

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

April 15, 2019

MEMBERS PRESENT

Ken Ebert, *chair*
Phil Anderson
John Ball
Debbie Nuss

Neil Parikh
Jerry Reynard, *vice-chair*
Gary Stith

MEMBERS ABSENT

None

STAFF PRESENT

Chad Bunger, Asst. Community Development Director; Barry Beagle, Senior Planner; John Adam, Senior Planner

1. CALL TO ORDER

- 1.1. Ebert called the meeting to order at 7:00 p.m. Staff called roll and stated there was a quorum.
- 1.2. Open Public Comments: there were none.

2. CONSENT AGENDA

- 2.1 Approve the minutes of the April 1, 2019 Manhattan Urban Area Planning Board meeting

Reynard moved that the Board approve the Consent Agenda; Ball seconded. Motion passed 5-0-2.

3. GENERAL AGENDA

- 3.1. A PUBLIC HEARING to consider the REPLAT/FINAL PLAT of Kansas State Research Park, Unit 3, a one-lot, 3.3-acre replat of Lot 4 of Kansas State Research Park, Unit 1, located at the northwest corner of the intersection of North Manhattan Avenue and Research Park Drive (*Applicant: Kansas State University Foundation; file no. SUB-19-023*)

Beagle presented the staff report, which recommended approval.

Ebert opened the public hearing.

There was no public comment.

Ebert closed the public hearing.

Stith moved that the Board approve the plat of the Kansas State Research Park, Unit 3 based on conformance with the Manhattan Urban Area Subdivision Regulations as recommendations by staff and subject to the filing of a restrictive covenant obligating the construction, maintenance, storm water, and drainage improvements concurrent with the filing of the plat; Nuss seconded. Motion passed 7–0–0.

3.2. A PUBLIC HEARING to consider the ANNEXATION of 6.9-acres located north and west of the intersection of Victory Drive and Chapel Hill Road (*Applicant: Burton Land Co. & Fortress; file no. ANX-19-024*)

Beagle presented the staff report Item 3.2 in conjunction with item 3.3, which recommended approval.

Stith commented that this area is known as the critical area based upon noise factors from Fort Riley. The staff report says that the developer will establish best building practices for building sight and orientation. He asked if this was something the developer volunteered to do because it is not currently a requirement.

Beagle said it is based on a recommendation from the Joint Land Use Study. He thinks the applicant intends to employ best practices with the design of the homes and there is a note on the preliminary plat that indicates this is a noise impact area so prospective buyers will be aware of the conditions.

Stith said that the Flint Hills Regional Council recently completed a study through a consultant to make recommendations on construction to mitigate some of the interior noise from Fort Riley. Those recommendations will be coming out soon but they are strictly voluntary. He hopes they will take advantage of some of those suggestions because noise is a factor.

Ebert opened the public hearing.

There was no public comment.

Ebert closed the public hearing.

Stith moved that the Board recommend approval to the City Commission for the request to annex this area based on the findings in the staff report; Reynard seconded. Motion passed 7–0–0.

3.3. A PUBLIC HEARING to consider the REZONING of 6.3-acres from R-3 and AG to R-1 and 4.3-acres from AG to R-3, located north and west of the intersection of Victory Drive and Chapel Hill Road (*Applicant: Burton Land Co. & Fortress; file no. REZ-19-025*)

Beagle presented the staff report for Item 3.4 in conjunction with Item 3.3. See item 3.3 for discussion.

Ebert opened the public hearing.

There was no public comment.

Ebert closed the public hearing.

Stith moved that the Board recommend approval to the City Commission for the request

to rezone to R-1, Single-Family Residential District, and R-3, Multi-Family Residential District, based on the findings in the staff report; Reynard seconded. Motion passed 7-0-0.

3.4. A PUBLIC HEARING to consider the PRELIMINARY PLAT of Elijah Addition, a 10.6-acre, 26-lot subdivision located north and west of the intersection of Victory Drive and Chapel Hill Road (*Applicant: Burton Land Co. & Fortress; file no. SUB-19-026*)

Beagle presented the staff report for the preliminary plat, which recommended approval.

Stith asked if Beagle could discuss the storm water drainage on the site.

Beagle said this is a part of the comprehensive storm water drainage plan that was established with the original 320-acre Hartford Hills master plan. There is a series of dry detention ponds that are situated on the south boundary of the Hartford Hills development. This was reviewed by the Public Works Department to determine if additional items needed to be address for the subdivision. They found that the drainage patterns for this area are already addressed as a part of that plan; as this is consistent with the original plan there are no additional improvements required at this time.

Stith asked if this is a part of the Wildcat Creek Watershed. Beagle said yes, the southeast corner of the watershed.

Stith asked if the Fire Department reviewed this and if there was any discussion of a need for a temporary turn around at the end of the road. Beagle replied yes, that was specifically identified and a temporary T-turn around is required at the south end of the drive to allow for the turnaround movement.

Stith asked if that was a condition. Beagle said yes, it is a part of the plat notes.

Ebert asked if the eight R-3 lots intended for four-family dwellings will be two-story. Beagle said they have not gotten into that level of detail. The applicant can address it, but he is not aware of the specific design of the units.

Ebert asked if Beagle could remind the board how many curb cuts an R-3 lot can have for off-street parking. Beagle said he would assume a single curb cut per lot but that would be reviewed by the Public Works Department with the design of the unit that is to be constructed. Regardless of the configuration it would have to conform to City of Manhattan design standards.

Ebert asked if the requirements that prohibit parking in the front yard would apply. Beagle said yes, it would have to conform to the current off-street parking standards. Those details will be looked at during the building permit stage.

Ebert asked if the frontage of the proposed lots are 100 feet and if these comply. Beagle said yes, as staff reviews the plat they ensure that each lot complies with the standards for the district including lot width, lot depth, and lot area. Following that it is up to the developer to meet the remaining development requirements.

Ebert opened the public hearing.

Zac Burton, 3018 Champion Circle, commented that the recommendations in the Joint Land Use Study call for single-story dwelling units and to arrange them in such a way that they are not directed towards the firing area of Fort Riley to alleviate noise. They have avoided

streets that are straight to avoid west facing frontages. There will be one curb for the drive-ways for each of the R-3 units. They will be single-story four-plex units with garages to help alleviate the parking burden. Access was restricted off Victory Drive, which is a collector street, where it intersects with Chapel Hill Drive to ensure traffic would not be an issue in the future. This is the first 10% of this development so as development continues west, that intersection will become a focal point for traffic.

Anderson asked the origin of the name Hartford.

Burton replied it comes from the *Hartford* steam ship. There was a lot of time and effort to complete the master plan. This development will be accommodated by the current drainage plan at Grand Mere. To determine the name they utilized a panel of 10 people with a list of ten possible names and "Hartford" was the most popular. They will put a sign at the entrance featuring a bronze plaque that discusses the origin of the name.

Ebert closed the public hearing.

Stith moved that the Board approve the preliminary plat for Elijah Addition based on the conformity to the Manhattan Urban Area Subdivision Regulations based on the recommendation in the staff report; Reynard seconded. Motion passed 7-0-0.

4. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

4.1. Planning updates from staff

Adam announced that staff is continuing work on the UDO.

4.2. Comments from Board members

Anderson announced that there will be a meeting on Thursday from 4:00 to 5:00 p.m. at the Radina's in Aggieville for the Riverfront Development Group.

Ebert announced that Ward Morgan's car collection museum will open on Saturday. There is a lot of history on automobiles; it is an impressive facility. He thinks it will be a good addition to the community.

4.3. Next meeting. Chair announced the next meeting is May 6, 2019.

5. ADJOURNMENT

Meeting was adjourned at 7:37 p.m.

Submitted by Lesley Frohberg, Urban Planner Intern