

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, April 17, 2006**  
**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; Jeremy Frazzell, Planner; Cam Moeller, Planner; Rob Ott, Assistant Director of Public Works.

**YOUTH IN GOVERNMENT:** Felix Wang.

**OPEN PUBLIC COMMENTS**

Pepperd welcomed Mr. Wang, Youth In Government participant. Wang introduced himself as a junior at Manhattan High School.

Pepperd closed Public Comments.

**CONSENT AGENDA**

- 1. APPROVE THE MINUTES OF THE APRIL 3, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

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

**GENERAL AGENDA**

- 1. A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED KIMBALL TOWNHOMES ADDITION, AN APPROXIMATE TWELVE (12) ACRE TRACT OF LAND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND ANDERSON AVENUE. THE PROPOSED SUBDIVISION WILL CREATE 20 TWO-FAMILY RESIDENTIAL LOTS AND ONE (1) NEIGHBORHOOD COMMERCIAL LOT. (OWNERS: BAYER CONSTRUCTION COMPANY INC. AND TILLMAN PARTNERS LP/APPLICANT: BAYER CONSTRUCTION COMPANY INC)**

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

Zilkie presented the Staff Report, recommending approval with conditions.

Ham asked whether there is enough right-of-way width to four-lane Kimball Avenue in the future. Ott said it is wide enough.

Ott said there will be a right-in/right-out into Lot 21 of Kimball Townhomes. Ott explained that the location of the intersection of Newfoundland Drive and Kimball Avenue is satisfactory. Ott also said the proposal meets SWMMP storm water requirements.

Pepperd asked how the commercial area ties into Four Winds development. Zilkie said the commercial area abuts the Four Winds commercial area. The Four Winds commercial lot will require a PUD amendment.

Pepperd opened the public hearing.

Neil Horton, Bayer Construction and applicant, said the topography made it a challenging site. Horton offered to answer any questions.

Watts asked about the neighborhood meeting with residents of Wyndham Heights. Horton said they held two neighborhood meetings with generally positive feedback and no negative comments.

No one else spoke and Pepperd closed the public hearing.

Watts moved that the Board approve the Preliminary Plat of the Kimball Townhomes Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the following condition applicable to the Preliminary Plat:

1. A 30 foot wide access point shall be permitted for proposed Lot 21 to Kimball Avenue along the southern boundary of the lot and the access point shall be limited to a right in/ right out only condition.

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

2. **CONSIDER THE HE ANNEXATION OF THE PROPOSED STONE POINTE ADDITION, AN APPROXIMATE 78 ACRE TRACT OF LAND, GENERALLY LOCATED SOUTH AND WEST OF WILDCAT CREEK, ANNEBERG PARK AND PEBBLEBROOK APARTMENTS, AND EAST OF SCENIC DRIVE AND THE HIGHLAND MEADOWS SUBDIVISION. (OWNERS/APPLICANTS: STONE CREST LAND COMPANY, LLC – ROGER SCHULTZ; G. REX STONE TRUST AND SHIRLEY L. STONE TRUST – SHIRLEY L. STONE)**

**3. PUBLIC HEARING TO CONSIDER THE REZONING OF THREE (3) TRACTS OF LAND IN THE PROPOSED STONE POINTE ADDITION, GENERALLY LOCATED SOUTH AND WEST OF WILDCAT CREEK, ANNEBERG PARK AND PEBBLEBROOK APARTMENTS, AND EAST OF SCENIC DRIVE AND THE HIGHLAND MEADOWS SUBDIVISION, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH AO, AIRPORT OVERLAY DISTRICT; R-2, TWO-FAMILY RESIDENTIAL DISTRICT; AND, R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT. (OWNERS: STONE CREST LAND COMPANY, LLC; G. REX STONE TRUST AND SHIRLEY L. STONE TRUST/APPLICANT: STONE CREST LAND COMPANY, LLC-ROGER SCHULTZ)**

Hill stepped down to avoid a probable conflict of interest.

Zilkie presented the Staff Reports for the proposed annexation and rezoning of Stone Pointe Addition, recommending approval of each item.

Toy asked about the percentage of the property within floodplain. Zilkie showed an aerial map and estimated that roughly 20 percent of the site is within floodplain. Zilkie said a portion of that area is buildable.

Pepperd asked about the road that leads towards Anneberg Park. Zilkie said the applicant could explain the intent of that road, but it was his understanding that it will provide access to farmland.

Pepperd opened the Public Hearing.

Roger Schultz, applicant, said the area will be similar to Highland Meadows in terms of the types of housing provided. He said there will be quite a few duplex lots for affordable housing. Schultz said a substantial amount of land is within the floodplain, approximately fifteen percent. Schultz said they are applying to fill the flood fringe. He explained that they are trading land with Anneberg Park, and are making provisions for a pedestrian bridge across Wildcat Creek to the Park. The payment for the bridge has not been worked out yet. In response to Pepperd's earlier question about the road leading towards Anneberg Park, Schultz explained that the road dead ends into an area of about six or seven acres that will continue to be farmed.

Wang asked about impacts of the development on Anneberg Park. Schultz discussed the pedestrian trail connection to the park and noted that they will be trading a "treed" area to be added to the park.

Pepperd closed the Public Hearing with no one else speaking.

Toy moved that the Board recommend approval of the annexation of the proposed Stone Pointe Addition, based on conformance with the Comprehensive Plan for the

Manhattan Urban Area, the Growth Vision, and the Capital Improvements Program (CIP).

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

Ham moved that the Board recommend approval of the rezoning of the proposed Stone Pointe Addition from County G-1, General Agricultural District, to R-1, Single-Family Residential District with AO, Airport Overlay District; R-2, Two-Family Residential District; and, R-3, Multiple-Family Residential District, based on the findings in the Staff Report.

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

**4. UPDATE ON THE MANHATTAN REGIONAL AIRPORT NOISE CONTOUR STUDY.**

Hill rejoined the Board.

Cattell provided an update on the Manhattan Regional Airport Noise Contour Study and answered questions from the Board.

**5. REPORTS AND COMMENTS BY BOARD MEMBERS**

There were no reports or comments.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II