

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
December 5, 2016
7:00 p.m.

MEMBERS PRESENT: Neil Parikh, Chairperson; Debbie Nuss, Vice-Chairperson; Gary Stith; Jerry Reynard; Phil Anderson; Ken Ebert; John Ball

MEMBERS ABSENT: None

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunger, Senior Planner; John Adam, Senior Planner

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE NOVEMBER 21, 2016, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Debbie Nuss moved that the Board approve the Consent Agenda. Jerry Reynard seconded the motion, which passed on a vote of 5–0–2 with Parikh and Stith abstaining.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER ANNEXATION OF THE PROPOSED HIGHLANDS AT GRAND MERE, A 64.19-ACRE TRACT OF LAND, GENERALLY LOCATED TO THE NORTH OF THE DEAD END OF GRAND MÈRE PARKWAY (APPLICANT/ OWNER: LO LAND COMPANY, LLC AND SCHULTZ CONSTRUCTION, TIM SCHULTZ).

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE HIGHLANDS AT GRAND MERE, A 64-19-ACRE TRACT OF LAND, GENERALLY LOCATED TO THE NORTH OF THE DEAD END OF GRAND MERE PARKWAY FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND R-2, TWO-FAMILY RESIDENTIAL DISTRICT (APPLICANT/ OWNER: LO LAND COMPANY, LLC AND SCHULTZ CONSTRUCTION, TIM SCHULTZ).

Bunger presented the staff report on both items. He noted that a preliminary plat had not been submitted with the annexation and rezoning application. He described the tract at

the northeast extremity of the City as open rangeland bordered along its northern edge by the headwaters of Little Kitten Creek. Adjacent along the south are single-family subdivisions, including Muirfield, Baltusrol Addition, Hartford Hills, and the Colbert Hills golf course. To east is an unincorporated large-lot rural subdivision. To the north is Kansas State University agricultural land. The Comprehensive Plan shows the site as Residential Medium/High (11–19 DUs/net acre). The proposed rezoning to R-1 and R-2 would result in approximately 6.5 dwelling units per net acre and up to 11.5 DUs per net acre, respectively. The Grand Mere master plan map shows the area to be used for an elder care facility, but the applicant is deviating from that because there is no market for it. The site can be served by public utilities. Staff finds the request is generally conforms to the Comprehensive Plan and recommends approval based on findings in the staff reports. If the Board recommends approval tonight it will go the City Commission in two weeks for first reading.

Ebert asked where the site was in relation to the northern limit of the Grand Mere master plan. Bunger indicated that the triangular lot to the northeast was the limit. Ebert asked for confirmation that Grand Mere Parkway was supposed to connect to Marlatt Avenue eventually. Bunger confirmed. Stith asked where Hartford Hills was in relation. Bunger replied that it lay directly west.

Parikh opened the public hearing.

Tim Schultz, Schultz Construction, 4345 Rory Circle, reported that there will be nearly 100 lots, 24 of which (48 units) will be on the R-2 portion (resulting in less than two dwelling units per gross acre).

Nuss asked why there would be no senior housing when the recent Community Needs Assessment showed a high need for it. Schultz said that they are building for empty-nesters: a maintenance-friendly development much like Stone Valley.

Ebert asked what the eventual fate of the triangular lot to the northeast was. Schultz reported that it is owned by the Vanier's; they tried to buy it along with the site before the Board.

Parikh closed the public hearing.

Stith moved that the Planning Board recommend approval of the proposed annexation based on conformance with the Future Land Use Map of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, the Growth Vision, and the Capital Improvements Program. Nuss seconded. Motion passed 7–0.

Stith moved that the Planning Board recommend approval of the proposed rezoning to R-1 and R-2, based on the findings in the Staff Report. Reynard seconded. Motion passed 7–0.

A PUBLIC HEARING TO AMEND THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN. THE PROPOSED AMENDMENT IS TO ADOPT AND INCORPORATE BY REFERENCE THE PROPOSED BIG BLUE AND KANSAS RIVERS FLOODPLAIN MANAGEMENT PLAN AS A PART OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN. (APPLICANT: CITY OF MANHATTAN)

Bunger reported that this plan had been in development for a number of years, and was a coordinated effort between the U.S. Army Corps of Engineers, Riley County, Pottawatomie County, and the City of Manhattan, and other agencies.

The proposed Management Plan analyzes the flood risks and constraints on the Big Blue and Kansas Rivers and its various tributaries, summarizes the efforts of the project's Technical Advisory Group and Public Action Working Group, including its goals and objectives, evaluates a wide variety of strategies and tools to minimize the flood risks, and establishes a list of action items to be taken by the City, Pottawatomie County, and Riley County.

Stith asked if Pottawatomie County had a Certified Floodplain Manager. Bunger confirmed they do.

Anderson asked about how the levee improvements affected the risk areas. Bunger replied that it was a two-part process: first, the Corps certified that the levee was sound and two feet above the base flood elevation, thus everything inside the levee is shown to be a low- to moderate-risk floodplain; second, the levee was not built to the 300-year flood level mandated by Congress, so the Corps will begin designing the project to raise the levee over time. Anderson asked if the levee would have protected against the 1951 flood. Bunger said that question had never been researched.

Anderson noted that part of the problem in flood prone areas inside of the levee was the issue of getting the water out of the protected area. He asked if anything was being considered to correct this issue. Bunger said Public Works has completed a central basin study: they know what needs to be done, they just need the money to do it.

Anderson asked if there were a relocation strategy for hazardous material producers in the floodplain. Bunger replied no, but if the levee holds the ones inside the City should be protected.

Ebert asked if building the levee to a 300-year level carried any implication for storm-water management. Bunger said that Manhattan already has higher-than-normal standards for flood protection, but there is no plan to increase those still further.

Reynard asked how far north of Tuttle Creek Reservoir the Corps does mitigation to slow down flood waters. Bunger said the dam on the reservoir was the only control. Reynard asked how far to the east does the Management Plan cover? Bunger said to area around the confluence of the Big Blue and Kansas Rivers.

Parikh opened the public hearing.

No one spoke.

Parikh closed the public hearing.

Stith moved to approve Resolution no. 120516-A, amending the Manhattan Urban Area Comprehensive Plan by adopting and incorporating by reference the Big Blue and Kansas Rivers Floodplain Management Plan, dated November 15, 2016 , and incorporating the necessary citation in Chapter 4, as proposed; and to forward a recommendation of approval to the City Commission. Reynard seconded. Motion passed 7–0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell noted that he had handed out the upcoming schedule, noting that the January 5, 2017 meeting will probably be cancelled.

Stith reported that the Flint Hills Regional Council kicked off a new Joint Land Use Study (JLUS) process. The first was done in 2005, but a number of conditions have changed significantly at Fort Riley since then, necessitating this update. The purpose of the JLUS is to ensure compatibility between growth and the activities of the Fort. The process should be complete by the end of June 2017.

Ebert commented that the Festival of Lights has been a surprising success story and is a real asset to the community.

Respectfully submitted,

John Adam, Senior Planner