

MINUTES
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 4, 2012
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Loren J. Pepperd and Commissioners John Matta, Wynn Butler, Richard B. Jankovich, and James E. Sherow were present. Also present were the City Manager Ron R. Fehr, Assistant City Manager Jason Hilgers, Assistant City Manager Lauren Palmer, City Attorney Katharine Jackson, City Clerk Gary S. Fees, 7 staff, and approximately 18 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Pepperd led the Commission in the Pledge of Allegiance.

PROCLAMATIONS

Mayor Pepperd proclaimed September 17-23, 2012, ***Constitution Week***. Nancy Williams, Regent; Linda Weis, Chairperson of Commemorative Events; and Sydney Carlin, Constitution Week Committee Chairman, Daughters of American Revolution, were present to receive the proclamation.

Mayor Pepperd proclaimed September 2012, ***National Preparedness Month***. Greg Simms, Chief Executive Officer, and Henry Brown, Manhattan Volunteer, American Red Cross, were present to receive the proclamation.

Mayor Pepperd proclaimed September 2012, ***Recovery Month***. Robbin Cole, Executive Director, Pawnee Mental Health Services, and Carroll Hess and Stan Wilson, Members, Pawnee Mental Health Board, were present to receive the proclamation.

PUBLIC COMMENTS

Mayor Pepperd opened the public comments.

Hearing no comments, Mayor Pepperd closed the public comments.

COMMISSIONER COMMENTS

Commissioner Jankovich informed the community that Schools of Hope would be hosting a Reading With Heroes program at the Manhattan Fire Department, 2000 Denison Avenue, on September 11, 2012, from 5:30 p.m. to 7:30 p.m. He stated the event would include stories read by local fire fighters, police, emergency medical personnel, and soldiers. He encouraged the community to attend the event and enjoy free popcorn.

Commissioner Butler provided information on the Social Services Advisory Board, Special Alcohol Funds Advisory Board, and highlighted the social service agencies currently being funded and the total amount of funds received. He also provided additional information and clarification on the City's water bill donation program and hoped to see the program increase to a more substantial number.

Commissioner Sherow provided clarification regarding a recent article that appeared in *The Manhattan Mercury*. He stated that he was not opposed to the renewal of the half-cent sales tax ballot initiative; however, he was concerned with the Policy Resolution that was adopted by the City Commission.

Mayor Pepperd highlighted a memorandum provided by City Attorney Katie Jackson regarding the City's responsibility for education of a ballot initiative and an individual commissioner's ability to express an opinion on the issue. He informed the community that approximately 15 clubs and organizations are scheduled for educational presentations and that an open house regarding the Riley County half-cent sales tax renewal will be at Ray's Apple Market, 3007 Anderson Avenue, on Saturday, September 15, 2012, from 9:00 a.m. to 11:00 a.m., and encouraged members of the public to attend.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, August 21, 2012.

* CLAIMS REGISTER NO. 2709

Bernie Hayen, Director of Finance, responded to questions from the Commission.

Karen Davis, Director of Community Development, also responded to questions from the Commission and provided clarification on work completed as part of the housing rehabilitation program.

CONSENT AGENDA (CONTINUED)

* **CLAIMS REGISTER NO. 2709 (CONTINUED)**

The Commission approved Claims Register No. 2709 authorizing and approving the payment of claims from August 15, 2012, to August 28, 2012, in the amount of \$2,827,722.35.

LICENSES

The Commission approved an annual Cereal Malt Beverage Off-Premise License for Ray's Apple Market #447, 222 North 6th Street, and Ray's Apple Market #448, 3007 Anderson Avenue.

ORDINANCE NO. 6963 – VACATE EASEMENT – LOTS 77-85 AND 97-104, LEE MILL HEIGHTS, UNIT 4

The Commission approved Ordinance No. 6963 vacating portions of a utility and drainage easement on Lots 77-85 and Lots 97-104 of Lee Mill Heights, Unit 4, Phase II, an addition to the City of Manhattan.

ORDINANCE NO. 6964 – ANNEX – RESERVE ADDITION

The Commission approved Ordinance No. 6964 annexing the proposed Reserve Addition, generally located west of the fourth and fifth fairways of Colbert Hills Golf Course, based on conformance with the Comprehensive Plan, the Growth Vision, and the Capital Improvements Program.

ORDINANCE NO. 6965 – REZONE – RESERVE ADDITION

The Commission approved Ordinance No. 6965 rezoning The Reserve Addition, from County R-PUD, Residential Planned Unit Development District, to R-S, Single-Family Residential Suburban District, based on the findings in the Staff Report (*See Attachment No. 1*).

ORDINANCE NO. 6966 – AMEND – IMPLEMENT DATA STANDARDS

The Commission approved Ordinance No. 6966 amending Section 32-3 of the City Code giving the City Engineer the authority to implement standards for electronic spatial and positional data.

* **REQUEST FOR PROPOSALS – ROUNDABOUT SCULPTURE – 4TH STREET AND BLUEMONT AVENUE (CIP #BR013P)**

Ron Fehr, City Manager, responded to questions from the Commission regarding the Request for Proposals document and proposed funding commitment.

CONSENT AGENDA (CONTINUED)

* **REQUEST FOR PROPOSALS – ROUNDABOUT SCULPTURE – 4TH STREET AND BLUEMONT AVENUE (CIP #BR013P) (CONTINUED)**

Jason Hilgers, Assistant City Manager, provided additional information on the proposed funding of \$20,000.00 from Transportation Development District (TDD) funds to apply toward the project. He informed the Commission that these funds need to be spent on a project in the north end. He stated that the specifications for the project have not been written yet and that additional decisions will need to be made in the future.

After discussion and comments from the Commission, there was a consensus to clarify in the Request for Proposals document that the amount would be modified to include “up to” \$20,000.00 with TDD funds.

Ron Fehr, City Manager, provided clarification on the request to modify the Request for Proposals document.

The Commission authorized City Administration to solicit proposals for the design, construction, and installation of a sculpture for the roundabout at 4th Street and Bluemont Avenue and appointed Commissioner Sherow to the Selection Committee.

* **NEGOTIATE CONTRACT – PARKS AND RECREATION OFFICE/CITY AUDITORIUM (SP1206)**

The Commission authorized City Administration to negotiate a contract with Bruce McMillan Architects, of Manhattan, Kansas, for the preliminary design analysis to expand the Park and Recreation offices as well as analyzing options for City Auditorium.

AMEND DEVELOPMENT AGREEMENT – LOT 4, DOWNTOWN ENTERTAINMENT DISTRICT, UNIT 3

The Commission approved an amendment to the public projects development agreement with Ron Fowles Construction, of Manhattan, Kansas, for Lot 4 of the Downtown Entertainment District, Unit Three.

AWARD CONTRACT – HOUSING REHABILITATION PROGRAM

The Commission accepted the bids for 504 S. Manhattan Avenue; awarded the bid to the lowest responsible bidder; authorized the Mayor and City Clerk to enter into agreements with the contractor and property owner for expenditure of Housing Rehabilitation Funds; and authorized City Administration to approve any necessary change orders.

CONSENT AGENDA (CONTINUED)

GRANT AGREEMENT/PUBLIC SERVICE AGREEMENTS - CDBG – YEAR THREE

The Commission authorized the Mayor to execute the Community Development Block Grant (CDBG) 2012 Grant Agreement (B-12-MC-20-0009) and the CDBG Public Services agreements with the Sunflower CASA Project, Manhattan Emergency Shelter, and USD 383.

BOARD APPOINTMENTS – DOUGLASS CENTER ADVISORY BOARD

The Commission approved the following appointments by Mayor Pepperd to the Douglass Center Advisory Board.

Re-appointment of Constance M. Birdsong, 811 Yuma Street Apt. B, to a three-year Geographic term. Ms. Birdsong's term will begin October 3, 2012, and will expire October 2, 2015.

Re-appointment of Glenna Burckel, 2031 Pierre Street, to a three-year At-Large term. Ms. Burckel's term will begin October 3, 2012, and will expire October 2, 2015.

After additional discussion and comments from the Commission, Commissioner Sherow moved to approve the consent agenda, as read, with the minor modification made on the Request for Proposals for Item G-REQUEST FOR PROPOSALS – ROUNDABOUT SCULPTURE – 4TH STREET AND BLUEMONT AVENUE. Commissioner Jankovich seconded the motion. On a roll call vote, motion carried 5-0, with the exception of Item H-NEGOTIATE CONTRACT – PARKS AND RECREATION OFFICE/CITY AUDITORIUM, which carried 3-2, with Commissioners Matta and Butler voting against the item.

GENERAL AGENDA

PRESENTATION - 2011 CITY AUDIT

Bernie Hayden, Director of Finance, introduced the item and introduced members of City staff and the Municipal Audit Committee.

Michelle Crow, CPA, Varney & Associates CPAs, LLC, presented an overview of the item and highlighted suggestions and observations in the Management Letter for the 2011 City Audit.

GENERAL AGENDA (CONTINUED)

PRESENTATION - 2011 CITY AUDIT (CONTINUED)

Matt Schwartz, CPA, Varney & Associates CPAs, LLC, responded to questions from the Commission and provided clarification on the Community Development Block Grant (CDBG) program.

Karen Davis, Director of Community Development, provided additional clarification on the CDBG program.

Bernie Hayen, Director of Finance, responded to questions from the Commission.

Peter Van Kuren, Director, Manhattan Regional Airport, provided clarification on the existing farm lease agreement and process to ensure the City is receiving the best price when crops are sold. He then responded to questions from the Commission regarding the lease agreement.

Michelle Crow, CPA, Varney & Associates CPAs, LLC, responded to questions from the Commission regarding allowances for outstanding loan defaults.

Bernie Hayen, Director of Finance, responded to questions from the Commission regarding the collection process and outstanding fines with Municipal Court.

Dr. Eric Higgins, Chair, Municipal Audit Committee, thanked the Commission for putting together the Municipal Audit Committee and thanked the Committee members, City staff, and auditors with Varney & Associates CPAs, LLC. He provided an overview of the process of the Municipal Audit Committee and areas reviewed. He also highlighted the grant certification process and fulfillment of requirements. He then responded to questions from the Commission regarding economic development loans and accountability with grants.

Matt Schwartz, CPA, Varney & Associates CPAs, LLC, informed the Commission that grants have an administrative component. He then responded to questions from the Commission regarding grants and allowances for administrative purposes.

Karen Davis, Director of Community Development, provided additional information on the item and stated that in some cases administration time can be used for the local match.

Ron Fehr, City Manager, responded to questions from the Commission regarding grant administration and the budgeting process for grants.

Dr. Eric Higgins, Chair, Municipal Audit Committee, responded to questions from the Commission regarding the auditing of the Manhattan/K-State Innovation Center and stated that if the Commission desires additional information it could ask the company directly.

GENERAL AGENDA (CONTINUED)

PRESENTATION - 2011 CITY AUDIT (CONTINUED)

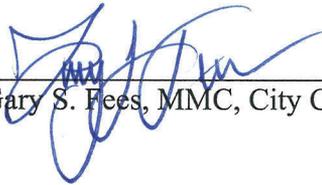
Ron Fehr, City Manager, provided additional background information on the item. He informed the Commission that the Annual Economic Development Report would be at a Work Session later this month with additional information.

Bernie Hayen, Director of Finance, provided closing remarks on the 2011 Audit and thanked the Municipal Audit Committee, members of the City's finance staff, and Varney & Associates CPAs, LLC, for their efforts.

After discussion and comments from the Commission, Commissioner Sherow moved to receive and accept the Auditor's reports for the 2011 City Audit. Commissioner Butler seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 8:16 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk

STAFF REPORT

ON AN APPLICATION TO REZONE PROPERTY

The proposed The Reserve Addition consists of Tract I, a proposed extension of Players Terrace, and Tract II, a very low density single-family residential development to be developed into phases, unless market demand dictates otherwise, consisting of seven residential lots and one tract of undevelopable land for access to the southern part of the subdivision.

THE PRESENT ZONING DISTRICT CLASSIFICATION OF TRACT I AND TRACT II IS: County R-PUD, Residential Planned Unit Development District.

THE PROPOSED ZONING DISTRICT CLASSIFICATION OF TRACT I AND TRACT II IS: R-S, Single-Family Residential Suburban District.

APPLICANT/OWNER: Grand Mere Development - Mary Vanier.

ADDRESS: 2021 Vanesta Place, Suite A, Manhattan, KS 66503.

LOCATIONS:

Tract I is generally located west of the intersection of Player's Terrace and Bellerive Drive.

Tract II is generally located west of the Colbert Hills Golf Course and Grand Mere Parkway.

AREAS:

Tract I is 0.77 acres in area.

Tract II is approximately 56 acres (55.67 acres) in area.

DATE OF PUBLIC HEARING: PLANNING BOARD: Monday, August 6, 2012.
CITY COMMISSION: Tuesday, August 21, 2012.

THIRTEEN MATTERS TO BE CONSIDERED WHEN REZONING

1. EXISTING USE: Tract I is open native grass land north of Bellerive Addition and adjoins multiple-family construction in Bellerive development. Tract I is intended for extension of public street access to Tract II and future development to the north in Grand Mere.

Tract II is pasture land, which is hayed annually. The future use of the land is for single-family residential development in Grand Mere, a Master Planned Golf Course community.

2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: Tract I is gently sloped and drains to the west. Tract II's physical and environmental characteristics are that it is open pasture with native grass cover on the flatter portions and heavily wooded steeply sloped ravines, at up to a 30 percent grade. Tract II is triangular shaped and bounded on the east and north by the Colbert Hills Golf Course. Open range land and pasture in Riley County adjoins the south and west sides of Tract II, which drains to the west and south eventually to Wildcat Creek.

3. SURROUNDING LAND USE AND ZONING:

NORTH: Colbert Hills Golf Course and Riley County range land; R-S District and County G-1, General Agriculture District.

SOUTH: Riley County range land: G-1 District.

EAST: Colbert Hills Golf Course and developing multiple-family and two-family Bellerive Addition; R-S District and R-3, Multiple-Family Residential District, and R-2, Two-Family Residential District.

WEST: Riley County range land: G-1 District.

4. GENERAL NEIGHBORHOOD CHARACTER: Tract I will abut the northernmost multiple-family portion of Bellerive Addition, on which an apartment building will be built. Tract I will extend to the eastern edge of the Colbert Hills Golf Course. Tract II is at the western boundary of the City. The general character of the neighborhood is a mix of golf course and a developing multiple-family and two-family density residential neighborhood within a comprehensively planned neighborhood in the City.

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: Tracts I and II were rezoned to their current zoning district, County R-PUD, in 1997. At that time, the developer of the golf course wanted assurance that when the golf course was annexed that a zoning district, specifically the County R-PUD for the golf course was attached rather than a general agricultural classification. The rezoning was done primarily for the benefit of the golf course development. The County R-PUD was not intended to develop under the PUD classification. Additionally, the County R-PUD predated the Grand Mere Master Plan and Comprehensive Plan, which currently recommends apartments on a larger site in which Tract I is located and low to medium density residential on Tract II; however, Tract I is only intended to develop as right-of-way but will allow for future access to the north. Development in Grand Mere is progressing to ensure attractive and orderly neighborhoods in response to changing market demand. Tract I and II are suitable for the proposed rezoning to R-S District and implements the more detailed policies of the Grand Mere community.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The proposed rezoning to R-S District is compatible with the surrounding neighborhood with seven proposed large residential lots ranging in size from approximately 3.35 acres to 14.05 acres. The proposed rezoning is remote and separated from other residential development in Grand Mere by the golf course, and from low density residential homes in Riley County by terrain and distance. Access to the site is proposed off the west side of Grand Mere Parkway from intersections, which were planned, designed and constructed to be consistent Grand Mere's Master Plan.

A minimal increase in light, noise and traffic can be expected, with minimal impact on the surrounding area due the limited number of residential lots in The Reserve.

To ensure compatibility within Grand Mere, architectural guidelines and design standards provide for building review and approval. A design review committee is responsible for enforcement of guidelines and standards (*see below III. COMMUNITY CONCEPTS AND DEVELOPMENT STRATEGY below in Grand Mere Master Plan*). The guidelines and standards are private and are not part of the rezoning. The policy statements are mentioned because they are part of the Grand Mere Master Plan policies.

7. CONFORMANCE WITH COMPREHENSIVE PLAN:

MANHATTAN URBAN AREA COMPREHENSIVE PLAN

The Reserve is shown on the Future Land Use Map in the northwest planning area as Residential Low/Medium Density, RLM. 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.

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, which notes Tract I as Apartments #2, and Tract II as Single Family # 2, 16.5 acres, and Single Family #3, 20.3 acres, see below under Residential Types for the RLM description.

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

Grand Mere, a Master Planned Golf Course Community

PROJECT INTENT

The overall Land Use Amendment is intended to create a community designed within a park. By responding to the natural terrain, preserving natural corridors, protecting the slopes and riparian environment, a harmonious relationship with the land can be created for the community.

Grand Mere is envisioned as an upscale residential community, with the University's Colbert Hills Golf Course and preserved open space interwoven throughout the development. The community is made up of individual neighborhoods defined by open space features, topography, connection to the Grand Mere Parkway, and the golf course. A strong joint effort has integrated the golf course design (Colbert Hills) and the overall community design (Grand Mere Development). The interconnectivity of automobile circulation, pedestrian/bicycles, and open space, as well as residential neighborhood placement and overall community utility location, has created a well integrated community with both future residences and community recreation as the main focus. Flexibility is built into the land use plan to allow the development to respond to market demand.

Specific types of residential product may subtly change in the future due to market demand as the development pattern becomes clearer and as the community matures. The community will offer a high level of design quality, architectural variety, and a wide range of housing types to address the potential markets appropriate for an upscale development.

5 KEY DESIGN CONCEPTS

1. Create a high quality residential community

Create a community of villages, residential neighborhoods, and neighborhood commercial areas centered along the projects' spine, Grand Mere Parkway. Through the use of architectural design guidelines and development reviews the quality of building construction will be maintained at the highest level.

2. Integrate the Natural Environment

Preserve the natural slopes and open space features. Provide a visual connection to the natural beauty of the development: the golf course in the valleys, the long vistas/views, and the prairie environment.

3. Offer a Variety of Residential Living

Offer a wide range of residential products and lot types to address the market demands of the well informed and upscale consumer. An integrated community of many housing types will help to provide an interesting streetscape, a quality neighborhood texture, and a sustainable development.

4. Create a Pedestrian/Bicycle System

*Provide pedestrian/bicycle connections throughout the development, following the Grand Mere Parkway, open space corridors and the linear park connections provided as part of the Master Plan along Little Kitten Creek and the continuation of the Hudson trail.
Grand Mere Community Overall Development Plan*

III. COMMUNITY CONCEPTS AND DEVELOPMENT STRATEGY

Grand Mere is proposed as a Master Planned Community consisting of a wide range of residential housing types and densities and will be utilizing both Planned Unit Development and Conventional Zoning Development standards based on specific sites and development types.

The overall Grand Mere Project consists of 1,054 (estimated) acres, including the Colbert Hills Golf Course. Rather than dispersing development throughout the entire property, the project purposes to “concentrate” neighborhood development within residential and commercial villages on approximately 543 acres preserving almost 50% of the land as natural open space or golf course. This concept, while proposing a variety of home types and densities, provides large natural open spaces, golf course amenity for the general public, and peripheral residential villages as large lot or low density residential products that create an overall density (1.5 du/ac) for the site, consistent with the surrounding neighborhoods. All housing types shall belong to the Master Homes Association, which will be responsible for enforcing the covenants and restrictions, and maintaining the common grounds.

Within the community, residential neighborhoods are supported by neighborhood commercial services, which provide a focus and entry element for the development. These neighborhood office and retail villages are envisioned as community services located at the development entries along the Little Kitten Creek entry and Kimball Ave. and the future northern entry on Marlatt.

Attachment No. 1

Throughout the plan, connecting open space systems, sidewalks and bike trails provide pedestrian connections between residential neighborhoods, public amenities and the neighborhood services. These are planned connections to occur in a variety of types and locations. As each phase of development is planned in detail, the specific pedestrian connections will be part of each village plat and relate back to the overall Circulation Parks & Open Space Plan.

Grand Mere Community Architectural Guidelines and Design Standards will provide for the review and approval of all site and building plans for the Grand Mere property. The Design Review Committee of Grand Mere will be responsible for enforcement of these guidelines and standards. The Developer believes that careful planning and enforcement of design and development standards will ensure orderly, attractive, and lasting development, all of which will preserve and enhance the value of the community.

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.

Residential Types: The majority of The Reserve, Tract II, is designated Single Family # 2 and #3, Single Family (RLM), in the Grand Mere Plan Tract I is noted for Apartments and is not described below as it is for right-of-way only. RLM is described as:

The 273.4 acres of single family proposed for grand Mere represents 50% of the total proposed residential acreage. The detached single family products will range in size and density. The village of single family will be developed as parcels and each will be controlled to maximize views, walkouts, and architectural design quality. The Grand Mere Architectural Review Committee will provide design review of the homes and general site development guidance. Each single family village will be signed and themed as a unique part to the overall Grand Mere development and developed as the market demands. Each parcel will provide internal open space, storm drainage controls, and pedestrian linkages

between the villages in addition to the designated Grand Mere Circulation Park & Open Space Plan.

C. Streets and Circulation System

Residential streets within Grand Mere are envisioned as a key element of “neighborhood quality,” offering a place to walk and play, as well as to drive and park. The streetscape in and along the roads will reflect the quality of the community through the use of signage monumentation and landscaping depending on the location and natural conditions of the space providing strong visual “cues” to better orient drivers to their locations and destinations.

When utilizing the approved Manhattan street system standards the hierarchy, street-widths, design speeds, and travel/parking lanes are consistent and will not compromise auto on-street parking, or bike and pedestrian access. The street layout will frame important views and vistas, including buildings, golf course, and natural features. On-street parking is available on all local streets.

The Master Planned Community will be accessed from Kimball Avenue and Marlatt Avenue. Additional access points into the Community from surrounding residential streets are shown on the Master Plan.

D. Pedestrian and Bicycle Circulation System

Connectivity with the City of Manhattan Linear Park Master Plan is our main focus for the overall trails system. A comprehensive pedestrian and bicycle system is proposed for the community to provide access to individual neighborhoods, the Club Facility and Hotel site, commercial services, and open space amenities~ Elements include both off-street and on street bike paths, natural unimproved trails, and a 17.2 acre linear park along Little Kitten Creek. An easement shall be provided for the extension of the Hudson trail northward, along the east property line to northeast corner section 3-10-7. All trail/path systems will be site- specifically designed at the time of construction. Each will be reviewed on a site-by-site basis to ensure sensitive placement and minimum disturbance. This will be coordinated with the Park & Recreation Board and the Parks and Recreation Department.

G. Golf Course Development

The Grand Mere development drainage and detention system shall be designed to work in concert with the golf course drainage and detention system. The course was designed to meet the environmental goals of the Audubon International Signature Status Program.

Bike Paths, Trails and Sidewalks

Bike paths, trails and sidewalks are provided along the internal streets and open spaces to provide internal connections between the villages where possible. See the Circulation Parks & Open Space Plan

M. Current School District Boundaries

The school district boundary between Manhattan U.S.D. 383 and Riley County U.S.D. 378 divides Grand Mere into east and west jurisdictions crossing the property beginning at the S.W. Corner of Section 3-10-7 and continuing north to the N.W. Corner of Section 3-10-7.

The density in The Reserve is 0.13 dwelling units per net acre. The Comprehensive Plan suggests less than one to eleven dwelling units per net acre is appropriate in the RLM category and the Grand Mere Plan suggests a range of 1-20 dwelling units per acre in individual parcels and an overall density in all of Grand Mere of 1.5 units per acre.

THE PROPOSED REZONING OF THE RESERVE CONFORMS TO THE POLICIES OF Grand Mere, a Master Planned Golf Course Community, and the 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.

Tracts I and II have remained vacant to date.

9. CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent and purpose of the Manhattan 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 proposed rezoning is consistent with the intent and purpose of the Manhattan Zoning Regulations and R-S District because proposed lot sizes conform to the minimum requirements of the R-S District, which is designed to provide for single-family dwellings, and compatible uses, at a density no greater than one dwelling unit per 20,000 square feet. The proposed R-S District consists of seven lots, which range from approximately 3.35 acres to 14.05 acres in area. All lots and common area tract, Tract A, conform to the requirements of the R-S District. Tract A is common area to be owned and maintained by the Home Association and is for access purposes to the southern part of the development

Tract I is for right-of-way for access to Tract II.

- 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. No expected adverse affects on the public health, safety and welfare are expected as a result of the rezoning. Development of the site cannot proceed until the proposed Preliminary Plat is approved. A separate application was submitted for approval of a Preliminary Plat. It may be a hardship upon the owner if the rezoning is denied.
- 11. ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** Adequate street, sanitary sewer and water services are available.
- 12. OTHER APPLICABLE FACTORS:** None.
- 13. STAFF COMMENTS:** City Administration recommends approval of the proposed rezoning of The Reserve Addition from County R-PUD, Residential Planned Unit Development District, to R-S, Single-Family Residential Suburban District, based on the findings in the Staff Report.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of the proposed rezoning of The Reserve from County R-PUD, Residential Planned Unit Development District, to R-S, Single-Family Residential Suburban 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 The Reserve from County R-PUD, Residential Planned Unit Development District, to R-S, Single-Family Residential Suburban District, based on the findings in the Staff Report.

PREPARED BY: Steve Zilkie, AICP, Senior Planner.

DATE: July 30, 2012.