



MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, JULY 11, 2017
7:15 P.M.

The Special Meeting of the City Commission was held at 7:15 p.m. in the City Commission Room, immediately following a brief recess after a City Commission Work Session that was held at 5:00 p.m. in the City Commission Room. Mayor Usha Reddi and Commissioners Linda Morse, Michael L. Dodson, Wynn Butler, and Karen McCulloh were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Kiel Mangus, City Attorney Katharine Jackson, City Clerk Gary S. Fees, 11 staff, and approximately 30 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Reddi led the Commission in the Pledge of Allegiance.

PROCLAMATIONS

Mayor Reddi proclaimed July 2017, *Parks and Recreation Month*. Edward Eastes, Director of Parks and Recreation; Randi Clifford, Superintendent of Recreation; Casey Smithson, Superintendent of Parks; and Melissa Kirkwood, Community Relations Officer, City of Manhattan; and Ed Klimek, Chair, and Brian Thomason, member, Parks and Recreation Advisory Board, were present to receive the proclamation.

PUBLIC COMMENTS

Mayor Reddi opened the public comments.

Kerri Winter, Vice President and General Manager, Florence Corporation, provided the Commission with background information about their company and stated that they employ over 300 employees in the Manhattan Business Park. She commented about the relocation

PUBLIC COMMENTS (CONTINUED)

of their company from Chicago, Illinois, to Manhattan and the economic development package that was provided as well as considerations in relocating to a new community. She stressed the importance of the availability of economic development funds for new jobs and encouraged the Commission to set aside economic development funds for the future.

Commissioner McCulloh mentioned the need for childcare in the community. She asked that Florence Corporation look into that as part of their program for employees.

Hearing no other comments, Mayor Reddi closed the public comments.

COMMISSIONER COMMENTS

Commissioner McCulloh stated that it is great to see the large number of people using the pools during the hot weather.

Commission Morse informed the community that she attended a meeting at the Riley County Seniors' Service Center and they indicated that they have box fans available for those suffering from the heat.

Mayor Reddi stated that online registration and enrollment for USD 383 has started and encouraged people to take advantage of it.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Special City Commission Meeting held Tuesday, June 13, 2017, and the Regular City Commission Meeting held Tuesday, June 20, 2017.

CLAIMS REGISTER NO. 2855

The Commission approved Claims Register No. 2855 authorizing and approving the payment of claims from June 4, 2017, to July 3, 2017, in the amount of \$4,031,464.70.

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 7298 – ANNEX – FIRST CHRISTIAN CHURCH

The Commission approved Ordinance No. 7298 annexing the First Christian Church property in Grand Mere, a 6.96-acre tract of land generally located to the west of Grand Mere Parkway at the intersection of Grand Mere Parkway and Grand Champion Drive, based on conformance with the Manhattan Urban Area Comprehensive Plan, the Growth Vision, and the Capital Improvements Program.

ORDINANCE NO. 7299 – REZONE – FIRST CHRISTIAN CHURCH

The Commission approved Ordinance No. 7299 rezoning the First Christian Church property in Grand Mere from Riley County Residential Planned Unit Development District to R-1, Single-Family Residential District, based on the findings in the Staff Report (*See Attachment No. 1*) and the recommendation of the Planning Board.

ORDINANCE NO. 7300 – REZONE – 1320 SHARINGBROOK DRIVE (R TO BODY FIRST PUD); AMEND – BODY FIRST WELLNESS AND RECREATION CENTER PUD

The Commission approved Ordinance No. 7300 rezoning a portion of 1320 Sharingbrook Drive from R, Single-Family Residential District, to Body First PUD, Commercial Planned Unit Development, and amending Ordinance No. 7060 for Body First Wellness and Recreation Center PUD based on findings in the Staff Report (*See Attachment No. 2*), with the six (6) conditions.

FINAL PLAT – SHARINGBROOK RESIDENTIAL ADDITION, UNIT TWO

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Sharingbrook Residential Addition, Unit Two, generally located to the east of Sharingbrook Drive and west of the intersection of Hudson Avenue and Claflin Road, based on conformance with the Manhattan Urban Area Subdivision Regulations.

FIRST READING – AMEND – NO PARKING ANYTIME

The Commission approved first reading of an ordinance amending Section 31-54 of the Code of Ordinances to include additional “No Parking Anytime” in the new subdivisions and along Charles Little Road (west side from Tecumseh Road to just north of Tecumseh Road) and Wharton Manor Road (both sides), and amending Grandview Drive (moved from south side to north side).

FIRST READING – AMEND – PARKING PERMIT DISTRICTS

The Commission approved first reading of an ordinance amending Section 31-129 “Parking Permit Districts” of the Code of Ordinances by adding Harris Avenue (Anderson Avenue to Hunting Avenue) to the Red Zone and amending Grandview Drive (moved from north side to south side from Sunset Avenue to near Wickham Road) in the Yellow Zone.

CONSENT AGENDA (CONTINUED)

FIRST READING – AMEND – 2016 STANDARD TRAFFIC ORDINANCE

The Commission approved first reading of an ordinance amending the provisions of the 2016 Standard Traffic Ordinance for Kansas Cities relating to increasing fines (from \$10 to \$30) for seat belt violations.

* **NEGOTIATE CONTRACT – PROFESSIONAL SERVICES – SOUTH EAST NEIGHBORHOOD RECREATION CENTER**

The Commission accepted the recommendation from the Selection Committee; and authorized City Administration to negotiate a Contract and Scope of Services with Bruce McMillan Architects, of Manhattan, Kansas, for professional services related to producing final designs and conducting construction administration activities for the South East Neighborhood Recreation Center.

* **AGREEMENT – DESIGN/BUILD – CICO TANK LANDSCAPE IMPROVEMENTS (WA1705, CIP #WA151P)**

Ron Fehr, City Manager, responded to questions from the Commission. He provided background information on the item and stated that the tank was first constructed in the middle of a pasture and now has urban residential around it.

Rob Ott, Director of Public Works, stated this was a citizen request item to address concerns of the neighborhood.

The Commission accepted the recommendation of the Selection Committee; authorized City Administration to negotiate and finalize a design-build Agreement for an amount not to exceed \$54,000.00; and authorized the Mayor and City Clerk to execute the Agreement with Garibay Lawn Care & Landscaping, of Manhattan, Kansas, for the CiCo Tank Landscape Improvements (WA1705, CIP #WA151P) project.

AGREEMENT – PROFESSIONAL SERVICES – SUNSET ZOO MASTER PLAN AND STRATEGIC PLAN (CIP #SZ025P)

The Commission authorized the Mayor and City Clerk to execute an Agreement, in an amount not to exceed \$85,000.00, with GLMV Architecture, of Wichita, Kansas, for master plan and strategic plan services for the Sunset Zoo (CIP #SZ025P).

* **CONTRACT – CASEMENT INTERCEPTOR INSPECTION AND CLEANING PROJECT (SS1706, CIP #WW142P)**

Ron Fehr, City Manager, provided additional information on the item.

Rob Ott, Director of Public Works, responded to questions from the Commission regarding the project.

CONSENT AGENDA (CONTINUED)

* **CONTRACT – CASEMENT INTERCEPTOR INSPECTION AND CLEANING PROJECT (SS1706, CIP #WW142P) (CONTINUED)**

The Commission awarded and authorized the Mayor and City Clerk to execute a contract in the amount of \$56,773.70 (Base Bid in the amount of \$26,963.70 plus Alternate No. 1B in the amount of \$29,810.00) with Mayer Specialty Services, of Goddard, Kansas, for the Casement Interceptor Inspection and Cleaning Project (SS1706, CIP#WW142P).

* **AMENDMENT – AIRPORT FARM LEASE**

The Commission authorized the Mayor and City Clerk to execute an Amendment to the Farm Lease with Dibben Land & Cattle, Inc., of Junction City, Kansas, adjusting the amount of tillable acres from 375 acres to 358 acres and allowing an additional 39 acres to be attempted to be farmed, and setting the annual rent for each parcel at the Manhattan Regional Airport and Manhattan Business Park.

* **LEASE AGREEMENT – AIRPORT AUTOMOBILE RENTAL CONCESSION**

The Commission authorized the Mayor and City Clerk to execute an Automobile Rental Concession Lease Agreement with EAN Holdings, LLC, dba Enterprise Rent-A-Car, National Car Rental, and Alamo Rent-A-Car, at the Manhattan Regional Airport.

ASSIGNMENT OF ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT – K-STATE FOUNDATION PHASE II BUILDING

The Commission approved the assignment of the current Economic Development Incentive Agreement for the K-State Foundation Phase II Building to 1880 Kimball, LLC, a solely-owned K-State Foundation entity.

BOARD APPOINTMENTS

The Commission approved the following appointments by Mayor Reddi to various boards and committees of the City.

Airport Advisory Board

Re-appointment of Doug Volgelsang, 102 North Ritter Road, Junction City, to a three-year Junction City term. Mr. Volgelsang's term begins immediately and will expire June 26, 2020.

Partner City Advisory Committee

Re-appointment of Ed Klimek, 2928 Gary Avenue, to a three-year term. Mr. Klimek's term will begin September 1, 2017, and will expire August 31, 2020.

CONSENT AGENDA (CONTINUED)

BOARD APPOINTMENTS (CONTINUED)

Social Services Advisory Board

Re-appointment of Stan Ward, 1828 Virginia Drive, to a three-year term. Mr. Ward's term begins immediately and will expire June 30, 2020.

Re-appointment of Jerred McKee, 1620 McCain Lane, Apartment 11, to a three-year term. Mr. McKee's term begins immediately and will expire June 30, 2020.

Appointment of Sarah Hoyt, 809 Houston Street, to a three-year term. Ms. Hoyt's term begins immediately and will expire June 30, 2020.

Mayor Reddi opened the public comments.

Hearing no comments, Mayor Reddi closed the public comments.

After discussion and comments from the Commission, Commissioner McCulloh moved to approve the consent agenda. Commissioner Dodson seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

PUBLIC HEARING - 1100 BLOCK ALLEY IMPROVEMENT BETWEEN RATONE STREET AND BERTRAND STREET (ST1712)

Rob Ott, Director of Public Works, presented background information and an overview of the item. He highlighted the Multi-Family Redevelopment Overlay (M-FRO) District, discussed the proposed 1100 block alley improvement and alley rankings, outlined the general nature of the proposed improvement, provided estimated costs and apportionment of costs, and highlighted the proposed Resolution and recommendation from City Administration. He then responded to questions from the Commission regarding the process, future actions by the Commission, and highlighted a map showing the proposed improvement for the alley and storm sewer.

Mayor Reddi opened the public hearing.

Gene Warren, 2304 Cheryl Terrace, informed the Commission that he and his wife, Kim, own properties at 1106 Bertrand Street and 1209 N. 11th Street. He provided information on his properties and stated that it is becoming more difficult to rent properties east of campus.

GENERAL AGENDA (CONTINUED)

PUBLIC HEARING - 1100 BLOCK ALLEY IMPROVEMENT BETWEEN RATONE STREET AND BERTRAND STREET (ST1712) (CONTINUED)

He voiced opposition to the proposed alley improvement and benefit district as well as being charged by lot size when some same-sized lots have a higher density. He stated that if a concrete alley is a benefit to the city, then the city should pay for it. He also stated that a paved alley is not able to absorb runoff, will not increase his property, and the alley would still be serviceable if it is gravel.

Hearing no other comments, Mayor Reddi closed the public hearing.

Rob Ott, Director of Public Works, provided additional information on the item. He responded to questions regarding the maintenance of the alley, the storm sewer system and water run-off, and the volume of traffic at this location. He stated the alley identified is in the most need of being paved among the alleys in the M-FRO District.

Gene Warren, 2304 Cheryl Terrace, voiced concern with being charged per lot size when other same-sized lots have a higher density and a greater number of tenants. He said he may decide to build a larger apartment in the future, but for now, it is not fair.

Ron Fehr, City Manager, provided additional information on the item and clarification on the method of assessment.

After comments and discussion of the Commission, Rob Ott, Director of Public Works, responded to additional questions regarding the estimated or probable cost, benefit districts, and the bidding process.

RESOLUTION NO. 071117-A - AUTHORIZE CONSTRUCTION - 1100 BLOCK ALLEY IMPROVEMENT BETWEEN RATONE STREET AND BERTRAND STREET (ST1712)

After discussion and additional comments from the Commission, Commissioner Morse moved to approve Resolution No. 071117-A, making findings and establishing the parameters of the project, as set forth in the Notice, deeming the project advisable and authorizing construction of the improvements to 1100 Block Alley located between Ratone Street and Bertrand Street (ST1712). Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 5-0.

DISCUSSION ITEM: 2018 CITY BUDGET AND 2018-2022 CAPITAL IMPROVEMENTS PROGRAM

At 8:10 p.m., Mayor Reddi announced that the City Commission would continue discussions from the Work Session relating to the 2018 City Budget and 2018-2022 Capital Improvements Program.

GENERAL AGENDA (*CONTINUED*)

DISCUSSION ITEM: 2018 CITY BUDGET AND 2018-2022 CAPITAL IMPROVEMENTS PROGRAM (*CONTINUED*)

Hillary Badger, Assistant Director of Finance, presented an overview of the mill levy proposed for publication and highlighted alternatives for consideration for debt service on the Manhattan Conference Center. She responded to questions from the Commission on the City's cash reserves and recommended level of cash reserves. She also responded to questions from the Commission on increasing the percentage of the Transient Guest Tax.

Ron Fehr, City Manager, provided an overview of mill levy reductions as a result of prior City Commission Work Sessions. He also responded to questions from the Commission on the history and alternatives for debt service on the Manhattan Conference Center as well as the process to increase the current Transient Guest Tax percentage.

Jason Hilgers, Deputy City Manager, responded to questions from the Commission regarding the Conference Center and alternatives for debt service payments.

After comments and discussion of the Commission, Ron Fehr, City Manager, and Hillary Badger, Assistant Director of Finance, responded to questions from the Commission regarding carryover fund targets and fund reserves. They discussed the City's reliance on sales tax revenues and provided additional information on comments received with the City's Budget document regarding the level of current reserve amounts.

Hillary Badger, Assistant Director of Finance, informed the Commission that the publication of the 2018 Budget will also include amending the 2017 Budget for the new Street Maintenance Fund and General Improvement Fund for Municipal Court security improvements. She stated the Cost of Service Study Update will be presented at the July 25, 2017, City Commission Work Session. She also informed the Commission that the Public Hearing for the 2018 Budget will be August 1, 2017.

Ron Fehr, City Manager, responded to questions from the Commission regarding outside services and agencies. He also provided information on the utility reserves.

After additional comments and feedback from the Commission, Ron Fehr, City Manager, summarized that he heard a majority support for publishing a 2018 City Budget at a 0.5 or 0.4 mill levy increase over 2017 and will continue to look at other transfers and Capital Improvement Program (CIP) items. He stated that the Commission cannot go any higher, but can go lower. He informed the Commission that there will be another Work Session to further discuss the 2018 Budget and to review alternatives to fund the Manhattan Conference Center and considerations to increase the Transient Guest Tax. He stated the Work Session on July 25, 2017, will also include a Cost of Services presentation on stormwater, wastewater, and water.

ADJOURNMENT

At 8:55 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk

STAFF REPORT

ON AN APPLICATION TO REZONE PROPERTY

FROM: County PUD, Residential Planned Unit Development

TO: R-1, Single-Family Residential District

APPLICANT/OWNERS: First Christian Church (Disciples of Chris), Ben Duerfeldt

ADDRESS: 115 Courthouse Plaza

LEGAL DESCRIPTION: An unplatted tract of land in the Northeast Quarter of Section 4, Township 10 South, Range 7 East

LOCATION: generally located to the west of Grand Mere Parkway at the intersection of Grand Mere Parkway and Grand Champion Drive

AREA: 303,177 square feet (6.96 acres)

DATE OF NEIGHBORHOOD MEETING: April 6, 2017

DATE OF PUBLIC NOTICE PUBLICATION: May 15, 2017

DATE OF PUBLIC HEARING: PLANNING BOARD: June 5, 2017

CITY COMMISSION: June 20, 2017

THIRTEEN MATTERS TO BE CONSIDERED WHEN REZONING

1. EXISTING USE: Open rangeland

2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: The site is typical Flinthills landform consisting of open range land and wooded ravines. A ravine that runs from the west to the east dissects the site nearly in half. The area drains to the east toward the Colbert Hills Golf Course, which generally drains to Little Kitten Creek.

3. SURROUNDING LAND USE AND ZONING:

NORTH: Vacant land within Grand Mere Master Planned Community and Pinehurst Addition, a single-family and two-family neighborhood; County Residential Planned Unit Development and R-2, Two-Family Residential District.

Attachment No. 1

SOUTH: Vacant land within Grand Mere Master Planned Community, Congressional Addition, a single-family and multiple-family neighborhood, Bellerive Addition, a single-family, two-family and multiple-family neighborhood; County Residential Planned Unit Development, R-1, Single-Family Residential District, R-M, Four-Family Residential District, R-2 District and R-3, Multiple-Family Residential District.

EAST: Grand Mere Parkway, Grand Champions Addition, a single-family and multiple-family neighborhood, Vacant land within Grand Mere Master Planned Community and Colbert Hills Golf Course; R-3 District and R-S District.

WEST: Vacant land within Grand Mere Master Planned Community, Congressional Addition, a single-family and multiple-family neighborhood and Colbert Hills Golf Course; County Residential Planned Unit Development, R-1 District, R-M District and R-S District.

4. GENERAL NEIGHBORHOOD CHARACTER: The general character of the neighborhood is a mixture of the golf course, including the club house, established single-family homes and developing residential neighborhoods within the comprehensively planned neighborhood in the City.

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site was rezoned to County R-PUD in 1997. At the time of the rezoning, the golf course developer wanted assurance that when the golf course was annexed that a zoning, specifically the County R-PUD for the golf course, was attached. The rezoning to R-PUD was done primarily for the benefit of the golf course development. Those portions of Grand Mere that are not yet annexed remain County R-PUD. The current County R-PUD predated the Grand Mere Master Plan and the 2003 Manhattan Urban Area Comprehensive Plan, which currently designates the proposed development as Villas #3 (RLM). The Comprehensive Plan reflects that Grand Mere Master Plan's proposed land use. Development in Grand Mere is progressing to ensure attractive and orderly neighborhoods in response to changing market demand.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: Regardless of the proposed use by the applicant, the proposed rezoning request is compatible to surrounding properties. Other properties within the immediate area are zoned similarly or have a more intensive residential zoning classification that what is being proposed for the site. An increase in light, noise and traffic is expected, however these increases should cause minimal impact on the adjacent golf course, residential properties and open space within the Grand Mere Master Planned Community.

Attachment No. 1

The applicant held a neighborhood meeting on April 6, 2017. According to the meeting report, one neighbor attended the meeting. Their questions revolved around the exterior look of the proposed buildings.

7. CONFORMANCE WITH COMPREHENSIVE PLAN:

The site is shown on the Northwest Future Land Use of the Manhattan Area 2035 Comprehensive Plan as Residential Low/Medium Density. Applicable policies for the RLM designations (*in italics*) of the Comprehensive Plan include:

RLM-1: Characteristics

The Residential Low to Medium Density designation incorporates a range of single-family, single-family attached, duplex, and town homes, and in appropriate cases include complementary neighborhood-scale supporting land uses, such as retail, service commercial, and office uses in a planned neighborhood setting, provided they conform with policies for Neighborhood Commercial Centers. Small-scale multiple-family buildings and condominiums may be permissible as part of a planned unit development, or special mixed-use district, provided open space requirements are adequate to stay within desired densities.

RLM-2: Appropriate Density Range

Densities in the Residential Low to Medium Density designation range between less than one dwelling unit/acre up to 11 dwelling units per net acre.

RLM-3: Location

Residential Low to Medium Density neighborhoods typically should be located where they have convenient access to and are within walking distance to community facilities and services that will be needed by residents of the neighborhood, including parks, schools, shopping areas, transit and other community facilities. Where topographically feasible, neighborhoods should be bounded by major streets (arterials and/or collectors) with a direct connection to work, shopping, and recreational activities. The Residential Low to Medium Density designation includes most established neighborhoods outside of the core area as well as future residential growth areas to the west and east.

RLM-4: Variety of Housing Styles

To avoid monotonous streetscapes, the incorporation of a variety of architectural styles is strongly encouraged in all new development, particularly when a single housing type (e.g., detached single-family) is prevalent.

Grand Mere Community Master Plan

The Grand Mere Community Master Plan was originally adopted in April 2000 and is included as a specific Land Use Element of the current Comprehensive Plan adopted in 2003. The Grand Mere Plan is a more detailed level neighborhood plan for the entirety of Grand Mere. The Master Plan map shows the site to be Villas #3 (RLM).

Applicable policies (*in italics*) for Grand Mere, a Master Planned Golf Course Community include:

A. Residential Neighborhoods

The planning concept proposes a wide range of residential uses, with densities ranging from 1 to 20 dwelling units per acre (du/ac) within individual parcels. Generally, individual neighborhoods are envisioned as small enclaves in order to promote a mix of different product types, create intimate neighborhoods, and to build a strong community image from the project's onset. The key to a sustainable successful development is quality design and construction, and a variety of housing price points to attract a wide spectrum of residential consumers. Higher density residential, as well as small lot single-family opportunities are integrated into the community along Grand Mere Parkway, rather than isolated or located along the site's edges. While building a stronger new community, this concept also reduces impact on existing adjacent neighborhoods by focusing the traffic and circulation internally.

Villas (RLM)

The villa parcels are located in niches and high quality view areas along the parkway and within the development along the golf course. Villas are single family homes that provide an alternative to the maintenance requirements needed for a typical single family home. The villa concept is an upscale residential product that generally provides master bedroom on the first floor and expansion space either up or down for additional bedrooms or entertainment. Villa Homes Association dues create the revenue to provide maintenance for landscape, snow removal, and in some cases, maintenance of the home.

Golf Course Villas

As part of the Colbert Hills Golf Course Clubhouse complex, villas are planned along the 9th fairway. The villas would occur in a cluster of 10 units in one phase. These homes may be two attached single family dwellings with strong architectural theme and design controls in concert with the proposed golf clubhouse architecture. Private auto courts with off street parking will access the homes.

Grand Mere Villas

These villas will be attached and detached depending on the parcel and market demands. Two and three car garages would be provided. Each village will have its own theme signage and architectural design controls. The villages would be developed in phases of 5 – 15 acres.

As stated, the propose use is a church and a separate group day care center. The Grand Mere Community Master Plan does not describe these uses, in the “Community Concepts and Development Strategy” chapter of the master plan. By in large, the Master Plan focuses attention on residential neighborhoods, the golf course amenities, and the commercial nodes at Kimball Avenue/Grand Mere Parkway, Vanesta Drive/Kimball Avenue and the future northern section of the development near Marlatt Avenue.

The 2035 Comprehensive Plan RLM policies does allow for “*complementary neighborhood-scale supporting land uses,*” which would include a place of worship and a group day care center.

The proposed annexation of the Highlands at Grand Mere conforms to the policies of the Grand Mere Community Master Plan, and the Manhattan Urban Area Comprehensive Plan.

8. ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED:

- | | |
|------------------|--|
| August 7, 1997 | Riley County Commission approved Preliminary Development Plan of Colbert Hills and the Wildcat PUD. |
| August 14, 1997 | Riley County Commission approved Final Development Plan. |
| February 7, 2000 | Planning Board approves resolution adopting Grand Mere Community Master Plan and amendment of Comprehensive Land Use Plan. |
| March 7, 2000 | City Commission approved first reading of an ordinance adopting the Grand Mere Community Master Plan. |
| April, 2003 | Comprehensive Plan adopted. Grand Mere Community Master Plan adopted as a related plan and implementation document. |

The tract has remained vacant to date and was range land prior to development of the adjoining golf course and surrounding Grand Mere.

9. CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent and purpose of the Zoning Regulations is to protect the public health, safety, and general welfare; regulate the use of land and buildings within zoning districts to assure compatibility; and to protect property values.

The R-1, Single-Family Residential District is designed to provide a dwelling zone at a density no greater than one dwelling unit per 7,500 square feet. A church is a permitted use in the R-1 District, provided that the minimum lot area and setbacks are proposed for the non-residential use. Group day care centers are a Conditional Use, which requires approval by the Board of Zoning Appeals, following a public hearing.

No Preliminary Plat has been submitted at this time to subdivide the land. The proposed uses may not require subdivision of land. However, the established Zoning District regulations will be applied to any future Preliminary Plat.

10. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE THAT DENIAL OF THE REQUEST WOULD ACCOMPLISH, COMPARED WITH THE HARDSHIP IMPOSED UPON THE APPLICANT: There appears to be no gain to the public that denial would accomplish. The proposed rezoning conforms to the Comprehensive Plan and should not adversely impact adjacent property owners. It may be a hardship to the applicant if the rezoning is denied.

11. ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate public services, sanitary sewer, water, and public streets can be extended to serve the development. The details of public infrastructure needed to serve the site will be reviewed during future building permits or future Preliminary Plats if the land is subdivided.

12. OTHER APPLICABLE FACTORS: Fort Riley was notified of this rezoning, due to it being located in the Critical Area. The Fort encourages use of noise disclosure and noise reduction measures in homes, and to take into account potential effects of operational noise of the Fort on activities in the park. City Administration will provide the “Notice of Potential Impact” on building permits for this subdivision.

13. STAFF COMMENTS: City Administration recommends approval of the proposed rezoning of First Christian Church site in Grand Mere from Riley County PUD, Residential Planned Unit Development, to R-1, Single-Family Residential District, based on the findings in the Staff Report.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of First Christian Church site in Grand Mere from Riley County PUD, Residential Planned Unit Development, to R-1, Single-Family Residential District, stating the basis for such recommendation.
2. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
3. Table the proposed rezoning to a specific date, for specifically stated reasons.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of First Christian Church site in Grand Mere, generally located to the west of Grand Mere Parkway at the intersection of Grand Mere Parkway and Grand Champion Drive from Riley County PUD, Residential Planned Unit Development, to R-1, Single-Family Residential District, based on the findings in the Staff Report.

PREPARED BY: Chad Bunger, AICP, CFM, Assistant Director of Community Development

DATE: May 19, 2017

STAFF REPORT

APPLICATION TO REZONE PROPERTY TO PLANNED UNIT DEVELOPMENT DISTRICT AND AMEND ORDINANCE NO. 7060. THE AMENDMENT TO THE PLANNED UNIT DEVELOPMENT IS IN THE FORM OF A FINAL DEVELOPMENT PLAN.

BACKGROUND

FROM: R, Single-Family Residential District

TO: Body First PUD, Commercial Planned Unit Development

OWNERS: Body First Wellness and Recreation Center, Doug Sellers

APPLICANTS: Body First Wellness and Recreation Center, Doug Sellers
Karen Wall Trust, Karen Wall
Sharingbrook Homeowners Association

DATE OF NEIGHBORHOOD MEETING: March 16, 2017

DATE OF PUBLIC NOTICE PUBLICATION: May 15, 2017

DATE OF PUBLIC HEARING: PLANNING BOARD: June 5, 2017
CITY COMMISSION: June 20, 2017

This item was tabled at the May 15, 2017 Manhattan Urban Area Planning Board meeting due to an error in the legal notice to property owners. The rezoning and PUD Amendment request was re-advertised for the June 5, 2017 meeting.

LEGAL DESCRIPTION: Lot 9, Sharingbrook Residential Addition, Unit Two and a two unplatted tracts in Section 10, Township 10 South, Range 07 East.

LOCATION: Rezoning is generally located at the rear of the property at 1320 Sharingbrook Drive and an unplatted tract of land dedicated as a private pedestrian easement. This unplatted tract is generally located to the north of the PUD site. The PUD Amendment is for the property at 3615 Hudson Avenue.

AREA: 0.95 acres is to be rezoned. The entire site will be 6.53 acres following the PUD Amendment and Final Plat.

Attachment No. 2

PROPOSED USES: Existing single-family dwelling at 1320 Sharingbrook Drive
Existing health and fitness center with a proposed building addition

EXISTING PUD

Ordinance No. 7060 established the Body First Wellness and Recreation Center Commercial Planned Unit Development on January 7, 2014. The conditions of approval for the PUD are:

1. Permitted Uses shall include a Health and Fitness Club and its associated accessory sales of health and fitness items and equipment; and, accessory uses that are subordinate to and serve the principal Health and Fitness Club that shall be limited to a Beauty Shop, and Professional Services oriented towards health and wellness including chiropractic, acupuncture, massage therapy, physical therapy, and psychology and their associated accessory sales.
2. An amendment of the PUD shall be approved prior to the construction of any building additions or significant changes to the site plan as defined by Section 9-108(C).
3. Signage shall be limited to signs proposed in the application documents.
4. Exempt signage shall include signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5), (6) and (7); and, Section 6-104 (B)(2) and B(5).
5. Landscaping and irrigation shall be maintained in good condition.
6. No lighting shall be added to the outdoor tennis courts.
7. Additional landscape screening shall be added to screen the expanded parking lot from the property to the east.

PROPOSED BUILDINGS AND STRUCTURES: No changes are proposed to the existing single-family dwelling at 1320 Sharingbrook Drive. The extreme rear yard of this property is being severed off and rezoned to PUD, to accommodate proposed site improvements related to a building addition at the Body First Health and Recreation Center, 3615 Hudson Avenue.

The existing Body First Health and Recreation Center building is a 27,633 square foot health and fitness club consisting of:

- Three (3) outdoor tennis courts,
- Three (3) indoor tennis courts,
- Two (2) racquet ball courts,
- A fitness gym, locker rooms,
- Massage therapy rooms,
- Beauty shop
- Business and professional offices devoted to the practice of chiropractic, physical therapy, acupuncture and/or psychology
- Retail shop, and
- Offices and reception area for the center

The proposed building addition is for three (3) additional indoor tennis courts, new reception area and team room, conference room and remodel of the existing building to expand the fitness gym. The application materials state that this building addition will be to house the Kansas State University Tennis team. The proposed building addition will be approximately 24,960 square feet in area.

PROPOSED LOT COVERAGE

Use	Square Feet	Percentage
Building	55,584	20.0
Parking, Driveways & Sidewalks	53,345	19.2
Outdoor Tennis Courts	19,579	7.0
Landscape & Manicured Lawn Area	149,706	53.8
Total Impervious	128,508	46.2

SIGNS: An existing monument sign is located to the north of the driveway off of Hudson Avenue. This sign is approximately 4 feet tall by 6 feet wide (24 total square feet) on “H-Frame” support structure.

Two (2) new wall signs are proposed on the building addition. The first wall sign will be a Body First business sign to be located on the west façade of the building addition. This wall sign will be 4 feet tall and 18 feet wide (72 total square feet in area). The second wall sign will be on the north façade of the building addition and will be to identify the building as the home for Kansas State University Tennis Team. This sign will be approximately 5.5 feet tall and 12 feet wide (66 square feet in area). These signs will be individual channel cut signs that will be internally illuminated.

PROPOSED LIGHTING: New site lighting is proposed in the new off-street parking lot and on the north and west sides of the building for building and parking lot security. The parking lot lights will be located on 20 tall poles dispersed throughout the parking lot. The photometric analysis submitted with the application documents shows the new lights will not directly shine onto adjacent properties.

Section 7-102(E)(6) states that any lighting used to illuminate off-street parking areas shall be directed away from residential properties and adjacent public rights-of-way in such a way so as not to interfere with the residential use or public rights-of-way.

SIX REVIEW CRITERIA FOR PLANNED UNIT DEVELOPMENTS

1. LANDSCAPING: The landscape plan for the PUD Amendment shows large grass, open space areas, foundation plantings around the building addition and the existing building and deciduous trees and shrubs within the parking lot in landscape islands and as screening on the east property line.

2. SCREENING: Mature trees and an earthen berm currently screen the adjacent properties from the existing fitness center and off-street parking areas. This earthen berm is to be re-graded to make way for the building addition, a required fire lane on the east side of the building and added off-street parking. A dense row of deciduous trees (viburnum and smokebush) are proposed to be planted on the east property line. The species proposed on the dense row of vegetative screening is supposed to grow to be 10 – 15 tall, once mature. A landscape performance agreement will be required at the time of the building permit application to ensure that the vegetative screening and other proposed landscape is installed as shown.

3. DRAINAGE: SMH Consultants has conducted a drainage study for the proposed rezoning and PUD Amendment.

No changes to the stormwater management for the home at 1320 Sharingbrook Drive are proposed to change. The residential site sheet flow drains to Little Kitten Creek to the east over manicured lawns or to the west to public stormwater infrastructure along Sharingbrook Drive.

Substantial changes are proposed for the PUD site. The site currently sheet flows stormwater runoff to the east to Little Kitten Creek. This stormwater runoff is directed with earthen berms and open channels. A large volume of water enters the site from the north and northeast from the Amanda Arnold Elementary site and Hudson/Clafin Avenue.

To manage the increase rate of stormwater runoff from the proposed building expansion and site improvements, the applicant is proposing to construct a detention basin on the piece of land being acquired from 1320 Sharingbrook Drive. A vegetative swale on the west side of the parking lot will direct stormwater to the basin. Likewise, the landscape island in the center of the parking lot will collect stormwater from the parking lot and send it to the basin. A majority of the site will be collected in the proposed dry detention basin. The large amount of stormwater runoff that enters the site from Hudson Avenue right-of-way and Amanda Arnold will be directed to Little Kitten Creek via an earthen berm. This off-site stormwater entering the site will largely by-pass the detention basin, as the basin is not designed to be large enough to be a regional detention basin for the surrounding neighborhood. With the inclusion of the vegetative swale, landscape island area and detention basin, the pre- vs. post-development rate of runoff requirement is met.

Storm (Flow rate, CFS)	Pre Development	Post Development	Post Development Detention
50%-Year Storm	13.54	19.17	4.66
10%-Year Storm	19.97	28.25	9.48
1%-Year Storm	31.20	44.08	14.94

The detention basin, vegetative swale and landscape island collection area will also meet the post-construction water quality requirements.

The City's Stormwater Engineer has reviewed the drainage study and accepts its findings. A condition of approval is proposed for the creation of restrictive covenants to define the on-going maintenance of the stormwater infrastructure prior to the filing of the Final Plat.

4. CIRCULATION:

Access to the single-family home on Sharingbrook Drive is not proposed to change.

Access to the site is from a single curb cut onto Hudson Avenue, directly across from the terminus of Claflin Road. No changes to the access to the site are proposed.

The Manhattan Fire Department has required a paved fire lane on the east side of the building to gain access to the rear of the proposed and existing buildings. The 21-foot fire lane meets the Fire Department's requirements.

Pedestrian and Bicycle Access

Pedestrian trails within dedicated private pedestrian easements are located to the west and north of the site to provide access from Windsong Circle to Amanda Arnold Elementary School. Although a dedicated private pedestrian easement is located to the north of the site in a separate tract, the walk path has been abandoned long ago, and the neighborhood has historically walked across the subject site in the driving aisle of the parking lot to gain access to the school via gravel pathways and a small bridge over a drainage channel.

Through the proposed Final Development Plan and Final Plat, the applicant is proposing to acquire the northern tract that includes the pedestrian easement. The walk way will be re-routed to this area for neighborhood access to the school, rather than using the driving aisles of the parking lot. This area is being dedicated as a public pedestrian easement.

In addition to this public walk way, concrete sidewalks are proposed to lead from the building to the off-street parking lot and to Hudson Avenue at an existing crossing.

A bike rack is proposed near the entrance of the building addition.

Attachment No. 2

Off-Street Parking One hundred fifteen (115) off-street parking spaces are proposed for the site to serve the existing health and fitness club and the proposed building addition. Based on the original PUD Ordinance and the proposed floor plan, the following minimum number of off-street parking is required:

- 4 spaces per court (9 total indoor/outdoor tennis courts) = 36 spaces
- 1 space per 300 square feet of office space = 2 space
- 1 space per 3 persons of the design occupancy of the exercise area = 15 spaces
- 5.5 spaces per 1000 square feet of business and professional service areas (massage therapy, chiropractic, physical therapy, acupuncture and psychology) = 5 spaces.

The minimum number of off-street parking is 58 spaces. Adequate off-street parking is provided.

Traffic Analysis

SMH Consultants created a Traffic Impact Study for the proposed PUD Amendment. The existing use generates 15 trips in the a.m. peak hour and 26 trips in the p.m. peak hour. The proposed building addition and expanded use is anticipated to generate 21 trips in the a.m. peak hour and 40 trips in the p.m. peak hour. The increase in trips for both peak time periods are minimal and should have limited impacts on the adjacent roadways and surrounding neighborhoods. The City Engineer has reviewed and accepts the traffic impact study with no comments.

5. OPEN SPACE AND COMMON AREA: No open space or common area is proposed to be dedicated with the proposed PUD. There are several open landscape areas throughout the site.

6. CHARACTER OF THE NEIGHBORHOOD: The character of the neighborhood would be a low-density single-family area. The neighborhood to the west across Little Kitten Creek is a large lot, single-family area. Amanda Arnold Elementary school adjoins the site to the north.

**THIRTEEN MATTERS TO BE CONSIDERED WHEN CHANGING
ZONING DISTRICTS**

1. EXISTING USE: Single-Family Home at 1320 Sharingbrook Drive and Body First, a health and fitness club, including tennis and racquet ball courts, exercise room, massage therapy, retail pro-shop and accessory facilities.

2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: 1320 Sharingbrook Drive is a large single-family home on a large lot. The eastern part of the property that lies to the east of Little Kitten Creek is proposed to be severed from the parent tract, rezoned and included into the PUD. This property generally drains to Little Kitten Creek, with the exception of the front yard area, which drains towards Sharingbrook Drive to the public stormwater infrastructure.

The PUD site is a large, irregular shaped flag lot to the west of Hudson Avenue and northeast of Windsong Lane cul-de-sac. On the subject site are a 27,779 square foot health and fitness club, outdoor tennis courts and an off-street parking lot with forty-nine (49) spaces. A long driveway extends from Hudson Avenue to the parking lot.

The PUD site has large grass areas, several large earthen berms and mature trees screening the building and off-street parking lot to the adjacent properties to the south, east and west. The outdoor tennis courts extend to a private pedestrian trail off of Windsong Lane cul-de-sac to the west. The tennis courts are surrounded by a mesh sun/wind net, but it does not entirely screen the courts from the adjacent neighborhood.

The PUD site drains to the west towards Little Kitten Creek.

3. SURROUNDING LAND USE AND ZONING:

NORTH: Amanda Arnold Elementary School, Single-Family homes. R, Single-Family Residential District.

SOUTH: Single-family homes, Windsong Lane right-of-way (ROW), business and professional offices. R District, and C-1, Restricted Business District.

EAST: Single-family and two-family dwellings, Hudson Avenue ROW and single-family neighborhood. R District and R-1, Single-Family Residential District.

WEST: Single-family homes. R District.

4. CHARACTER OF THE NEIGHBORHOOD: See #6 of the Review Criteria For Planned Unit Developments above.

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: Both the residential property on Sharingbrook Drive and the health and fitness club are suitable under the current zoning districts. 1320 Sharingbrook Drive will still meet the minimum lot and bulk requirements of the R District following the proposed subdivision and rezoning of eastern portion of the lot.

Attachment No. 2

The proposed amendment to the PUD is to expand the tennis facility within the health and fitness center. The proposed addition conforms to the use and character of the approved PUD.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The Health and Fitness Club has existed on the subject site since 1978 when it was first constructed. Prior to the applicant purchasing the subject site, it was owned and operated as the Cottonwood Racquet Club.

It is apparent that the existing use has not adversely affected the surrounding neighborhood. The proposed PUD would allow for the expansion of the tennis court space of the facility, off-street parking and site improvements to reduce the impacts on stormwater runoff.

The area most impacted by the proposed building and site additions is to the east. The applicant has focused attention on adequately screening the adjacent residential properties to the east from the site and the building expansion through vegetative screening. The installation and maintenance of this landscape screening will be guaranteed through a landscape performance agreement. Parking lot and building lights are proposed to be shielded to prevent glare into adjacent properties, as required by the Zoning Regulations.

The applicant also made efforts to maintain and enhance the pedestrian connectivity from the neighborhoods to the west to the nearby elementary school. The increase in traffic will have minimal impacts on the traffic on Hudson Avenue and the nearby neighborhoods.

Improvements to the site will include stormwater infrastructure that will decrease the rate of runoff from the site. The flooding concerns on Little Kitten Creek are beyond the confines of the site, but the applicant has taken measures to mitigate increases in stormwater runoff created by the existing and proposed site improvements.

The applicant held a neighborhood meeting on March 16, 2017. Seven neighbors attended the meeting. According to the meeting summary, there was general support of the project. Questions were asked of the building addition appearance and use and concerns of the stormwater runoff issue throughout the area. One neighbor spoke with the consultant voicing opposition to the project, stating that the increase in vehicular and pedestrian traffic and noise would negatively impact the neighborhood. This neighbor also voiced concerns of the site lines from their nearby home.

6. CONFORMANCE WITH THE COMPREHENSIVE PLAN: The rezoning and PUD Amendment site is shown on the Northwest Future Land Use Map as a Residential Low/Medium designation.

Applicable RLM policies (*in italics*) of the Comprehensive Plan include:

Residential Low/Medium Density (RLM)

RLM 1: Characteristics

The Residential Low/Medium Density designation incorporates a range of single-family, single-family attached, duplex, and town homes, and in appropriate cases include complementary neighborhood-scale supporting land uses, such as retail, service commercial, and office uses in a planned neighborhood setting, provided they conform with the policies on Neighborhood Commercial Centers. Small-scale multiple-family buildings and condominiums may be permissible as part of a planned unit development, or special mixed-use district, provided open space requirements are adequate to stay within desired densities.

RLM 2: Appropriate Density Range

Densities in the Residential Low/Medium designation range between less than one dwelling unit/acre up to 11 dwelling units per net acre.

RLM 3: Location

Residential Low/Medium Density neighborhoods typically should be located where they have convenient access and are within walking distance to community facilities and services that will be needed by residents of the neighborhood, including schools, shopping areas, and other community facilities. Where topographically feasible, neighborhoods should be bounded by major streets (arterials and/or collectors) with a direct connection to work, shopping and leisure activities.

RLM 4: Variety of Housing Styles

To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged in all new development.

The rezoning of the eastern portion of 1320 Sharingbrook Drive conforms to the Comprehensive Plan.

The proposed PUD Amendment generally conforms to the Comprehensive Plan. The use has been in existence on the site since 1978 and provides a fitness service to the surrounding neighborhood. The approved PUD creates the planned neighborhood setting described in the RLM policy.

8. ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED:

1320 Sharingbrook Drive

February 18, 1979 Manhattan Urban Area Planning Board recommended approval of the annexation and rezoning a 126 acre tract to the west of Hudson Avenue and north of Anderson Avenue from County Agriculture to R, Single-Family Residential District and C-1, Restricted Business District.

March 6, 1979 City Commission approves first reading of an ordinance to annex and rezone a 126 acre tract to the west of Hudson Avenue and north of Anderson Avenue from County Agriculture to R, Single-Family Residential District and C-1, Restricted Business District.

June 12, 1979 City Commission approves Ordinance No. 3695 to annex and rezone a 126 acre tract to the west of Hudson Avenue and north of Anderson Avenue from County Agriculture to R, Single-Family Residential District and C-1, Restricted Business District.

September 9, 1981 Manhattan Urban Area Planning Board approves the Preliminary Plat of the Sharingbrook Residential Addition.

October 12, 1981 Manhattan Urban Area Planning Board approves the Final Plat of the Sharingbrook Residential Addition.

October 20, 1981 City Commission accepts easements and rights-of-way of the Final Plat of the Sharingbrook Residential Addition.

Body First Wellness and Recreation

1978 Health and Fitness Club established in Riley County.

September 4, 1979 Annexation (Ord. No. 3723) and rezoned to R, Single-Family Residential District

July 19, 2010 Rezoning request from R District to Commercial Planned Unit Development submitted and withdrawn by owner.

June 13, 2012 Manhattan Board of Zoning Appeals approves Conditional Use Permit for Body First to bring the property into conformance with Manhattan Zoning Regulations, and for an expansion of the existing building.

Attachment No. 2

- September 5, 2013 Manhattan Urban Area Planning Board recommends denial of a request to rezone the site from R District to C-2, Neighborhood Shopping District on a vote of 4-0. Owner withdraws application.
- December 2, 2013 Manhattan Urban Area Planning Board recommends approval of a request to rezone Body First PUD from R District to PUD, Commercial Planned Unit Development District, with seven conditions of approval.
- December 17, 2013 City Commission approves first reading of an ordinance rezoning Body First from R District, to PUD, Commercial Planned Unit Development District.
- January 7, 2014 City Commission approves Ordinance No. 7060 rezoning the proposed Body First Wellness and Recreation Center PUD, generally located at 3615 Claflin Road, from R, Single-Family Residential District, to PUD, Commercial Planned Unit Development District.
- February 3, 2014 Manhattan Urban Area Planning Board approves Final Development Plan and the Final Plat of Body First – Wellness & Recreation Center, Commercial Planned Unit Development (PUD), based on conformance with the Manhattan Urban Area Subdivision Regulations.
- February 18, 2014 City Commission accepts easements and rights-of-way as shown on the Final Plat of Body First – Wellness & Recreation Center, Commercial Planned Unit Development (PUD).

9. CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

The intent and purpose of the Zoning Regulations is to protect the public health, safety, and general welfare; regulate the use of land and buildings within zoning districts to assure compatibility; and to protect property values.

The PUD Regulations are intended to provide a more efficient land use than is generally achieved through conventional development; a development pattern that is in harmony with land use density, transportation facilities and community facilities; and a development plan which addresses specific needs and unique conditions of the site which may require changes in bulk regulations or layout.

Subject to the conditions of approval, the proposed PUD is consistent with the Zoning Regulations.

10. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE THAT DENIAL OF THE REQUEST WOULD ACCOMPLISH, COMPARED WITH THE HARDSHIP IMPOSED UPON THE INDIVIDUAL OWNER: There appears to be no gain to the public that denial would accomplish. Public utilities and fire and emergency service protection can adequately serve the site. Through the use of adequate landscape screen, the proposed PUD should not cause adverse impacts on nearby properties. Denial of the request may be a hardship to the owner.

11. ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate public water, sanitary sewer, streets and pedestrian sidewalks are, or will be, available to serve the development.

12. OTHER APPLICABLE FACTORS: None

13. STAFF COMMENTS AND RECOMMENDATION: City Administration recommends approval of the proposed rezoning of 1320 Sharingbrook Drive and the unplatted tract directly to the north of the PUD site from R, Single-Family Residential District to Body First Wellness and Recreation Center Commercial Planned Unit Development, and amending Ordinance No. 7060 and the approved Final Development Plan of the Body First Wellness and Recreation Center, with the following conditions of approval:

1. Permitted Uses shall include a Health and Fitness Club and its associated accessory sales of health and fitness items and equipment; and, accessory uses that are subordinate to and serve the principal Health and Fitness Club that shall be limited to a Beauty Shop, and Professional Services oriented towards health and wellness including chiropractic, acupuncture, massage therapy, physical therapy, and psychology and their associated accessory sales
2. Signage shall be limited to signs proposed in the application documents.
3. Exempt signage shall include signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5), (6) and (7); and, Section 6-104 (B)(2) and B(5).
4. Landscaping and irrigation shall be maintained in good condition.
5. No lighting shall be added to the outdoor tennis courts.
6. Restrictive covenants for the construction and maintenance of the stormwater infrastructure shall be approved prior to the filing of the Final Plat with the Register of Deeds.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of 1320 Sharingbrook Drive and the unplatted tract directly to the north of the PUD site from R, Single-Family Residential District to Body First Wellness and Recreation Center Commercial Planned Unit Development, and amending Ordinance No. 7060 and the approved Final Development Plan of the Body First Wellness and Recreation Center PUD stating the basis for such recommendation, with the six (6) conditions listed in the Staff Report.
2. Recommend approval of the proposed rezoning of the proposed rezoning of 1320 Sharingbrook Drive and the unplatted tract directly to the north of the PUD site from R, Single-Family Residential District to Body First Wellness and Recreation Center Commercial Planned Unit Development, and amending Ordinance No. 7060 and the approved Final Development Plan of the Body First Wellness and Recreation Center PUD, and modify the conditions, and any other portions of the proposed PUD, to meet the needs of the community as perceived by the Manhattan Urban Area Planning Board, stating the basis for such recommendation, and indicating the conditions of approval.
3. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
4. Table the proposed rezoning to a specific date, for specifically stated reasons.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of 1320 Sharingbrook Drive and the unplatted tract directly to the north of the PUD site from R, Single-Family Residential District to Body First Wellness and Recreation Center Commercial Planned Unit Development, and amending Ordinance No. 7060 and the approved Final Development Plan of the Body First Wellness and Recreation Center PUD, based on the findings in the staff report, with the six (6) conditions recommended by City Administration.

PREPARED BY: Chad Bunger, AICP, CFM, Assistant Director of Community Development Department

DATE: May 26, 2017