

***MINUTES***  
***CITY COMMISSION MEETING***  
***TUESDAY, SEPTEMBER 20, 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 33 interested citizens.

**PLEDGE OF ALLEGIANCE**

Big Brothers Big Sisters led the Commission in the Pledge of Allegiance.

**RECOGNITION**

Mayor Klimek recognized the Big Brothers Big Sisters.

**PROCLAMATIONS**

Mayor Klimek proclaimed September 17 - 23, 2005, ***Constitution Week***. Rebecca Rose, Regent; Dixie Roberts, Vice-Regent; Linda Weis, Past Regent; Mary Lindquist, Past Regent, and Chairperson, Commemorative Events, Polly Ogden Chapter, Daughters of the American Revolution, and Sydney Carlin, Chair, Constitution Committee, were present to receive the proclamation.

Mayor Klimek proclaimed September 25 - 30, 2005, ***Community Cultural Harmony Week***. Doug Benson, Co-Chair, Racial Ethnic Harmony Week Planning Committee, was present to receive the proclamation.

## 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, September 6, 2005.

### CLAIMS REGISTER NO. 2537

The Commission approved Claims Register No. 2537 authorizing and approving the payment of claims from August 31, 2005, to September 13, 2005, in the amount of \$1,261,941.86.

### FINAL PLAT – GRAND VISTA, UNIT 1

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Grand Vista, Unit 1, generally located south of the intersection of Grand Mere Parkway and Grand Ridge Court, and west of Kimball Avenue, based on conformance with the Manhattan Urban Area Subdivision Regulations.

### FINAL PLAT – FAITH ADDITION, UNIT 2

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of the Faith Addition, Unit 2, generally located south of Sarber Lane and north of Frontage Road and East Poyntz Avenue, based on conformance with the Manhattan Urban Area Subdivision Regulations.

### LEASE AGREEMENT – FEDERAL AVIATION ADMINISTRATION

The Commission authorized the Mayor and City Clerk to execute Federal Aviation Administration Lease No. DTFA09-01-L-42056 lease agreement with the City of Manhattan at Manhattan Regional Airport.

### AWARD CONTRACT – THERMAL IMAGING CAMERAS AND TRUCK MOUNT CHARGERS

The Commission awarded the contract in the amount of \$15,960.00 to Conrad Fire Equipment, of Olathe, Kansas, for two (2) thermal imaging cameras and truck mount chargers and authorize City Administration to enter into a purchase agreement with this company.

## CONSENT AGENDA (CONTINUED)

\* **OUTSIDE CITY SEWER SERVICE – RILEY COUNTY SEWER BENEFIT DISTRICT #1 (KONZA VALLEY)**

The Commission authorized the Mayor and City Clerk to sign the agreement with Riley County Sewer Benefit District #1 for outside the City sewer service for the Konza Valley.

\* **AGREEMENT – ENGINEERING SERVICES – HYLTON HEIGHTS – STREET IMPROVEMENTS (ST0504)**

The Commission authorized the Mayor and City Clerk to enter into an agreement with HWS Consulting Group, Inc., of Manhattan, Kansas, to complete the design of Hylton Heights Street Improvements.

\* **SUPPLEMENTAL AGREEMENT – AIRPORT LIGHTING PROJECT**

Russ Johnson, Airport Director, answered questions from the Commission.

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

The Commission authorized the Mayor to execute a Supplemental Agreement with HNTB, of Overland Park, Kansas, to complete the remainder of the construction engineering related to the Airport Lighting Project.

After discussion, Commissioner Snead moved to approve the consent agenda, as presented. Commissioner Phillips seconded the motion. On a roll call vote, motion carried 5-0, with the exception of Item H: Agreement-Engineering Services-Hylton Heights-Street Improvements, which carried with 3 affirmative votes, with Mayor Klimek voting against the motion, and Commission Hatesohl abstaining from the item.

## GENERAL AGENDA

### **PURCHASE OF PROPERTIES AND LEASE AGREEMENT - KANSAS NATIONAL GUARD**

Diane Stoddard, Deputy City Manager, introduced the item.

Brigadier General Jon Small, Kansas Army National guard commander and Deputy Adjutant General, thanked the commission for its consideration and provided background information on the proposal.

## GENERAL AGENDA (CONTINUED)

### PURCHASE OF PROPERTIES AND LEASE AGREEMENT - KANSAS NATIONAL GUARD (CONTINUED)

Colonel Clifford Silsby, Construction and Facilities Management Officer, presented the item on behalf of the Kansas National Guard.

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

Lyle Butler, President, Manhattan Area Chamber of Commerce, spoke in support of this partnership with the Kansas National Guard facility in Manhattan.

Colonel Clifford Silsby, Construction and Facilities Management Officer, provided additional information to the Commission regarding the proposal and potential number of employees working out of the facility. He then answered additional questions from the Commission.

Diane Stoddard, Deputy City Manager, and Bill Frost, City Attorney, answered questions from the Commission regarding the building purchase and claims against 1<sup>st</sup> Glendale Associates, the current owner of the facility.

Ron Fehr, City Manager, stated that the current debt was considered as part of the purchase price of the facility. He then answered questions from the Commission.

Diane Stoddard, Deputy City Manager, and Ron Fehr, City Manager, provided additional information on the current Armory facility, the use of economic development funds, and responded to questions regarding environmental issues with the facility in the Industrial Park.

Bill Muir, 2040 Shirley Lane, Past Chair, Manhattan Economic Development Opportunity Fund Advisory Board, informed the Commission that this proposal is a very large economic development project that would be beneficial to the City of Manhattan.

After discussion, Commissioner Hatesohl moved to authorize City Administration to finalize and the Mayor and City Clerk to execute the lease with the Kansas Military Board and approve Resolution No. 092005-B authorizing the City Manager to execute the City's real estate purchase contracts with 1<sup>st</sup> Glendale Associates and Poyntz Avenue Properties and authorize City Administration to dispose of the propane tank at 721 Levee Drive and credit its proceeds to the Guard less a 5% administrative fee should it be necessary in the future. Commissioner Snead seconded the motion. On a roll call vote, motion carried 5-0.

## GENERAL AGENDA (CONTINUED)

### CONCEPT DESIGN AND COST ESTIMATORY PROPOSAL - DOWNTOWN MANHATTAN SPECIAL FEATURES AND GATEWAY/WAY FINDING COMPONENTS

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, presented the item.

Brent Bowman, Bowman, Bowman & Novick, provided additional information on the item and answered questions from the Commission.

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, clarified the scope of services and answered questions from the Commission.

Kate Watson, 2035 Rockhill Circle, asked about the timing of incorporating this item with the Tax Increment Financing (TIF) District.

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, provided information on the timeline for the TIF District Public Hearing and the work to be completed by Bowman, Bowman & Novick.

Lisa Rockley, Director, Downtown Manhattan, Inc., requested that there be a comprehensive plan for the entire downtown district and clusters as close to Poyntz Avenue as possible.

Lyle Butler, President, Manhattan Area Chamber of Commerce, informed the Commission that presentations were made to the Chamber Board of Directors today. He requested that the scope of services be expanded to address the concerns mentioned.

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

Kate Watson, 2035 Rockhill Circle, asked for clarification on the TIF District and funding mechanism.

Ron Fehr, City Manager, provided clarification on the TIF District and the process.

After discussion, Commissioner Hatesohl moved to approve the Scope of Services with Bowman, Bowman & Novick (BBN), of Manhattan, Kansas, for the Design of the Downtown Redevelopment Special Features and Gateway/Way Finding Components, and authorize the Mayor and City Clerk to enter into this agreement with BBN. Commissioner Snead seconded the motion. On a roll call vote, motion carried 5-0.

## GENERAL AGENDA (CONTINUED)

### MEMORANDUM OF AGREEMENT - LOCAL 2275 OF THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS

Diane Stoddard, Deputy City Manager, presented the item and answered questions from the Commission.

Ron Fehr, City Manager, provided additional information on the item and informed the Commission that fairness is important with all City employees.

Diane Stoddard, Deputy City Manager, informed the Commission of the Fire Department's ongoing training program, wages and promotional steps.

Jerry Snyder, Fire Chief, informed the Commission of additional training opportunities and certification programs.

Diane Stoddard, Deputy City Manager, and Cathy Harmes, Director of Human Resources, informed the Commission that they looked at several Kansas cities and Big 12 communities for comparable wages.

Tim Davenport, Fire Driver II, asked the Commission to support the item, as presented.

Ron Fehr, City Manager, provided additional information to the Commission regarding the First Responder program

Ryan Almes, President, Local 2275 International Association of Fire Fighters, urged the Commission to vote in favor of the item.

Ron Fehr, City Manager, answered additional questions from the Commission.

After discussion, Commissioner Snead moved to approve Resolution No. 092005-A as proposed adopting the new Wage Article and Term of Agreement Article to extend the existing contract through December 15, 2007. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

### FIRST READING - AMEND - THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN (INCORPORATING THE AGGIEVILLE-CAMPUS EDGE DISTRICT PLAN AS A PART THEREOF)

Eric Cattell, Assistant Director for Planning, introduced the item.

Ockert Fourie, Senior Planner, presented the item and answered questions from the Commission.

## GENERAL AGENDA (CONTINUED)

### FIRST READING – AMEND - THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN (INCORPORATING THE AGGIEVILLE-CAMPUS EDGE DISTRICT PLAN AS A PART THEREOF) (CONTINUED)

Eric Cattell, Assistant Director for Planning, provided additional information on the item.

Harry Kitchener, owner of lots at the northwest corner of North Manhattan and Bluemont Avenues, spoke in support of the item and said that the City has done a good job and is waiting for the District Plan to be approved.

Ockert Fourie, Senior Planner, and Eric Cattell, Assistant Director for Planning, answered questions from the Commission and provided clarification on specific zones for taller structures.

After discussion, Commissioner Snead moved to approve first reading of an ordinance amending the Manhattan Urban Area Comprehensive Plan, by incorporating the Aggieville-Campus Edge District Plan, as a part thereof, along with the citation. Commissioner Phillips seconded the motion. On a roll call vote, motion carried 5-0.

### FIRST READING – AMEND - MANHATTAN ZONING REGULATIONS (ADJUST THE REQUIREMENTS OF THE MULTI-FAMILY REDEVELOPMENT OVERLAY DISTRICT)

Eric Cattell, Assistant Director for Planning, presented the item and answered questions from the Commission.

John Pence, 2361 Grandview Terrace, asked what blocks make up the District and the affected area.

Eric Cattell, Assistant Director for Planning, provided additional information on the item.

John Pence, 2361 Grandview Terrace, informed the Commission that this District is very confusing, that he owns property in the affected area and that he was concerned with the proposed plan.

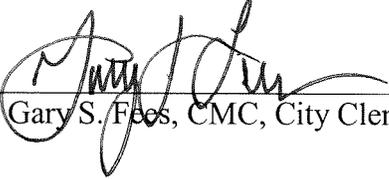
Eric Cattell, Assistant Director for Planning, and Ockert Fourie, Senior Planner, provided additional information on the item and answered questions from the Commission.

After discussion, Commissioner Morris-Hardeman moved to approve first reading of an ordinance amending the Manhattan Zoning Regulations: Article IV District Regulations, Section 4-112, M-FRO Multi-Family Redevelopment Overlay District, as proposed, based on the findings in the Staff Memorandum. *(See Attachment No. 1)* Commissioner Snead seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA (CONTINUED)

ADJOURNMENT

At 10:32 p.m. the Commission adjourned.

  
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Gary S. Fees, CMC, City Clerk



## INTER-OFFICE MEMORANDUM

**DATE:** August 9, 2005

**TO:** Manhattan Urban Area Planning Board

**FROM:** Cameron Moeller AICP, Planner II

**RE:** Amendments to the Manhattan Zoning Regulations; Article IV, Section 4-112 M-FRO Multi-Family Redevelopment Overlay District.

### **PURPOSE**

The purpose of the public hearing is to consider amending the Manhattan Zoning Regulations to amend Article IV District Regulations, Part 1 Residential Districts, Section 4-112 M-FRO Multi-Family Redevelopment Overlay District. *(The proposed text amendment is attached.)*

### **BACKGROUND**

From May 2003 through April 2004 a series of down-zonings and up-zonings were undertaken in four phases to implement the findings of the Traditional Neighborhood Study, which identified a 17.5 block Redevelopment Area that was up-zoned to R-3, Multiple-Family Residential District with M-FRO, Multi-Family Redevelopment Overlay District. The M-FRO District was designed to establish minimum site-layout and building compatibility standards, to insure that new development would be more compatible by maintaining certain defining characteristics of their respective neighborhoods.

The Redevelopment Area was originally identified for a 22.5 block area located east of the KSU Campus, generally to N. 9th Street, and extending southward around Aggieville, to City Park. In October 2003, the City Commission approved the rezoning of the Redevelopment Area, to R-3/M-FRO District, with the exception of the five (5) blocks that had been identified by the Aggieville Business Association for further evaluation as part of the Aggieville-Campus Edge Study.

*Attachment No. 1*

The Aggieville Business Association approached an architecture design consultant to assist in the preparation of a planning study for a mixed-use residential redevelopment concept within the five blocks north of Aggieville, as well as a study of the Aggieville shopping district. The Aggieville Business Association and consultant held several public and stakeholder meetings in regard to development of the draft Aggieville-Campus Edge Study. At a September 2004 joint City Commission-Planning Board Work Session, the Aggieville Business Association and consultant presented the results of the Aggieville-Campus Edge Study and discussed urban design concepts and suggestions regarding how to proceed towards implementation. The City Commission directed City Administration to expand the Aggieville-Campus Edge conceptual visions into a formal District Plan for consideration for adoption as an amendment to the Comprehensive Plan, and to develop the necessary design guidelines and zoning tools to implement the District Plan. The Commission also directed City Administration to proceed with up-zoning the remaining 5-block Campus Edge area to the R-3/M-FRO District, which was completed in January 2005.

The Aggieville-Campus Edge District Plan and associated implementation tools were originally initiated to focus on the redevelopment of the five-block Campus Edge District, as conceived by the RTKL study. However during the public process of developing the RTKL concept into a District Plan with specific zoning tools, several issues came to light, which were found to be important not only to the Campus Edge area, but also applicable to the larger 17.5-block R-3/M-FRO Redevelopment Area, which surrounds and abuts the five-block Campus Edge area to the east and southeast.

When rezoning proposals were being considered for the original 22.5 block redevelopment area the issues, objectives and conclusions were very similar to those reached in the RTKL/Aggieville Business District study for the Campus Edge planning area. An evaluation of the M-FRO District regulations since its original adoption and implementation identified certain portions that could benefit from refinement and clarification. The identified issues such as the maximum building height; the restriction that lot width places on small lot redevelopment opportunities and objectives; and lot coverage, among other things, were found to be equally relevant in the larger 17.5 block M-FRO district as in the five-block Campus Edge District. These issues, together with the fact that a single redevelopment district would help to reduce confusion for property owners and developers, and simplify zoning implementation and enforcement, led the Planning Board and City Commission to recommend that adjustments be made to the existing M-FRO District regulations to address the common issues and apply these to the whole 22.5 block R-3/M-FRO area (5-block Campus Edge and the 17.5-block Redevelopment Area).

*Attachment No. 1*

The Community Development Department developed the draft Aggieville - Campus Edge District Plan along with proposed adjustments to the M-FRO, Multi-Family Redevelopment Overlay that will serve as the implementation tool for the redevelopment area. The Draft Aggieville - Campus Edge District Plan along with specific implementation tools were presented to the public for comment on January 31, 2005 and were presented to the Manhattan Urban Area Planning Board at work sessions on February 17th and April 18th, and in a work session with the City Commission on April 26th.

The proposed amendment consists of additions and modifications to the existing M-FRO, Multi-Family Redevelopment Overlay District regulations (see attached proposed modifications to M-FRO).

**Overview of Proposed Amendments to the Zoning Regulations**

The proposed changes to the wording of the M-FRO, Multi-Family Residential Overlay District differ from the original version in the following instances (*see attached copy of the proposed text with changes shown as: struck-through for text that is being deleted; and bold for revised or new text*):

- **Section (C) Lot Size Requirements:** Due to the multiple ownership patterns and relative difficulty of assembling development sites in the redevelopment area, it was recognized that single 50-foot wide lots may become sandwiched between larger developments. In order to provide more flexibility in the types of residential structures permitted on 50-foot wide lots, it is proposed that the required minimum lot width for three and four family dwellings (having no more than 8 bedrooms) be reduced from sixty (60) feet to fifty (50) feet. The limitation on the total number of bedrooms helps to ensure that the overall development intensity, in terms of the number of residents and the amount of off-street parking, is similar to that of an 8-bedroom duplex, which is permitted on a 50-foot wide lot under the current regulations.
  
- **Section (D)(1) Maximum Structure Height:** It is proposed that building height be limited to 3 ½ habitable stories above ground level, with a maximum building height of 55 feet. While it remains the intent to encourage high-density redevelopment within the M-FRO District, the limitation on building height is designed to ensure that new development is not out-of-scale with surrounding properties and does not detract from the character of the Kansas State University campus to the west and the traditional neighborhoods to the east. Proposed buildings that exceed these height limitations can be considered on a case by case basis through either the PUD process, or the Board of Zoning Appeals.

*Attachment No. 1*

- **Section (D)(2)(a) Minimum Front Yard:** In order to provide increased flexibility and to allow for creativity in building design and site layout, it is proposed that certain architectural features be allowed to encroach closer to the front property line than the 14 foot setback. As proposed, bay windows could be as close as 12 feet from the front property line. Roof eaves, front stoops, open porches, porticos, and balconies could be as close as 10 feet, and steps leading to a front entrance could be as close as 6 feet.
  
- **Section (D)(3) Maximum Lot Coverage:** In order to provide more flexibility and to further encourage high-density redevelopment, it is proposed that the maximum lot coverage be increased from 40 percent to 50 percent. The proposed increase in allowable lot coverage also helps to counter-balance any potential disincentives to high-density development created by limiting building height and helps accommodate additional architectural features.
  
- **Section (F)(1)(a) Driveways and Curb Cuts:** To ensure that adequate green space is retained when 3-plexes and 4-plexes are placed on 50-foot wide lots (see Section C, Lot Size Requirements), it is proposed that the maximum driveway width for such structures be reduced from 24 feet to 12 feet. It is proposed that this same driveway width be applied to single-family homes and duplexes, which would increase the maximum driveway width from 10 feet (the current standard) to 12 feet for such structures. In addition, it is recognized that the existing “one curb cut” limit for all developments within the M-FRO District may be too restrictive for zoning lots which potentially could be as large as a half to a full city block. It is proposed that the City Engineer develop criteria to be used by him/her when considering allowing more than one curb cut on a case by case basis for zoning lots that have 200 feet or more of frontage along a single street.
  
- **Section (F)(1)(e) Buffering of Surface Parking Lots:** In order to provide greater flexibility in how parking lots are buffered, it is proposed that the utilization of landscaping, walls/fences, and/or berms be considered an acceptable alternative to the previous minimum requirement of providing a continuous row of shrubs.
  
- **Section (F)(1)(f) Screening of Structured Parking Lots:** Because structured parking lots will generally have a higher degree of visibility from the public street than surface parking lots (which must be located to the rear or side of structures), it is proposed that structured parking lots (which include parking garages as well as structures with a level of parking located underneath residential dwelling units) be “screened” rather than merely “buffered”. It is proposed that structured parking lots be screened with a wall or fence that is opaque to a height of at least 30 inches.

*Attachment No. 1*

- **Section (F)(1)(g) Building and Foundation Landscaping:** It is proposed that the landscaping requirement be amended so that it is also applied to screening walls and fences that face public streets in addition to buildings.
- **Section (F)(2)(a) Building Exterior:** It is proposed that this standard be expanded and quantified in order to provide further clarity and to remove potential misinterpretations of how the standard is met. Other than the minimum masonry requirement, the proposed expansion of this standard does not require a higher level of building design than the current standard. The intent is merely to quantify and clarify the same design concepts.
- **Section (F)(2)(b) Building Placement and Orientation:** Previous references to “primary facades” have been replaced with “street-facing facades”. Otherwise, no substantive changes are proposed.
- **Section (F)(2)(c) Windows:** Previously, the minimum window percentage requirement applied to “primary facades”. With the reference to primary facades removed, it is proposed that the window percentage requirement be applied to “street-facing” facades. The only structures affected by this proposed text change would be buildings located on corner lots, in which the window percentage requirement would apply to each street-facing façade rather than being limited to the primary façade only. It appears that the new structures that have recently been built on corner lots in the M-FRO area would already meet this requirement.
- **Section (F)(2)(f) Building Entrances:** It is proposed that this standard be expanded to ensure street-facing facades meet the original intent of this provision and provide more than a token entrance leading to only one apartment. The proposed text requires that street-facing facades provide either a common entrance leading to a foyer, lobby, or hallway, or multiple entrances leading to individual apartments.
- **Section (G) Definitions:** The following new definitions have been created to provide clarity and remove potential misinterpretations of the Compatibility Standards: Balcony, Basement, Bay Window, Brick, Door Surround, Entrance, Façade, Street-facing Façade, Structured Parking, Surface Parking, Porch, Portico, Stone, Story, First Story, Half Story, Stoop, and Window Surround.

**Standards for Reviewing Amendments to the Text of the Manhattan Zoning Regulations.**

Article XV, Section 15-302 of the Zoning Regulations requires that when a proposed amendment results in the change in the text of the Zoning Regulations, the report from the Planning Staff shall contain a statement as to the nature and effect of the proposed amendment, and determinations as to the following:

(A) **Whether such change is consistent with the intent and purpose of the Zoning Regulations.**

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 proposed text changes to the Multi-Family Redevelopment Overlay (M-FRO) provide further clarity and refinements to the regulations while remaining consistent with the overall intent of the M-FRO, which is designed to ensure that infill development is functionally integrated into surrounding areas and compatible with the traditional character of the older neighborhoods of Manhattan. The M-FRO District is intended to provide site and building design standards within which higher density housing can be built, while being sensitive to, and ensuring compatibility with, surrounding neighborhoods and the public streetscape. The proposed changes are designed to fine-tune the M-FRO District, based on lessons learned over the past 22 months since its initial implementation and to address issues and goals identified in the Aggieville-Campus Edge District Plan.

(B) **The areas which are most likely to be directly affected by such changes and in what way they will be affected.**

The M-FRO District is applied to 22 ½ blocks within the neighborhoods adjacent to the east edge of the Kansas State University campus and along the Aggieville Business District, which were identified through the Traditional Neighborhood Study as appropriate for a higher density residential redevelopment area. Generally, the proposed text changes will provide increased clarity of intent, increased flexibility in building design and site layout, and will promote redevelopment that is more urban in density and character than most residential neighborhoods in the community given its location adjacent to the University.

(C) **Whether the proposed amendment is made necessary because of changing conditions in the areas and zoning districts affected, or in the city planning area, generally and if so, the nature of such changed or changing conditions.**

*Attachment No. 1*

The amendment to the M-FRO is proposed as an implementation tool to help achieve the urban design concepts envisioned in the Aggieville-Campus Edge District Plan, and to address portions of the existing M-FRO regulations that will benefit from further clarification and refinement, based on the lessons learned since its original implementation.

**(D) Whether such change is consistent with the intent and purpose of the policies and goals as outlined in the adopted Comprehensive Plan.**

The Zoning Regulations are one of the primary tools to help implement the policies of the Comprehensive Plan. The older neighborhoods present unique opportunities and challenges for infill housing and redevelopment to address the housing needs of families and students. Providing opportunities for high-density redevelopment that is compatible in scale and character with the surrounding area helps ensure that present and future housing needs of Manhattan are met and neighborhoods adjacent to the redevelopment area are stabilized so that families feel comfortable living in the core areas of the community.

Some of the stated Goals and Guiding Principles of the Comprehensive Plan are:

- Provide opportunities for a greater mix of housing types, which are appropriately located, scaled and designed in relation to surrounding neighborhoods.
- Encourage creative, attractive commercial and multi-family design, compatible in scale and character with surrounding neighborhoods;
- Encourage infill redevelopment that is compatible with and enhances the surrounding neighborhood character;

The proposed amendments conform to the Comprehensive Plan.

**ALTERNATIVES**

It appears that the Manhattan Urban Area Planning Board has the following alternatives concerning the issue at hand. The Board may:

1. Recommend approval of the proposed amendments to the City Commission, based on the findings in the Staff Memorandum.
2. Recommend denial of the proposed amendments to the City Commission, based on specifically stated reasons.
3. Modify any of the proposed amendments and forward the modifications, along with an explanation, to the City Commission.
4. Table the public hearing to a specific date, for specifically stated reasons and provide further direction to City Administration.

*Attachment No. 1*

**RECOMMENDATION**

City Administration recommends approval of the proposed amendments to the Manhattan Zoning Regulations: Article IV District Regulations, Part 1 Residential Districts, Section 4-112, M-FRO Multi-Family Redevelopment Overlay District, as described in the Staff Memorandum, based on the findings in the Staff Memorandum.

**POSSIBLE MOTION**

The Manhattan Urban Area Planning Board recommends approval of the amendments to the Manhattan Zoning Regulations: Article IV District Regulations, Section 4-112, M-FRO Multi-Family Redevelopment Overlay District, as described in the Staff Memorandum, based on the findings in the Staff Memorandum.

Attachments:

1. Proposed M-FRO, Multi-Family Redevelopment Overlay District

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