



**AGENDA
JOINT
MANHATTAN CITY COMMISSION
and
MANHATTAN URBAN AREA
PLANNING BOARD
WORK SESSION
TUESDAY, AUGUST 28, 2007
4:00 P.M.**

The Joint Work Session will be televised live on local Cable Channel 3.



This meeting is being held in the City Commission Room at the City Hall, 1101 Poyntz Avenue. In accordance with provisions of the ADA, every attempt will be made to accommodate the needs of persons with disabilities. Please contact the Human Resources Department (587-2440) for assistance.

CITY COMMISSION AGENDA MEMO

August 23, 2007

**FROM: Karen Davis, AICP, Director of Community Development;
Eric Cattell, AICP, Assistant Director for Planning**

MEETING: August 28, 2007

SUBJECT: Joint City Commission – Manhattan Urban Area Planning Board Work Session

BACKGROUND

The City Commission has requested a joint work session with the Manhattan Urban Area Planning Board to provide the opportunity for discussion of a number of topics related to growth and development in the Manhattan area. The topics listed below were provided by the Commission and the Planning Board and are intended to be used as a discussion outline. City Administration is in the process of preparing maps of the community, comparing development that has occurred since adoption of the Comprehensive Plan in 2003, with future growth areas identified in the Plan. These will be available at the work session.

DISCUSSION

Following is a list of discussion items as suggested by members of the two bodies:

1. Growth issues. The region is experiencing one of the most dramatic growth periods for new single-family and multi-family housing in decades, however with the deployment of several brigades, Manhattan has seen a temporary slow-down in new residential construction activity, although subdivision plats and rezoning applications continue to be submitted. Several questions arise from a review of this issue:

- Is the Comprehensive Plan still providing the guidance Manhattan needs during this time of rapid change?
- Are the subdivisions and multi-family housing projects developed in the last two years reflective of community standards for new development? Issues of assessment include off-street parking, pedestrian connectivity, storm water management, street trees and landscaping, public street lighting, quality of construction, and aesthetic appearance.
- Should the community move towards Design Guidelines, or Form Based Zoning?

- Is the community adequately meeting open space and community park and recreation needs for new residential neighborhoods?
2. **Wildcat Creek Flooding and Future Planning.** This past spring Wildcat Creek experienced two flooding episodes. What are the lessons learned from this flooding and what steps need to be taken to prevent it from damaging private and public property?
 3. **Storm Water Management Master Plan.** Should the Plan be updated with the latest "Best Management Practices"?
 4. **McCall Road.** Discussion of the McCall Road corridor and potential future development.
 5. **Miller Parkway and Wreath Avenue Extensions.** Discussion of the Miller Parkway extension to Scenic Drive, and Wreath Avenue extension to Anderson Avenue, to provide additional access to this growth area of the community.
 6. **Downtown Redevelopment and Core Downtown Redevelopment.** City Administration will provide an update on these issues.
 7. **Planning Board Jurisdiction.** Discuss expanding the Planning Board's jurisdictional boundary, due to annexation and growth into Riley and Pottawatomie Counties.

Representatives from the Community Development Department, Public Works Department and Parks and Recreation Department will be available to address questions from the Commission and Planning Board.

ALTERNATIVES

As this is a work session discussion between the two bodies, there are no alternatives to consider.

RECOMMENDATION

City Administration recommends that the City Commission and Planning Board discuss items of mutual interest and provide direction to City Administration.

POSSIBLE MOTION

As this is a work session discussion no motion is necessary.

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Enclosures:

1. Maps (available evening of Work Session)