

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

May 7, 2018

MEMBERS PRESENT: Debbie Nuss (chair), Phil Anderson, John Ball, Ken Ebert (vice-chair), Jerry Reynard, Gary Stith

MEMBERS ABSENT: Neil Parikh

STAFF PRESENT: Chad Bunger, Assistant Director of Community Development; Carol Davidson, Senior Planner; John Adam, Senior Planner

Nuss called the meeting to order at 7:00 p.m.

I. OPEN PUBLIC COMMENTS

There were none.

II. CONSENT AGENDA

1. Approve the **MINUTES** of the April 16, 2018, Manhattan Urban Area Planning Board meeting.
2. Approve the **FINAL PLAT of the Barton Place Addition, Unit Four**, generally located at 120 S. Wreath Avenue, at the intersection of Wreath Avenue and Joseph Drive.
3. Approve the **FINAL PLAT of Scenic Meadows, Unit Four**, located at 5027, 5023, 5019, and 5015 Bramblewood Drive .

Stith moved that the Board approve the Consent Agenda; Ebert seconded. Motion passed 6–0–0 on consent items 2 and 3; 5–0–1 on item 1, Stith abstaining due to absence from previous meeting.

III. GENERAL AGENDA

1. **A PUBLIC HEARING** to consider **ANNEXATION** of a 7.51-acre parcel generally located near the intersection of Marlatt Avenue and Tatarax Drive, to the east of Marlatt and to the north and south of Tatarax. (*Applicant/owner:* Doug and Ruth Parker; *file no.* ANX-18-015).
2. **A PUBLIC HEARING** to consider the **REZONING** of a 7.51-acre parcel

from Riley County AG, Agricultural District to R, Single Family Residential District in the City of Manhattan. (*Applicant/owner*: Doug and Ruth Parker; *file no.* REZ-18-017).

3. A **PUBLIC HEARING** to consider the **CONCURRENT PLAT** for a 7.51-acre tract of land into three lots, generally located near the intersection of Marlatt Avenue and Tatarra Drive, to the east of Marlatt and to the north and south of Tatarra. (*Applicant/owner*: Doug and Ruth Parker; *file no.* REZ-18-016).

Davidson presented staff reports for the annexation and the rezoning and recommended approval. Davidson presented staff report for the concurrent plat and recommended approval with the condition that a variation of Section 10-207 (B)(2) of the Manhattan Urban Area Subdivision Regulations shall be approved for the proposed access easement.

Ball stated that he lives in the Tatarra subdivision and is a member of the Tatarra homeowners association. He asked if the intent is to keep Lots 1 and 2 as open space and if there was anything that prevents the owners from selling those lots at a later time.

Davidson said the owners have expressed interest keeping them as open space but will have the right to develop the lots.

Stith asked if Lot 2 meets the lot size requirements. Davidson said yes; Lot 2 was created to keep the entry into Tatarra undisturbed.

Stith commented that a conservation easement could be used to maintain the landscaping on Tatarra Drive. Davidson said it was the owner's decision to divide the property and all lots meet subdivision regulations, except for proposed access point.

Ebert asked if the resulting island of county land is normal. Davidson said yes.

Ebert asked if it would be an issue and if the area was currently using county utilities. Davidson said she does not know if the area is using county utilities, but noted there are other situations like this in the city.

Ebert asked if those lots in the island would be required to go through annexation to use city utilities. Davidson said the property owners will have to sign an agreement with the city to use city utilities and could be annexed at a later time.

Ebert asked if the Tatarra Drive is a collector road. Davidson said it is classified as a local street.

Ebert asked if there was sufficient room between the first houses on Tatarra Drive and Marlatt Avenue to place an access point. Davidson said yes.

Anderson asked what the distance between Lot 3's entrance and Tatarra Drive's entrance is. Davidson said it is 175 feet.

Nuss opened the public hearing.

Doug Parker, applicant/owner, 2920 Tatarax Drive, stated that he purchased the property to protect the entry of Tatarax Drive.

Stith asked if they were intending to put any private covenants on the property to prevent future development. Parker said they are planning on putting setback requirements on Lots 1 and 2 but are not concerned with it at this time.

Stith said the city cannot help enforce their intentions after it is rezoned. Parker said he understood that they would have to enforce all private covenants themselves. Stith recommended they put private covenants on the property.

Ned Gatewood, 2921 Tatarax Drive, said he is very grateful to the Parkers for their sensitivity developing the land. He asked how the sanitary sewer for the three lots will be connected to the city's system. Davidson said it will be connected to the existing system.

Ruth Parker, applicant/owner, 2920 Tatarax Drive, explained the how the proposed lots will connect to sanitary sewer.

Nuss closed the public hearing.

Annexation: Stith moved to recommend approval of the annexation of the 7.51-acre Hesperhide Hills Plat based on conformance of the future land use map of the Comprehensive Plan for the Manhattan Urban Area, the City of Manhattan, Kansas Growth Vision, and the Capital Improvements Program; Reynard seconded. Motion passed 6-0-0.

Rezoning: Stith moved to recommend approval of the proposed rezoning of the Hesperhide Hills subdivision from Riley County AG, Agricultural District, to R, Single Family District; Reynard seconded. Motion passed 6-0-0.

Subdivision: Stith moved to recommend approval of the preliminary and final plat of the Hesperhide Hills based on conformance with the Manhattan Urban Area Subdivision Regulations with the one condition of approval as recommended by the city administration; Reynard seconded.

Ball commented that he appreciates the Parkers' efforts and how they have accommodated everyone's concerns.

Ebert asked if the one condition is referring to the variation for the access point. Nuss said yes.

Motion, as originally stated, passed 6-0-0.

4. REPORTS and COMMENTS by Board Members and Staff

Bunger updated the board on the progress of the UDO. He asked how many board members are attending the Flint Hills Regional Conference. Stith commented that he and Ball will be attending. Anderson said he may attend. Bunger said they will advertise for quorum.

Anderson asked for an update on the new ATA Bus Routes. Nuss said August is the goal to launch the new routes. Stith said the Flint Hills Regional Transit Administration is transitioning to an inter-local agreement between the City, Riley County, Pottawatomie County, and ATA. Until the transition is completed they cannot begin the new routes.

Ebert asked if PUDs currently have a timeframe to commence construction. Bunger said PUDs have 18 months to begin construction.

Stith asked for an update on the hotel project in Aggieville. Bunger said they have not yet applied. Nuss noted they had a neighborhood meeting last week.

Meeting was adjourned at 7:40 p.m.

Submitted by Lesley Frohberg, Planning Intern