

MINUTES
CITY COMMISSION MEETING
TUESDAY, NOVEMBER 20, 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, and Richard B. Jankovich 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, 4 staff, and approximately 5 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Pepperd led the Commission in the Pledge of Allegiance.

COMMISSIONER COMMENTS

There were no Commissioner comments.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, November 6, 2012.

CLAIMS REGISTER NO. 2714

The Commission approved Claims Register No. 2714 authorizing and approving the payment of claims from October 31, 2012, to November 13, 2012, in the amount of \$2,516,581.40.

CONSENT AGENDA (CONTINUED)

LICENSES

The Commission approved Tree Maintenance Licenses for calendar year 2013 for Blueville Nursery, Inc., 4539 Anderson Avenue; Brinker Tree Care, Inc., 2907 Jacque Circle; Carnahan Creek Tree, 12415 Carnahan Creek Road, Olsburg, Kansas; Hummel Tree Service, Inc., 601 Pottawatomie Avenue; Mugler Tree Care, 2400 West 60th Avenue; Sedalia Terra Bellus, 1228 Westloop Place #317; Tree Man-MHK, 2104 Fox Meadows; and Weber Tree Service, LLC, 107 West 8th Street, Florence, Kansas.

FINAL PLAT – COUNTRYSIDE ESTATES ADDITION

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Countryside Estates Addition, generally located east of Casement Road and south of Knox Lane, based on conformance with the Manhattan Urban Area Subdivision Regulations.

* **ORDINANCE NO. 6975/RESOLUTION NO. 112012-A – GENERAL OBLIGATION BOND SERIES 2012-B**

Ron Fehr, City Manager, provided additional information on the record low bid results of the general obligation bonds and temporary note series. He also reported on the favorable position of the City's bond ratings and provided clarification on Resolution No. 112012-C, which will save the City significant savings as a result of the low bids and refunding of bonds.

Mayor Pepperd thanked City staff and bond counsel for their great results and work.

The Commission accepted the low bid by Robert W. Baird & Co., Inc., of Milwaukee, Wisconsin, and approved Ordinance No. 6975 issuing \$12,885,000.00 in general obligation bonds (Series 2012-B) to finance two (2) special assessment projects (*KSU Foundation Addition – Sanitary Sewer (SS0812) and Miller Ranch Addition, Unit Three, Phase Two – Street (ST1102)*) and six (6) capital improvement projects (*Fire Station #3-Amherst Avenue (FRX75P), Fire Station #5-Grand Mere Village (FR775P), Gibbon Exhibit (SZ0902), Sunset Zoo Education Building (SZ0901), and Pierre Street and Third Street intersection (ST0910), and Design Services for the West Anderson Avenue Expansion Project (ST0810)*); and Resolution No. 112012-A authorizing delivery of the Series 2012-B bonds to the low bidder.

* **ORDINANCE NO. 6976 – INCREASE – WATER RATES**

The Commission approved Ordinance No. 6976 amending the applicable section of Chapter 32 of the Code of Ordinances increasing water rates 3%, effective January 1, 2013.

CONSENT AGENDA (CONTINUED)

* **ORDINANCE NO. 6977 – INCREASE – SANITARY SEWER RATES**

The Commission approved Ordinance No. 6977 amending the applicable section of Chapter 32 of the Code of Ordinances increasing wastewater rates 3%, effective January 1, 2013.

RESOLUTION NO. 112012-B – TEMPORARY NOTE SERIES NO. 2012-04

The Commission approved accepting the best bid by UMB Bank, n.a., of Kansas City, Missouri, for selling the notes and approved Resolution No. 112012-B issuing Temporary Note Series No. 2012-04 in the amount of \$1,755,000.00 to finance the following 11 capital and special assessment projects to be debt financed: *McCall Road 24-inch Waterline (WA1018); Candlewood Parking, Lot 4, Sanitary Sewer (SS1205), Street (ST1208), and Water (WA1206); Grand Vista Addition, Unit 2, Sanitary Sewer (SS1203), Street (ST1202), Water (WA1205), and Storm Drainage (SM1201); and Western Hills Addition, Unit 14, Sanitary Sewer (SS1208), Street (ST1210), and Water (WA1209).*

REQUEST FOR QUALIFICATIONS – K-1/K-113 INTERCHANGE IMPROVEMENTS STUDY (ST1214)

The Commission authorized City Administration to solicit statements of qualifications and appointed Commissioner Butler to serve on the Selection Committee for the K-18/K-113 Interchange Improvements Study (ST1214).

AWARD CONTRACT – US 24 MULTI-USE TRAIL IMPROVEMENTS (ST0912)

The Commission accepted the Engineer's Opinion of Probable Cost in the amount of \$189,796.00; awarded and authorized the execution of a construction contract in the amount of \$122,397.00 to the lowest responsive bidder, Bryant & Bryant Construction, of Halstead, Kansas, for the US 24 Multi-Use Trail Improvements; and approved and authorized the execution of Contract Amendment No. 10 for the McCall Road Improvements (ST0812) in the amount of \$29,870.00 with Alfred Benesch and Company, of Manhattan, Kansas, for full-time construction-related engineering services for the project.

* **CHANGE ORDER NO. 1-FINAL – US 24 REINFORCED CONCRETE BOXES (ST0821)**

The Commission approved Change Order No. 1-Final for the US 24 Reinforced Concrete Boxes (McCall Road, Phase II) project resulting in a net increase in the amount of \$100,415.83 (+22.27%) to the contract with Middlecreek Corporation, of Peabody, Kansas.

CONSENT AGENDA (CONTINUED)

AWARD CONTRACT – HOUSING REHABILITATION PROGRAM

The Commission accepted the bids for 716 Frey Drive; 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.

BOARD APPOINTMENTS

The Commission approved appointments by Mayor Pepperd to various boards and committees of the City.

Aggieville Business Improvement District Advisory Board

* Re-appointment of Mark Skochdopole, 1010 Westloop Place, to a three-year term. Mr. Skochdopole's term will begin January 1, 2013, and will expire December 31, 2015.

Re-appointment of Kevin Peirce, 1731 Humboldt Street, to a three-year term. Mr. Peirce's term will begin January 1, 2013, and will expire December 31, 2015.

Bicycle Advisory Committee

Appointment of Seth Scobee, 1001 South Seth Child Road, to fill the unexpired Riley County Police Department term of Brian Johnson. Mr. Scobee's term begins immediately, and will expire October 31, 2014.

City/University Special Projects Fund Committee

Re-appointment of Jeff Koenig, 203 North 14th Street, to a two-year Citizen term. Mr. Koenig's term begins immediately, and will expire June 30, 2014.

Appointment of Adam Bonewitz, 2344 Bellehaven Road, to a two-year Citizen term. Mr. Bonewitz's term begins immediately, and will expire June 30, 2014.

Riley County Law Enforcement Board

Re-appointment of Wynn Butler, 3600 Windsong Court, to a two-year Citizen term. Commissioner Butler's term will begin January 1, 2013, and will expire December 31, 2014.

Re-appointment of John Matta, 1213 Greystone Place, to a two-year Citizen term. Commissioner Matta's term will begin January 1, 2013, and will expire December 31, 2014.

CONSENT AGENDA (CONTINUED)

BOARD APPOINTMENTS (CONTINUED)

Riley County Law Enforcement Board (CONTINUED)

Re-appointment of Richard Jankovich, 2021 Somerset Square, to a two-year City Commissioner term. Commissioner Jankovich's term will begin January 1, 2013, and will expire December 31, 2014.

Social Services Advisory Board

Re-appointment of Teddy Hartke, 3229 Ella Lane, to a three-year term. Mr. Hartke's term begins immediately, and will expire June 30, 2015.

Special Alcohol Funds Advisory Committee

Appointment of Chance Lee, 2601 Woodhaven Court, to a three-year term. Mr. Lee's term begins immediately, and will expire June 30, 2015.

RESOLUTION NO. 112012-C – GENERAL OBLIGATION REFUNDING BONDS

The Commission approved Resolution No. 112012-C authorizing the offer for sale of General Obligation Refunding Bonds Series No. 2012-C in the amount not to exceed \$5,500,000.00

After discussion, Commissioner Jankovich moved to approve the consent agenda, as read. Commissioner Butler seconded the motion. On a roll call vote, motion carried 4-0.

GENERAL AGENDA

FIRST READING – REZONE - PROPOSED LOTS 30A-43B, HIGHLAND MEADOWS ADDITION, UNIT SEVEN

Eric Cattell, Assistant Director for Planning, presented the item. He then responded to questions from the Commission regarding the drainage easement and stormwater requirements as part of the development.

Ron Fehr, City Manager, responded to questions from the Commission.

After discussion and comments from the Commission, Commissioner Jankovich, moved to approve first reading of an ordinance rezoning a 4.61-acre tract of land consisting of proposed Lots 30A-43B, Highland Meadows Addition, Unit Seven, generally located northwest of the southern intersection of Highland Ridge Drive and North Scenic Drive, from R-1, Single-Family Residential District, to R-2, Two-Family Residential District, based on the findings in the Staff Report (*See Attachment No. 1*). Commissioner Butler seconded the motion. On a roll call vote, motion carried 4-0.

GENERAL AGENDA (CONTINUED)

Mayor Pepperd announced that the City offices would be closed Thursday, November 22, 2012, and Friday, November 23, 2012. He wished the community a safe and happy Thanksgiving.

ADJOURNMENT

At 7:18 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk

STAFF REPORT

ON AN APPLICATION TO REZONE PROPERTY

FROM: R-1, Single-Family Residential District.

TO: R-2, Two-Family Residential District.

(Note: The advertisement to rezone included the proposed R-2 District, and AO, Airport Overlay District. However, City Administration determined that only the underlying R-1 District is required to be rezoned. The existing AO is in place in the south part of the proposed subdivision and does not need to be included and does not change. The AO District is shown on the proposed Preliminary Plat (attached).

The rezoning site is on the east side of the proposed Preliminary Plat of Highland Meadows Addition, Unit Seven, and generally consists of Lots 30A through 43B, which will be rezoned from R-1 to R-2 (see attached proposed Preliminary Plat for rezoning site).

APPLICANT/OWNER: HM Land Company – Tim Schultz.

ADDRESS: 1213 Hylton Heights Road, Suite 129, Manhattan KS 66502.

LOCATION: Generally located northwest of the south intersection of Highland Ridge Drive and N. Scenic Drive.

AREA: 4.61 acres (proposed R-2 rezoning area).

EXISTING LEGAL DESCRIPTION: Lot 59, Highland Meadows Addition, Unit One, to the City of Manhattan, Riley County, Kansas.

DATE OF PUBLIC NOTICE PUBLICATION: Monday, October 15, 2012.

DATE OF PUBLIC HEARING: PLANNING BOARD: Monday, November 5, 2012.

CITY COMMISSION: Tuesday, November 20, 2012.

THIRTEEN MATTERS TO BE CONSIDERED WHEN REZONING

Attachment No. 1

1. EXISTING USE: Vacant single-family residential lot of land formerly owned by New Hope Church, which has been used for agricultural purposes since annexation and platting in 2004-2005. The application indicates the site is used for agricultural purposes and a milo crop will be harvested this fall.

2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: The site has been terraced for farming generally slopes gently from south to north and drains in the same direction to Wildcat Creek. A small part of the site, in the southeastern corner, slopes and drains to a ditch along N. Scenic Drive, which then drains into Wildcat Creek. The rezoning site is covered with milo. Trees are along the northwestern and northern parts of the site.

3. SURROUNDING LAND USE AND ZONING:

NORTH: Highland Ridge Drive, two-family dwelling units, apartment buildings, and Wildcat Creek; R-2 District and R-3, Multiple-Family Residential District.

SOUTH: Highland Ridge Drive, single-family dwellings, undeveloped range land in Riley County; R-1/AO and County G-1, General Agricultural District.

EAST: Apartment buildings and N. Scenic Drive; R-3 District.

WEST: Single-family dwellings and two-family dwellings; R-1 District, R-1/AO and R-2.

4. GENERAL NEIGHBORHOOD CHARACTER: The area is within the Highland Meadows subdivision and is characterized by a mix of mostly developed lots for single-family homes, two-family and apartment buildings. The site is within a larger growth corridor in which a similar range of housing types are located. Outside of the residential growth corridor, the surrounding neighborhood is agricultural and open range land.

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site is suitable for the permitted uses of the R-1 District but, due to its size, is unlikely to develop as a single-structure use.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The proposed low density character of the R-2 District is consistent with the character of the neighborhood in Highland Meadows subdivision. The rezoning site is on the east side of the proposed Highland Meadows Addition, Unit Seven, and will adjoin an existing apartment complex, Highland Ridge Apartments. The rezoning site will be separated from existing single-family homes to the west of proposed Highland Meadows Addition, Unit

Seven, by proposed single-family homes on the west side of proposed Highland Meadows Addition, Unit Seven.

7. CONFORMANCE WITH COMPREHENSIVE PLAN:

MANHATTAN URBAN AREA COMPREHENSIVE PLAN

THE EXISTING R-1 DISTRICT AND PROPOSED REZONING SITE FOR HIGHLAND MEADOWS ADDITION, UNIT SEVEN, IS SHOWN ON THE FUTURE LAND USE MAP IN THE SOUTHWEST PLANNING AREA AS AGRICULTURE. THE R-1 DISTRICT IS ALSO ADJACENT TO AN AREA SHOWN AS APPROPRIATE FOR RHD, RESIDENTIAL HIGH DENSITY.

IN 2004 AND 2005, THE R-1 DISTRICT WAS FOUND TO CONFORM TO THE COMPREHENSIVE PLAN, AS DID THE BALANCE OF HIGHLAND MEADOWS SUBDIVISION WEST OF THE RHD AREA. THE BASIS FOR CONFORMANCE TO THE COMPREHENSIVE PLAN IS, AND WAS, BASED ON THE FOLLOWING FINDINGS FROM 2004-2005:

“THE AGRICULTURE CATEGORY IS AN AREA INTENDED FOR FARMING, RANCHING, OTHER AGRICULTURAL USES, AND LOW DENSITY RURAL RESIDENTIAL USES. THE AGRICULTURAL AREA, WHICH IS TO THE WEST AND SOUTH OF THE RHD CATEGORY, WAS NOT ANTICIPATED TO BE DEVELOPED WITHIN THE 20-YEAR PLANNING HORIZON OF THE PLAN. A CHARACTERISTIC OF THE AGRICULTURAL AREA IS THAT AGRICULTURAL USES ARE ENCOURAGED TO CONTINUE “WITHIN THE CONTEXT OF MARKET DEMAND AND THE DESIRES OF THE INDIVIDUAL PROPERTY OWNER”. SUCH IS THE CASE OF THE PROPOSED HIGHLAND MEADOWS ADDITION. THE OWNERS AND APPLICANT DESIRE TO DEVELOP THE LAND WITHIN A MARKET DEMAND FOR RESIDENTIAL HOUSING.

WITHIN THE AGRICULTURAL CATEGORY, THE APPLICANT HAS PROPOSED RESIDENTIAL LOW TO MEDIUM (RLM) DENSITY USES CONSISTING OF SINGLE-FAMILY AND TWO-FAMILY USES. THE PROPOSED NET DENSITY FOR THE R-1 DISTRICT IS APPROXIMATELY 2.5 DWELLING UNITS PER NET ACRE. (NOTE: THE NEW HOPE CHURCH SITE WAS DEDUCTED FROM THE TOTAL ACREAGE TO CALCULATE DENSITY.)

IN ADDITION, THE HIGHLAND MEADOWS ADDITION IS IN A GROWTH CORRIDOR, AS REFLECTED BY THE RHD CATEGORY, WHICH IS ALONG THE EAST AND WEST SIDES OF SCENIC DRIVE. THERE WAS NO EXPRESSED INTEREST TO EXPAND THE DEVELOPMENT OPPORTUNITIES BEYOND THE RHD CATEGORY, WHEN THE COMPREHENSIVE PLAN WAS ADOPTED. SINCE THEN, MARKET DEMAND AND INDIVIDUAL DESIRES HAVE CHANGED.

HIGHLAND MEADOWS IS WITHIN A SPECIAL PLANNING AREA, REFERRED TO AS “WEST OF SCENIC DRIVE”. THE POLICIES OF PLANNING AREA FOCUS ON PRESERVATION OF SCENIC VIEWS AND MAINTAINING RURAL DENSITIES AND IT IS RECOMMENDED THAT CLUSTER DEVELOPMENT SHOULD BE FOR RURAL RESIDENTIAL LOTS THAT ARE TYPICALLY ON 20-ACRE SITES. AS NOTED BELOW UNDER THE GROWTH VISION, BECAUSE THE PROPOSED HIGHLAND MEADOWS ADDITION IS PARTIALLY WITHIN AN IDENTIFIED HIGH-DENSITY RESIDENTIAL GROWTH AREA, IT STRADDLES THE URBAN SERVICE AREA BOUNDARY (USAB) AND CAN BE SERVED, AND LIES OUTSIDE THE PROJECTED FORT RILEY LAND USE PROTECTION ZONE, CITY ADMINISTRATION BELIEVES THE PROPOSAL CONFORMS TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE MANHATTAN URBAN AREA AND THE CITY OF MANHATTAN, KANSAS.

GROWTH VISION

THE EASTERN PORTION OF THE PROPOSED HIGHLAND MEADOWS DEVELOPMENT, WHICH IS PROPOSED FOR HIGH-DENSITY RESIDENTIAL DEVELOPMENT, FALLS WITHIN THE URBAN SERVICE AREA BOUNDARY (USAB) AND IS ALSO CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE LAND USE DESIGNATION FOR THAT AREA. THE GREATER PORTION OF THE DEVELOPMENT PROPOSAL IS LOCATED IMMEDIATELY TO THE WEST AND JUST BEYOND THE USAB. COMPREHENSIVE PLAN POLICY REQUIRES FUTURE URBAN DEVELOPMENT TO “BE CONTAINED WITHIN THE GEOGRAPHIC LIMITS OF THE URBAN SERVICE AREA BOUNDARY.” THIS POLICY IS INTENDED TO MINIMIZE THE POTENTIAL FOR LEAPFROG DEVELOPMENT AND THE NEED TO PREMATURELY EXPAND AND DELIVER URBAN SERVICES TO AREAS BEYOND THE LIMITS OF CURRENT UTILITY SERVICES. THE POLICY ALSO HELPS TO INSURE THAT URBAN DEVELOPMENT IS PLACED IN AREAS THAT CAN BE PHYSICALLY SERVED.”

Staff Analysis

The proposed Highland Meadows Addition, Unit Seven, will have a net density of 4.2 dwelling units per net acre, which includes two-family (single-family attached) and single-family. The RHD category characterizes both single-family and single-family attached and duplex as low density uses. The proposed rezoning to R-2 District conforms to the Comprehensive Plan.

8. ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED:

The site has remained vacant to date under the R-1/AO Districts.

- Dec. 6, 2004: Manhattan Urban Area Planning Board considers annexation of the 86-acre site and conducts the public hearings on the proposed rezoning for the R-2, Two-Family Residential District and R-3, Multiple-Family Residential District portions of the development, as well as the preliminary plat. Planning Board recommends approval of the annexation on a vote of 5-0; and recommends approval of the rezoning and approves preliminary plat on a vote of 5-0.
- Dec. 20, 2004 Manhattan Urban Area Planning Board conducts the public hearing on the remaining 52-acre tract to be rezoned from County G-1, General Agricultural District, to R-1, Single-Family Residential District With Ao, Airport Overlay District, and recommends approval on a vote of 5-0.
- Dec. 21, 2004 City Commission approves Resolution No. 122104-B, requesting that the Board of Riley County Commissioners make positive findings regarding the annexation of the proposed 86-acre Highland Meadows Addition.
- January 6, 2005 Board of Riley County Commissioners considers annexation requests, as per K.S.A. 12-520c and instructs county staff and applicant to provide additional information on turn lane issues.
- January 24, 2005 Board of Riley County Commissioners continues discussion and negotiation with applicant on a development agreement for the turn lane improvements.

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- January 27, 2005 Board of Riley County Commissioners makes positive findings regarding annexation and on a vote of 3-0, approves Resolution No. 012705-05.
- February 15, 2005 City Commission approves first reading, on a vote of 4-0, of annexation and rezoning of Highland Meadows Addition.
- February 24, 2005 Manhattan Urban Area Planning Board considers approval of the Final Plat of Highland Meadows Addition, Unit One.
- March 1, 2005 City Commission approves Ordinance Nos. 6459, 6460, 6461 and 6462, annexing and rezoning Highland Meadows Addition as proposed, and accepts the easements and rights-of-ways as shown on the Final Plat of the Highland Meadows Addition, Unit One.

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-2 District because proposed lot sizes conform to the minimum requirements of the R-2 District for single family attached dwelling units. In addition, the proposed Preliminary Plat dedicates easements and rights-of-way to serve the subdivision consistent with the requirements of the Manhattan Urban Area Subdivision Regulations.

The R-2, Two-Family Residential District is designed to provide a dwelling zone at a density no greater than two (2) attached dwelling units per 7,500 square feet. Minimum lot size for single-family detached dwellings is 6,000 square feet in area; 3,750 square feet for single-family attached; and, 7,500 square feet for a two-family dwelling unit.

The proposed R-2 District portion of the Highland Meadows Addition, Unit Seven, consists of single-family attached dwelling units with lots range from approximately 5,747 square feet in area to 8,819 square feet in area. The proposed lots conform to the requirements of the R-2 District.

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. There are no expected adverse affects on the public health, safety and welfare as a result of the rezoning. Development of the site

Attachment No. 1

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 to serve the rezoning site, subject to approval of the Preliminary Plat of Highland Meadows Addition, Unit Seven.

12. OTHER APPLICABLE FACTORS: None.

13. STAFF COMMENTS: City Administration recommends approval of the proposed rezoning of a 4.61 acre tract of land in proposed Highland Meadows, Unit Seven, from R-1, Single-Family Residential District, to R-2, Two-Family Residential District, based on the findings in the Staff Report.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of a 4.61 acre tract of land in proposed Highland Meadows, Unit Seven, from R-1, Single-Family Residential District, to R-2, Two-Family Residential 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 a 4.61 acre tract of land in proposed Highland Meadows, Unit Seven, from R-1, Single-Family Residential District, to R-2, Two-Family Residential District based on the findings in the Staff Report.

PREPARED BY: Steve Zilkie, AICP, Senior Planner

DATE: October 30, 2012