CONSTRUCTION AND MARY VANIER).**

**APPROVE THE FINAL DEVELOPMENT PLAN OF LOT 3, STONECREEK, COMMERCIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF SCENIC DRIVE AND ANDERSON AVENUE. (APPLICANT: BBN ARCHITECTS – BRENT BOWMAN OWNERS: MANHATTAN DERMATOLOGY – DR. DAVID HARDEN).**

Stith moved that the Board approve the minutes of the November 16, 2015 meeting. Reynard seconded the motion, which passed on a vote of 5-0-1, with Parikh abstaining.

Stith moved that the Board approve the remainder of the Consent Agenda. Reynard seconded the motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

**TABLE THE PUBLIC HEARING TO CONSIDER REZONING THE PROPOSED GENESIS HEALTH CLUB PLANNED UNIT DEVELOPMENT (PUD), GENERALLY LOCATED 350 FEET WEST OF THE INTERSECTION OF SETH CHILD ROAD (K-113) AND ALLISON AVENUE, ON THE NORTH SIDE OF ALLISON AVENUE, FROM PUD, FLINT HILLS HOSPITALITY COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO PUD, GENESIS HEALTH CLUB PLANNED UNIT DEVELOPMENT. (APPLICANT/OWNERS: SCHWAB-EATON, P.A. – LEON BROWN ON BEHALF OF THE OWNER, GENESIS HEALTH CLUBS – RODNEY STEVEN)**

Bunger indicated that the applicant has withdrawn the application from consideration.

**REMOVE FROM THE TABLE AND CONDUCT A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED PRELIMINARY DEVELOPMENT PLAN FOR THE K-STATE CREDIT UNION PUD, AN APPROXIMATE 1.3 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF THE INTERSECTION OF MCCULLOUGH PLACE AND MCCALL ROAD FROM I-2, INDUSTRIAL PARK DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT. (SMH CONSULTANTS, JEFF HANCOCK ON BEHALF OF THEIR CLIENT, THE MCCALL PATTERN COMPANY, VINCE PLACEK, CFO)**

Reynard moved that the Board remove the item from the table. Anderson seconded the motion, which passed on a vote of 6-0.

Bunger presented the Staff Report with a recommendation of approval, with seven (7) conditions of approval.

Anderson asked if the only entrance would be on Krestchmer Drive.

Bunger said there would be access along Krestchmer Drive on the east and McCullough Place on the west.

Anderson asked if the proposed bank and the coffee shop were in the same building and if they shared drive-thru's.

Bunger said they were located within the same building with separate drive-thrus. The proposed coffee shop is a drive thru only.

Ball opened the public hearing.

Rich Seidler, Commercial Real Estate Services representing McCall Pattern said this was another infill project and recommended the Board follow staff's recommendation of

approval.

Anderson asked if this would replace an existing location of Kansas State Credit Union or be a third site.

Seidler said it would be a third location for the business.

Ball closed the public hearing.

Stith asked if the coffee shop was unsuccessful and closed, would the applicant need to return for a second approval by the Planning Board.

Bunger said most likely not, unless the use of that window drastically changed.

Stith asked if bike racks were a condition of approval.

Bunger said city standards do not require them; however the sidewalk is designed for both walking and biking.

Anderson commented that the bikes from the bike share program do reach that area of town and a bike rack should be put in by the owner.

The Board discussed recommending the addition of a bike rack to the PUD's Final Development Plan, as an eighth condition of approval.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of K-State Credit Union Commercial PUD from I-2, Industrial Park District, to PUD, Commercial Planned Unit Development District, based on the findings in the Staff Report, with the seven (7) conditions recommended by City Administration and with an eighth (8) condition, as follows:

1. Permitted uses shall include banks, financial institutions, professional offices and the accessory coffee shop.
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. Light poles shall be provided as described in the application documents and shall be full cutoff design. Building lighting shall not cast direct light onto public or private streets or adjacent property and shall be full cut-off design.
5. Signage for shall be constructed as proposed consisting of wall signs and pylon signs.
6. Temporary banner signs should be limited to no more than two (2) banner signs. Exempt signage shall include signage described in Article VI, Section 6-102 (A)(2)(a), (b), (c), (e), (h), (i), (j), (k), (l), and (m) of the Manhattan Zoning Regulations.

7. The proposed travel easement through the McCall Pattern Company parking lot shall be created with the Final Development Plan and Final Plat.
8. A bicycle rack shall be added to the site as shown on the Final Development Plan.

Reynard seconded the motion.

Ball asked the applicant about the additional condition for a bike rack.

Kyle Edwards representing the applicant said they had no objection to the bike rack.

Ball called for the vote on the motion, which passed 6-0.

**REMOVE FROM THE TABLE AND CONDUCT A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED MP ADDITION, AN APPROXIMATE 22.9 ACRE TRACT OF LAND, GENERALLY LOCATED EAST OF THE INTERSECTION OF MCCULLOUGH PLACE AND MCCALL ROAD. THE PROPOSED SUBDIVISION IS TO CONSIST OF A COMMERCIAL LOT AND AN INDUSTRIAL LOT. (SMH CONSULTANTS, JEFF HANCOCK ON BEHALF OF THEIR CLIENT, THE MCCALL PATTERN COMPANY, VINCE PLACEK, CFO)**

Stith moved that the Board remove the item from the table. Anderson seconded the motion, which passed on a vote of 6-0.

Bunger presented the Staff Report with a recommendation of approval with the following condition:

1. The street names for the proposed travel easement shall be approved by the Riley County Emergency Management Department and Manhattan Fire Department before the Final Plat is approved.

Ball opened the public hearing.

Stith moved that the Planning Board recommend approval of the Preliminary Plat of MP Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations with the one (1) condition of approval recommended by City Staff.

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

**A PUBLIC HEARING TO CONSIDER THE REZONING OF LEDGESTONE RIDGE ADDITION, AN APPROXIMATE 38.1 ACRE TRACT OF LAND, GENERALLY LOCATED 550 FEET EAST OF THE INTERSECTION SCENIC DRIVE AND THE FUTURE EXPANSION OF MILLER PARKWAY FROM INDEPENDENCE PLACE RESIDENTIAL PLANNED UNIT DEVELOPMENT AND R-3/AO, MULTIPLE-FAMILY RESIDENTIAL DISTRICT WITH**

**AIRPORT OVERLAY DISTRICT, TO C-2/AO, NEIGHBORHOOD SHOPPING DISTRICT WITH AIRPORT OVERLAY DISTRICT, AND R/AO, SINGLE-FAMILY RESIDENTIAL DISTRICT WITH AIRPORT OVERLAY DISTRICT. (APPLICANT/OWNER: STONE POINTE LAND CO, LLC – TIM SCHULTZ)**

**A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED LEDGESTONE RIDGE ADDITION, AN APPROXIMATE 42 ACRE TRACT OF GENERALLY LOCATED 550 FEET EAST OF THE INTERSECTION SCENIC DRIVE AND THE FUTURE EXPANSION OF MILLER PARKWAY. THE SUBDIVISION IS PROPOSED TO CONSIST OF 36 SINGLE-FAMILY LOTS AND 2 COMMERCIAL LOTS. (APPLICANT/OWNER: STONE POINTE LAND CO, LLC – TIM SCHULTZ)**

Bunger presented the Staff Reports on both items with a recommendation of approval for the rezonings and approval with the following two conditions for the Preliminary Plat;

1. Rezoning of Ledgestone Ridge shall be approved.
2. The proposed off-site detention basin to the east of the Preliminary Plat site shall be constructed, as proposed, with the public improvements for the Ledgestone Ridge subdivision. The detention basin shall be located in a drainage easement and natural ravine, as shown on the Preliminary Plat

Stith asked about the topography of the conservation and pedestrian easement along the east side of the development and if fences had to be outside the easement

Bunger said the developer is currently working with the Parks and Recreation Department to design and lay out the trail to make it more reasonably walkable. He said fences would need to be located outside of the pedestrian/conservation easements.

Stith asked about the grade of the proposed street.

Bunger said it would most likely be regarded from the existing conditions along the ridgeline, with walkout basements on the backside of the lots.

Stith asked if there was to be a sidewalk on the west side of the proposed cul-de-sac and north side of Miller Parkway

Bunger said that was correct and there will also be a sidewalks and a bike lane along both sides of Miller Parkway.

Stith asked if the volume of traffic along Miller Parkway would require turning lanes.

Bunger said Miller Parkway was designed with the idea the area would include commercial and the higher density Independence Place PUD that was never built. With the reduction in residential densities it would not require additional traffic modifications.

Anderson asked if access to the commercial area could be accessed via Ledgestone and Miller Parkway, with the addition of a traffic signal at the intersection of Miller Parkway and Scenic Drive.

Bunger said that was correct with the condition that there be some access improvements along Ledgestone and turn lanes on Scenic Drive.

Hageman asked if this development would extend Miller Parkway all the way to Scenic Drive and create the intersection.

Bunger said there is a petition for a Benefit District to be created for the development of Miller Parkway, separate from the development which will connect the parkway to Scenic Drive.

Hageman asked about the east end of Hunter Drive with the proposed turnaround area and the steepness of the hill.

Bunger explained the two options that the Public Works Department and the applicant are considering on Hunter Drive, either a temporary cul-de-sac bulb, or a hammer head turn-around.

Stith asked how the requirement for construction of the detention pond to the east would be implemented.

Bunger said it is noted on the Preliminary Plat and is a condition of approval. While it is on a different property, it is owned by the same applicant and is a conditional of approval tied to the Final Plat and the public improvements of the development.

Ball opened the public hearing.

Ben Stark, 5309 Stonecrest Drive, asked about drainage from the development and if there was any intention to grade the areas so they flow to the west and east sides, rather than northward to the existing homes backing up to the proposed lots. He indicated he had basement flooding from runoff coming down the hill entering his window wells. He was making modifications to his yard and put in sump pumps, but wanted to know what this development could do to improve the situation.

Greg Fief, Schwab Eaton, representing the applicant clarified several previously discussed issues. He said there is an existing detention basin at the northeast end of the development and addressing Stark's concern, Fief said the grading of the street would be designed to divert runoff to this existing basin, as well as an inlet at the end of the cul-de-sac, which will flow to the basin. There would also be another basin constructed along the southwest side of the development. In regards to the street grade, it will be lower than 10% allowed by city standards, at 8%.

Reynard asked about drainage issues on proposed Lot 17 affecting the existing homes to

the north, and if the existing swale behind the homes is not working.

Fief said he thought the intent of that earlier swale was to direct drainage to easements between lots that would minimize the flooding impact on the homes.

Anderson asked Bunger if there was an opportunity to mitigate the problem through this process.

Bunger recommended a condition for the Preliminary Plat that the applicant and the consultants find a solution to the drainage issues to be presented with the Final Plat to be agreed upon by the developer and the property owners.

Ball closed the public hearing.

Stith made a motion that the Planning Board recommend approval of the proposed rezoning of Ledgestone Ridge from PUD/AO Independence Place Residential Planned Unit Development with Airport Overlay District and R-3/AO, Multiple-Family Residential District with Airport Overlay District, to C-2/AO, Neighborhood Shopping District with Airport Overlay District, and R/AO, Single-Family Residential District with Airport Overlay District, based on the findings in the Staff Report.

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

Stith made a motion that the Planning Board recommend approval of the Preliminary Plat of the proposed Ledgestone Ridge Addition based on conformance with the Manhattan Urban Area Subdivision Regulations with the two (2) conditions of approval outlined by City Staff and with the additional condition that the developer work with the property owners to the north to mitigate drainage runoff towards the existing subdivision to the north.

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

Anderson suggested Mr. Stark contact the City to keep track of the progress to address his concerns.

Bunger said the City Engineer and Public Works Department would work with applicant and his consultant and the adjacent homeowners to address the issue.

### **REPORTS AND COMMENTS BY BOARD MEMBERS**

Anderson asked about the development of benches and shelters along bus stops on permanent routes.

Stith said it was being included in multi-modal study examining transportation services. There are no plans to install benches or shelters at bus stops until that study is completed. Stith estimated that would take about a year and then there would be FTA funds that could become available.

Anderson asked if there were any plans to do it before a year and Stith said there were some options that other cities have utilized, but the issue would be to not make something permanent that would be changed shortly.

Ball adjourned the meeting.

Respectfully submitted,

Amelia Lewis, Planning Intern