

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

July 15, 2019

MEMBERS PRESENT

Ken Ebert, *chair*
Debbie Nuss

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

MEMBERS ABSENT

Phil Anderson
John Ball

STAFF PRESENT

Chad Bunger, Asst. Community Development Director; Barry Beagle, Senior Planner; and 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 July 1, 2019 Manhattan Urban Area Planning Board meeting

Reynard moved that the Board approve the Consent Agenda; Parikh seconded. Motion passed 3–0–2.

3. GENERAL AGENDA

Note: items 3.1 and 3.2 were presented together

- 3.1. A public hearing to consider the rezoning of 6.3 acres from R-S, Single-Family Residential, to PUD, Colbert Hills Stay-and-Play Planned Unit Development, for property located on the south side of Colbert Hills Drive approximately 650 feet east of Grand Mere Parkway (*file no. REZ-19-035; applicant: Kansas State Univ. Golf Course Mgmt. & Research Fndtn.*)
- 3.2. A public hearing to consider the preliminary plan of Colbert Hills Stay-and-Play, a 6.3-acre commercial PUD consisting of four lodges, a short-game course, and indoor practice facility on property located on the south side of Colbert Hills Drive approximately 650 feet east of Grand Mere Parkway (*file no. PUD-19-036; applicant: Kansas State Univ. Golf Course Mgmt. & Research Fndtn.*)

Beagle presented the staff report and recommended approval.

Parikh asked if there were any additional design plans. Beagle said at this time, the applicant has not submitted any, but they intend on keeping the structure in character with the other structures in the on the golf course. Beagle also recommended that the applicant submit designs prior to final approval.

Ebert opened the hearing.

Michael Kulesza, 2017 Vanesta Place, said he was speaking on behalf of the owners of the Colbert Hills Golf Course. Stith asked about the removal of two holes from the golf course. He wanted to know if those would be relocated. Kulesza said they would not. They would be dedicated to the golf practice facility. Parikh asked whether any of the proposed construction would impact practice for the general public who wish to use the facility. Kulesza said this project should not impact the public driving range.

Ryan Vavricka, 3406 Eldridge Drive, said he is concerned with traffic flow. He said Colbert Hills recently installed speedbumps on the east end of the parking lot. He said these are rough on sedans and is worried it may push more traffic to Grand Mere. Traffic exiting the golf course is also a concern. He said he and a neighbor both have children and frequently experience vehicles driving past their property at high speeds. Vavricka said he wanted to know more details on the proposed relocation of the tornado siren. He also is concerned that there is a lack of law enforcement in the area and is concerned that there could be people drinking and driving in the area during K-State game season.

Kyle Kirchner, 3426 Eldridge Drive, wanted to know if having a three-story building is excessive next to residential housing. He asked if sidewalks would be established. Ebert asked him to clarify. Kirchner said there is a lack of sidewalks on the south side of Colbert Hills Drive near where the current tornado siren is. He said he wanted to know whether there are two or four facilities being built, as well as how many stories the structures would be. Ebert clarified there will be two units.

Michael Kulesza, applicant rebuttal, confirmed that they do expect additional traffic but not substantial. There are two buildings that will be duplexes. The practice facility will be two stories in height. The sidewalk is considered to be connected from Eldridge Drive. The tornado siren would be relocated out of the drive. Ebert said the sidewalk appeared to cut off. Kulesza said they will all be connected and that should be indicated on the preliminary plan.

Ebert closed the hearing.

Nuss moved that the Manhattan Urban Area Planning Board recommend approval of the rezoning of a 6.3 acres from R-S, Single-Family Residential, to Planned Unit Development district based on the findings in the staff report with the four conditions recommended by City officials. Reynard seconded. Motion carried 5-0-0.

Stith moved that the Manhattan Urban Area Planning Board to approve the preliminary development plan of Colbert Hills Stay-and-Play with the four conditions presented by the staff report. Reynard seconded. Motion carried 5-0-0.

Note: items 3.3 and 3.4 were presented together

- 3.3 A public hearing to consider the amendment of Lee Mill Village PUD, a 25.5-acre, 52-lot (204-dwelling unit) residential planned unit development located largely west of South Wreath Avenue, approximately 600 feet north of Miller Parkway. The purposes of the amendment are to convert the travel easements to public rights-of-way, convert Lot 52 to a potential community building site, and open up housing options to include single-family and two-family dwellings in addition to four-unit townhomes as currently restricted (*file no. PUD-19-044; applicant: City of Manhattan*)
- 3.4 Consider the final plat of Lee Mill Village, Unit 2, a 25.5-acre, 52-lot residential subdivision located largely west of South Wreath Avenue, approximately 600 feet north of Miller Parkway (*file no. SUB-19-045; applicant: City of Manhattan*)

Beagle presented the staff report and recommended approval.

Stith asked that since PUDs typically come with elevations or discussion of exterior materials, he wanted to know how those would apply since there are not going to be townhomes there. Beagle and Bunger said City staff would apply the same elements of the original PUD. Ebert asked where the forty-seven-foot-wide travel easement was located. Beagle said Oakbrook Place and Wildoak Place are those travel easements; those would be converted to public right-of-way. Ebert asked about the setbacks of the neighborhood. Beagle said the setbacks are established by the PUD.

Ebert opened the public hearing.

Jill Jacoby, Manhattan Area Housing Partnership, said she was present to answer any questions from the Board. Stith asked which lots the houses would be built on. Jacoby said lots 34 through 52. Jacoby said they are building the properties with HUD funds and low-income property tax credits. Nuss asked if Jacoby had had any discussion with City staff on design standards relating to the PUD. Jacoby said she had discussed those items with City staff and would comply.

Jeff Rogers, 1108 Leone Ridge Drive, President of the Lee Mill Heights Home Owners Association, said he wanted to know how the original developer was able to get approval for such narrow parking. He said he is concerned that the lack of available parking could lead to spillover on nearby streets. He said his neighborhood has a lot of high-dollar homes in it and some residents are concerned with the quality of the homes that are going to be built nearby.

Jeff Hoss, 305 Rosewalk Place, said he is concerned with traffic. He lives on the end of Rosewalk Place and there is traffic that sometimes exceeds speeds of fifty to sixty miles per hour. He wants to know if speed limits will be implemented and how many units will be built.

Marc Wilson, 1012 North Mill Point, says he doesn't know why senior housing is happening here. He said he thought senior housing was supposed to go in south of Miller Parkway. He said he is very nervous that public housing is going up near his property that he has invested lots of time and money in. He feels that the housing market is saturated and new structures will get built and not get bought. He wanted to know what a community center is and if it's for subsidized housing. He also noted speeding in the area.

John Schlup, 3433 Lombard Drive, said this is his third meeting and he has not been able to get concrete answers on designs and sketches. He said that at every meeting he has been to they have received different ideas and plans. He said if they replat the lots, they could establish a wider street. Schlup said there is erosion behind the existing units that has not been addressed in years.

Rod Harms, 101 Waterbridge Road, says there were lots of items in the PUD that were not met. He said wished that the City would fix existing issues while it has had ownership over the land.

Chris Winners, 802 Oakbrook Place, said he has attended multiple meetings and has been shocked by the vagueness of the details given. He questions why we would put senior living facilities far away from the city center. He said he would recommend the Board reject the application.

Kyle Kirchner, 3426 Eldridge Drive, said he couldn't tell whether hardscape is increasing or decreasing. He is concerned with storm water runoff.

Doug King, 1032 South Wreath Avenue, said he doesn't understand why everyone desires to keep the utilities where they are. He asked what kind of tornado shelters the senior housing will have.

Justyn Leon, 4305 Lusardi Point, said his main concern is allowing multiple types of dwelling units in the development.

Rob Ott, Director of Public Works, said fire code allows streets as long as they have a minimum of twenty feet of paved street. As for widening streets, he said the properties adjacent to the street would have to pay for it. The vice-president of the HOA said they were not interested in that. Most of the erosion he saw was due to downspouts from people's houses distributing water next to their own property. Ott said there is good vegetation and a creek area to collect water. Ott did acknowledge the City can address speed issues by putting up speed signs without legislative approval. The stormwater runoff drains on both sides of South Wreath Avenue and eventually into Barton Lake. When storm events are large enough, Barton Lake will discharge into Wildcat Creek. Drainage patterns will remain the same. Ebert asked if the original streets were built to City standard. Ott said he is unsure because it was originally a private street controlled by the HOA.

Jason Hilgers, Deputy Assistant City Manager, said this development is a failure. He said the City has had to do things they did not want to do. Prior to the City purchasing the property, special assessments had not been paid for six years. The original owner has not paid any of these taxes since 2010. The City and tax payers have had to pay for them because they must be paid. Knowing the restrictions of the PUD, the infrastructure costs and more, the City recognized that if anyone bought it, there was a high chance the individual would go delinquent. Hilgers said that the land currently cost taxpayers approximately \$120,000 per year. By allowing development on the land, the City is going to be able to get the special assessments paid and off of the taxpayers. There has been little to no other interest from developers. The streets being private has hindered developers from expressing interest. Ebert asked if the properties would be paying property taxes, and Hilgers said they would. Stith asked for more clarification on parking. Hilgers said there is no good solution for parking. He would prefer to have wider streets as well and there has even been discussion on making the road a one-way.

Ebert closed the public hearing.

Nuss said she is supportive of the senior housing in this area. The core of the City lacks adequate space to accommodate such construction. With the improvement to the ATA bus route system and other forms of public transportation, accessibility is not as great a concern.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the PUD amendment of Lee Mill Village, as proposed, with the five conditions of approval recommended by City Administration, based on substantial compliance with Sections 9-104 and 9-108(B) of the Zoning Regulations, and the findings in the staff report. Reynard seconded. Motion carried 5-0-0.

Stith moved that the Manhattan Urban Area Planning Board recommend approval the Final Plat of Lee Mill Village, Unit Two, based on conformance with the Manhattan Urban Area Subdivision Regulations, as recommended in the staff report and subject to the granting of variations to the street suffix naming convention, and the minimum right-of-way dimension for a local street as proposed. Reynard seconded. Motion carried 5-0-0.

4. WORK SESSION

4.1 Review proposed 2020–2024 Capital Improvements Program for conformance with the Manhattan Urban Area Comprehensive Plan

Bunger presented the Capital Improvement Plan. Nuss said she is excited about the housing study.

Eddie Eastes, Director of Parks and Recreation presented additional Capital Improvement Plan information.

Nuss said she was happy to see CIP funds for improving the Douglas Center Annex.

Rob Ott, Director of Public Works, presented additional CIP information.

Stith moved the Board to find the proposed 2020–2024 Capital Improvement Plans are in general compliance with the Manhattan Urban Area Comprehensive Plan. Nuss seconded. Motion carried 5-0-0.

5. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

5.1. Planning updates from staff

Bunger said the UDO is still being worked on. Staff may bring some UDO discussion questions before the Board in August. The City has interviewed two applicants to perform the Blue Valley annexation study. The approval for the study is going before the City Commission soon. Ebert asked for the length of the study, staff believe approximately six months to complete the study.

5.2. Comments from Board members

Ebert asked about updates on the Aggieville hotel and the Miller Parkway senior housing

projects. Adam said staff have reviewed and the applicant asked for a minor modification but staff would need additional information.

5.3. Next meeting. Chair announced the next meeting is August 5, 2019

5. ADJOURNMENT

Meeting was adjourned at 9:40 p.m.

Submitted by Dre'Vel Taylor, Planning Intern