



***MINUTES
CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 6, 2005
7:00 P.M.***

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Ed Klimek and Commissioners Bruce Snead, Tom Phillips, Mark Hatesohl, and Jayme Morris-Hardeman were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Diane Stoddard, Assistant City Manager Jason Hilgers, City Attorney Bill Frost, City Clerk Gary S. Fees, 8 staff, and approximately 60 interested citizens.

PLEDGE OF ALLEGIANCE

Manhattan Area Football Association 6th Grade Jaguars led the Commission in the Pledge of Allegiance.

PRESENTATIONS/RECOGNITIONS

Mayor Klimek recognized the Manhattan Area Football Association 6th Grade Jaguars.

PROCLAMATIONS

Mayor Klimek proclaimed September 17, 2005, ***AKC Responsible Dog Ownership Day***. Kay Cassella, Recording Secretary, MKKC, was present to receive the proclamation.

Mayor Klimek proclaimed September 2-7, 2005, ***Czech Republic Week***, and recognized the visiting delegation from Dobřichovice in the Czech Republic. The Mayor also thanked the committee members and host families for their service and hospitality.

PUBLIC COMMENTS

Mayor Klimek opened the public comments.

Hearing no public comments, Mayor Klimek closed the public comments.

COMMISSIONER COMMENTS

Commissioner Morris-Hardeman informed the community that the Big Brothers Big Sisters Program is looking for lunch buddies for about 200 children at Woodrow Wilson and Marlatt Elementary schools. She encouraged those interested to contact the Big Brothers Big Sisters Office for additional information.

City Manager Ron Fehr announced the appointment of Jerry Snyder as the new Director of Fire Services.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, August 16, 2005.

CLAIMS REGISTER NO. 2535

The Commission approved Claims Register No. 2535 authorizing and approving the payment of claims from August 10, 2005, to August 30, 2005, in the amount of \$2,784,032.28.

LICENSE – TREE MAINTENANCE

The Commission approved the renewal application Tree Maintenance license for calendar year 2005 for Urban Woods Tree Service, 732 Dogwood Lane, Blue Rapids, Kansas.

FINAL PLAT – GRAND MERE-VANESTA, UNIT 1

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Grand Mere - Vanesta, Unit 1, generally located north of Everett Drive and west of Churchill Street, based on conformance with the Manhattan Urban Area Subdivision Regulations.

FINAL PLAT – FOUR WINDS VILLAGE ADDITION

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Four Winds Village Addition, generally located northwest of the intersection of Kimball Avenue, Scenic Drive and Anderson Avenue, based on conformance with the Manhattan Urban Area Subdivision Regulations.

CONSENT AGENDA (CONTINUED)

FINAL PLAT – PLATT ADDITION

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

* FINAL PLAT – FLINT HILLS ADDITION

Karen Davis, Director of Community Development, provided additional information on the item and answered questions from the Commission.

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Flint Hills Addition, generally located southwest of the intersection of Kimball Avenue and North Manhattan Avenue at 1300 Flint Hills Place, based on conformance with the Manhattan Urban Area Subdivision Regulations.

ORDINANCE NO. 6495 – REZONE – THOMPSON ADDITION

The Commission approved Ordinance No. 6495 rezoning the Thompson Addition, generally located south of Snowbird Drive and north of Parkway Drive, from R, Single-Family Residential District, to R-1, Single-Family Residential District, based on the findings in the Staff Report. *(See Attachment No. 1)*

FINAL PLAT – THOMPSON ADDITION

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Thompson Addition, generally located south of Snowbird Drive and north of Parkway Drive, at 2026 Parkway Drive, based on conformance with the Manhattan Urban Area Subdivision Regulations.

JUST COMPENSATION – ANDERSON AVENUE PROJECT, SETH CHILD ROAD TO HYLTON HEIGHTS (ST0301)

The Commission found that there are sufficient reasons to deviate from the offer of “just compensation”.

ACQUISITION AGREEMENT – 2601 ANDERSON AVENUE (ST0301)

The Commission authorized the Mayor and City Clerk to enter into the proposed agreement with Calvin and Genie Emig for the acquisition of permanent and temporary easements at 2601 Anderson Avenue.

RESOLUTION NO. 090605-F – ACCESS AUTHORIZED – CONNECTICUT AVENUE (ST0301)

The Commission approved Resolution No. 090605-F authorizing access to Connecticut Avenue from 2601 Anderson Avenue.

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 6496 – VACATE RIGHT-OF-WAY – ANDERSON AVENUE/CONNECTICUT AVENUE

The Commission approved Ordinance No. 6496 vacating a portion of the road right-of-way at the corner of Anderson Avenue and Connecticut Avenue.

RESOLUTION NO. 090605-B – STREET IMPROVEMENTS (ST0518) – HACKBERRY ADDITION, UNIT 2

The Commission found the petition sufficient and approved Resolution No. 090605-B finding the street improvements for Hackberry Addition, Unit Two, advisable and authorizing construction.

RESOLUTION NO. 090605-C – WATER IMPROVEMENTS (WA0512) – HACKBERRY ADDITION, UNIT 2

The Commission found the petition sufficient and approved Resolution No. 090605-C finding the water improvements for Hackberry Addition, Unit Two, advisable and authorizing construction.

RESOLUTION NO. 090605-D – SANITARY SEWER IMPROVEMENTS (SS0512) – HACKBERRY ADDITION, UNIT 2

The Commission found the petition sufficient and approved Resolution No. 090605-D finding the sanitary sewer improvements for Hackberry Addition, Unit Two, advisable and authorizing construction.

AGREEMENT – ENGINEERING SERVICES – HACKBERRY ADDITION, UNIT 2, IMPROVEMENTS

The Commission authorized the Mayor and City Clerk to execute an agreement with BG Consultants, of Manhattan, Kansas, to perform engineering services for these improvements.

RESOLUTION NO. 090605-E – GRAND MERE VANESTA, UNIT 1 – STREET (ST0520), WATER (WA0513), AND SANITARY SEWER (SS0513) IMPROVEMENTS

The Commission found the petition sufficient and approved Resolution No. 090605-E finding the street, water, and sanitary sewer improvements for Grand Mere Vanesta, Unit 1, advisable and authorizing construction.

CONSENT AGENDA (CONTINUED)

AGREEMENT – ENGINEERING SERVICES - GRAND MERE VANESTA, UNIT 1, IMPROVEMENTS

The Commission authorized the Mayor and City Clerk to execute an agreement with Schwab-Eaton, P.A., of Manhattan, Kansas, to perform engineering services for these improvements.

* **CHANGE ORDER NO. 1-FINAL – WATER IMPROVEMENTS (WA0412) - LEE MILL HEIGHTS ADDITION, UNIT 1**

Rob Ott, City Engineer, provided additional information on the item.

The Commission approved Change Order No. 1-Final for Lee Mill Heights Addition, Unit 1, Water Improvements (WA0412) resulting in a net increase in the amount of \$14,315.00 (+18.00%) to the contract with Middlecreek Corporation, of Peabody, Kansas.

* **AWARD CONTRACT – SINGLE-AXLE DUMP TRUCK**

Bernie Hayen, Director of Finance, provided additional information on the item.

The Commission awarded the purchase of the single-axle dump truck to Midway Sterling, of Kansas City, Kansas, purchase bid of \$78,517.00, to replace Unit 31.

AWARD CONTRACT – HOUSING REHABILITATION PROJECTS

The Commission accepted the bids as for 2040 Judson Street and 810 Brookwood Circle and awarded the bid to the lowest responsible bidders. In the case of 310 South Manhattan Avenue, the Commission authorized City Administration to negotiate a contract with the low bidder that meets the Housing Rehabilitation Program requirements; authorized City Administration to approve any necessary change orders; and authorized the Mayor and City Clerk to enter into an agreement with the contractor and property owner for expenditure of Housing Rehabilitation Funds.

* **AWARD CONTRACT - FAMILY INDOOR RECREATION/AQUATIC FACILITY**

Kevin Stubbs, Architect, RDG Planning & Design, provided additional clarification on the item and answered questions from the Commission.

CONSENT AGENDA (CONTINUED)

* **AWARD CONTRACT - FAMILY INDOOR RECREATION/AQUATIC FACILITY (CONTINUED)**

The Commission approved the contract with RDG Planning and Design, of Kansas City, Missouri, for an hourly not-to-exceed fee in the amount of \$148,000.00 and reimbursable expenses not to exceed 10%, as recommended by the Manhattan Parks and Recreation Advisory Board, to develop a preliminary design, construction and operating costs, and determine a preferred site for the Family Indoor Recreation/Aquatic Facility; analyze and make recommendations on three outdoor pools; and Master plan City Park for the future.

AGREEMENT – TRAFFIC SIGNAL MAINTENANCE

The Commission approved the Agreement for Traffic Signal Maintenance at US 24 and Green Valley Road/Dempsey Road and K-18 and 12th Street with the Kansas Department of Transportation and authorized the Mayor and City Clerk to execute the agreement.

DEVELOPMENT AGREEMENT – HIGHLAND MEADOWS, UNIT 2

The Commission authorized the Mayor and City Clerk to execute the proposed Development Agreement with SCI of Manhattan, Inc., for infrastructure in the Highland Meadows, Unit 2.

AGREEMENT – ENGINEERING DESIGN – SCENIC DRIVE SEWER EXTENSION PROJECT (SS0506)

The Commission authorized the Mayor and City Clerk to enter into an agreement with BG Consultants, Inc., of Manhattan, Kansas, to complete the design of the Scenic Drive Sewer Extension Project.

UNDERGROUND UTILITIES – ANDERSON AVENUE

The Commission directed the Anderson Avenue Project Team to have the above ground utilities relocated underground at an increased estimated cost differential of \$318,672.00 to the City of Manhattan and authorized City Administration to contract with Larson Construction Co., Inc., of Manhattan, Kansas, and HWS Consulting Group, of Manhattan, Kansas, as subcontractors to perform associated excavations and surveys.

After discussion, Commissioner Snead moved to approve the consent agenda. Commissioner Phillips seconded the motion, as presented. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

DENISON AVENUE - CONCEPT PLANS

Rob Ott, City Engineer, provided an overview of the item.

Greg Fief, Schwab–Eaton, P.A., provided design features of the concept plans and answered questions from the Commission.

Rob Ott, City Engineer, provided crosswalk options for consideration and answered questions from the Commission.

Bill Muir, Assistant Vice President of Institutional Advancement and Director of Community Relations, Kansas State University, provided information on the University's Master Plan and the proposed closing of Claflin Road through the University campus. He then answered additional questions from the Commission.

Ron Fehr, City Manager, provided clarification on the item.

Bill Muir, Assistant Vice President of Institutional Advancement and Director of Community Relations, Kansas State University, provided additional information on the item and answered questions from the Commission.

Greg Fief, Schwab–Eaton, P.A., answered additional question from the Commission.

Jeff Hancock, Director of Public Works, and Rob Ott, City Engineer, provided additional information on the crosswalk and then answered questions from the Commission.

Bill Muir, Assistant Vice President of Institutional Advancement and Director of Community Relations, Kansas State University, informed the Commission that the wall along Anderson Avenue has mitigated the walking traffic of students.

The Commission provided direction to City Staff on the item but took no formal action.

MANHATTAN AREA CHAMBER OF COMMERCE REQUEST - 24/7 MARKETING CAMPAIGN

Lyle Butler, President, Manhattan Area Chamber of Commerce, introduced the item.

Frank Beer, Retail Committee Chair, Manhattan Area Chamber of Commerce, introduced the item and provided background information.

Beverly Orr, Manhattan Area Chamber of Commerce, presented a portion of the item.

GENERAL AGENDA (CONTINUED)

MANHATTAN AREA CHAMBER OF COMMERCE REQUEST - 24/7 MARKETING CAMPAIGN (CONTINUED)

Kristen Brighton, BrightWard Communications, and Susan Religa, Susan Religa Marketing Services, presented details of the proposal.

Frank Beer, Retail Committee Chair, Manhattan Area Chamber of Commerce, provided additional information on the item and answered questions from the Commission.

Terry Olson, Eastside and Westside Markets, Retail Committee Member, asked the Commission to support the 24/7 campaign effort.

Linda Weis, Realty Executives Weis Real Estate, informed the Commission that this is a good investment and asked the Commission to give it serious consideration.

Frank Beer, Retail Committee Chair, Manhattan Area Chamber of Commerce, informed the Commission that the goal is to be self-sustaining within the retail community. He then answered additional questions from the Commission.

Ron Fehr, City Manager, provided additional information on the item and funding sources for consideration.

After discussion, Commissioner Snead moved to approve the request of the Manhattan Area Chamber of Commerce to participate in a marketing campaign to promote Manhattan in the amount of \$40,000.00. Commissioner Morris-Hardeman seconded the motion. On a roll call vote, motion carried 5-0.

REQUEST - HABITAT FOR HUMANITY

Diane Stoddard, Deputy City Manager, introduced the item.

Dawn (DC) Hackerott, Member, Board of Directors for Habitat for Humanity, presented the request.

Roger Schultz, Schultz Construction and Development, supported the request and informed the Commission that they plan to donate a lot in the Brookfield Addition. He asked the Commission to consider this request as a public/private partnership. He then answered questions from the Commission.

Diane Stoddard, Deputy City Manager, provided additional information on the item.

GENERAL AGENDA (CONTINUED)

REQUEST - HABITAT FOR HUMANITY (CONTINUED)

Dawn (DC) Hackerott, Member, Board of Directors for Habitat for Humanity, provided additional information on the item and informed the Commission that the original owners of Habitat are still living in their homes.

Ron Fehr, City Manager, provided additional clarification on the item.

Dawn (DC) Hackerott, Member, Board of Directors for Habitat for Humanity, thanked the Commission for their support and said they will build on faith to make it happen.

Karen Davis, Director of Community Development, answered questions from the Commission.

After discussion, Commissioner Snead moved to approve the request from Manhattan Habitat for Humanity to waive the General Residential Contractor's license, platting fees and building permit fees and authorize payment of the water and sewer fees, if applicable, for homes for which construction is initiated by Habitat for Humanity in 2005. Commissioner Morris-Hardeman seconded the motion. On a roll call vote, motion carried 5-0.

RESOLUTION – SET PUBLIC HEARING DATE - ESTABLISH TAX INCREMENT DISTRICT

Jason Hilgers, Assistant City Manager, presented the item and answered questions from the Commission.

Ron Fehr, City Manager, provided clarification on the public hearing, process and public infrastructure.

Bob Welstead, Dial Realty, informed the Commission that Dial is doing its best to balance the needs and desires of everyone involved in this project but have to make it work. He then answered questions from the Commission.

Rick Kiolbasa, Dial Realty, inform the Commission that this project has received two years of public input and that they looked forward to proceeding ahead.

Bob Welstead, Dial Realty, answered additional questions from the Commission.

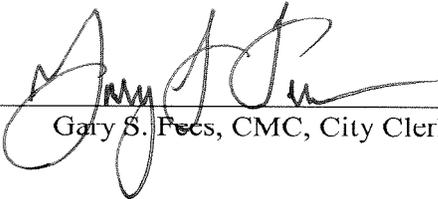
GENERAL AGENDA (CONTINUED)

RESOLUTION – SET PUBLIC HEARING DATE - ESTABLISH TAX INCREMENT DISTRICT (CONTINUED)

After discussion, Commissioner Phillips moved to approve Resolution No. 090605-A setting October 11, 2005, as the public hearing date to consider establishing a Tax Increment Finance District within the City of Manhattan and providing for the giving of notice of such public hearing. Commissioner Snead seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 10:20 p.m. the Commission adjourned.



Gary S. Fees, CMC, City Clerk

STAFF REPORT

ON AN APPLICATION TO REZONE PROPERTY

FROM: R, Single-Family Residential District

TO: R-1, Single-Family Residential District

APPLICANT: Thompson Construction/Todd Thompson

ADDRESS: 3105 Pinewood Circle, Manhattan, KS 66503

OWNERS: Paul E. Fleener and Shirley Fleener.

ADDRESS: 2026 Parkway Drive, Manhattan, KS 66502

LOCATION: generally located south of Snowbird Drive and north of Parkway Drive, at 2026 Parkway Drive

AREA: approximately 1.8 acres

DATE OF PUBLIC NOTICE PUBLICATION: Monday, July 11, 2005

DATE OF PUBLIC HEARING: PLANNING BOARD: Monday, August 1, 2005

CITY COMMISSION: Tuesday, August 16, 2005

EXISTING USE: An unplatted single-family residential tract of land with an existing single-family dwelling located in the southwestern part of the site. The site is accessed off Parkway Drive.

The applicant has submitted a Concurrent Plat (Preliminary and Final Plats) for a proposed five (5) lot residential subdivision, with access to four of the five lots off a proposed cul-de-sac, which connects to Snowbird Drive. The existing dwelling will also have access of Parkway Drive. The Concurrent Plat will be considered at the August 1, 2005, Manhattan Urban Area Planning Board meeting. City Administration has recommended approval of the Concurrent Plat, subject to approval of the rezoning.

Attachment No. 1

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: The rezoning site is a large open tract of land, except for the existing single-family dwelling. The site is primarily an open lawn with mature trees along Snowbird Drive. The site drains to the northwest.

The northern boundary of the site fronts on Snowbird Drive and an adjoining a single-family residential lot in the Snowbird Addition. The south boundary of the site adjoins a single-family residential lot, which is accessed off Parkway Drive. The site also fronts on approximately 20-feet of Parkway Drive in its southwestern corner. The eastern boundary of the site adjoins the rear yards of single-family dwellings, which are accessed off Hillview Drive, with a short length of the northeastern frontage off Snowbird Drive. The western boundary of the site faces the front yards of single-family dwellings accessed from a private gravel driveway off Parkway Drive. The gravel driveway extends over the approximate south 85 feet of the west boundary line of the rezoning site.

SURROUNDING LAND USE AND ZONING:

- (1) **NORTH:** Snowbird Drive, single-family dwellings; R-1 District.
- (2) **SOUTH:** Parkway Drive, single-family dwellings; R District.
- (3) **EAST:** single-family dwellings; R District.
- (4) **WEST:** single-family dwellings; R District.

GENERAL NEIGHBORHOOD CHARACTER: an established low density residential neighborhood consisting of single-family dwellings.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The unplatted 1.8-acre tract of land is suitable for the existing single-family dwelling located on the site. Minimum lot area in the R District is 10,000 square feet and the site exceeds the requirement and is suitable for the current zoning.

The rezoning to R-1 District is due to proposed lot widths, which will be created as a part of the proposed Thompson Addition. Minimum lot width in the R District is 75-feet and is 50-feet in the proposed R-1 District. Lot width is measured at the minimum 25 foot front yard setback. Future Lots 2, 3, and 4's minimum lot width off of the proposed cul-de-sac, Thompson Circle, range from approximately 65-feet to 50-feet. Lots 1 and 5 in the Thompson Addition exceed 75-feet in width.

Attachment No. 1

All lots in the proposed Thompson Addition otherwise meet or exceed the lot area requirement of the R District, with lot areas ranging from 10,892 square feet to 20,554 square feet. In comparison, minimum lot area in the R-1 District is 6,500 square feet.

COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The rezoning of the proposed Thompson Addition to R-1 District is compatible with adjoining single-family residential neighborhoods. To the north is the Snowbird subdivision, which is zoned R-1 District. To east is the Hillview Addition, which is zoned R District. To the south and west are unplatted tracts of land, which are zoned R District. The single-family character of the proposed Thompson Addition is consistent with nearby properties. Minimal impact of additional light, noise and traffic is expected. The proposed Thompson Addition will result in the construction of four (4) new single-family dwellings.

CONFORMANCE WITH COMPREHENSIVE PLAN: The proposed Thompson Addition is shown on the Northwest Planning Area Future Land Use Map as Residential Low/Medium density (RLM). The following policies are applicable to the site:

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.

The Plan also indicates that a stream crosses the northwestern corner of the property. Such streams are described in Chapter 5, Natural Resources and Environment, of the Comprehensive Plan, as an environmentally sensitive area, specifically a secondary stream corridor. A Goal of the Plan is to “Preserve environmentally sensitive areas from development” with a Guiding Principle being to, “Identify and conserve environmentally sensitive areas, including wetlands, key wildlife habitats, steep slopes, and riparian areas.” The following policies are applicable to the site:

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NRE 4: Environmentally Sensitive Areas: Wildlife Habitat and Corridors, Wetlands, Riparian Areas and Prairie Ecosystems

The Urban Area is home to a variety of environmentally sensitive areas, including: Wildcat Creek, the Big Blue and Kansas Rivers, numerous secondary stream corridors, drainage areas, and wetlands, as well as prairie ecosystems. In addition to their scenic quality, these areas provide other benefits, such as water quality enhancement and flood control, potential ecotourism, and also serve as important wildlife habitat. The City and County shall work to ensure that development impacts upon these areas are minimized.

NRE 5: Environmentally Sensitive Site Design

The City and County shall ensure that environmentally sensitive site design practices are used in new development. Sensitive site design practices can minimize unnecessary physical and visual impacts upon the surrounding landscape, caused by excessive removal of existing vegetation or severe roadway cuts, and excessive grading of natural topography.

The secondary stream is proposed to be maintained in a drainage and utility easement, which will prohibit construction other than a proposed sanitary sewer line. The stream is a natural drainage channel, which is part of a larger drainage basin. Post construction contours should match existing and replacement of vegetation should be provided after construction to maintain the integrity and character of the existing stream condition. The sanitary sewer project, within the drainage easement, may require review and comment by the Corps of Engineers.

The proposed Thompson Addition will be a single-family subdivision consisting of five (5) lots. Net density is 3.16 dwelling units per net acre.

The proposed Thompson Addition conforms to the Comprehensive Plan.

ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED: The rezoning site was annexed in 1979 and the house existed on the site prior to annexation.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent and purpose of the 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 R-1, Single-Family Residential District is designed to provide a dwelling zone at a density no greater than one dwelling unit per 6,500 square feet. The site is sufficient in area to conform to the R-1 District requirements. The proposed Thompson exceeds the minimum lot area

Attachment No. 1

requirements of the R-1 District. Lots in the proposed Thompson Addition range from a minimum of 10,892 square feet to 20,554 square feet.

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 of the rezoning would accomplish compared to the hardship to the applicant.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate street, sanitary sewer and water services are available to the serve the site.

OTHER APPLICABLE FACTORS: None.

STAFF COMMENTS:

City Administration recommends approval of the rezoning of the proposed Thompson Addition, from R, Single-Family Residential District, to R-1, Single-Family Residential District.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of the Thompson Addition, from R, Single-Family Residential District, to R-1, Single-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 rezoning of the proposed Thompson Addition, from R, Single-Family Residential District, to R-1, Single-Family Residential District, based on the findings in the Staff Report.

PREPARED BY: Steve Zilkie, AICP, Senior Planner

DATE: July 26, 2005
05014