

***MINUTES***  
***SPECIAL CITY COMMISSION MEETING***  
***TUESDAY, MARCH 26, 2013***  
***7:00 P.M.***

The Special 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 Bill Raymond, City Clerk Gary S. Fees, 10 staff, and approximately 35 interested citizens.

**PLEDGE OF ALLEGIANCE**

Mayor Pepperd led the Commission in the Pledge of Allegiance.

**COMMISSIONER COMMENTS**

Mayor Pepperd reported that he and City Manager Ron Fehr attended the Manhattan Area Chamber of Commerce Board of Directors meeting earlier in the day and received an update on the National Bio and Agro-Defense Facility and on the K-18 Corridor Master Plan.

**CONSENT AGENDA**

(\* denotes those items discussed)

**MINUTES**

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, March 5, 2013.

**CLAIMS REGISTER NOS. 2726 and 2727**

The Commission approved Claims Register Nos. 2726 and 2727 authorizing and approving the payment of claims from February 27, 2013, to March 19, 2013, in the amounts of \$116,305.74 and \$4,665,119.59, respectively.

## CONSENT AGENDA (CONTINUED)

### FINAL PLAT – MILLER RANCH ADDITION, UNIT SIX

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Miller Ranch Addition, Unit Six, generally located northwest of the intersection of Firethorn Drive and Amherst Avenue, based on conformance with the Manhattan Urban Area Subdivision Regulations.

### ORDINANCE NO. 6994 – ADOPT – 2009 INTERNATIONAL ENERGY CONSERVATION CODE

The Commission approved Ordinance No. 6994 adopting the 2009 edition of the International Energy Conservation Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings and Building Regulations.

### FIRST READING – INSTALL STOP SIGN – SOUTH 10<sup>TH</sup> STREET/POTTAWATOMIE AVENUE

The Commission approved first reading of an ordinance authorizing the replacement of the westbound stop sign with a southbound stop sign at the intersection of South 10th Street and Pottawatomie Avenue

### FIRST READING – INSTALL STOP SIGN – VIRGINIA DRIVE/NEVADA STREET

The Commission approved first reading of an ordinance authorizing the replacement of the north and southbound yield signs with stop signs at the intersection of Virginia Drive and Nevada Street.

\* **FIRST READING – AMEND FIREWORKS – BAN AERIAL LUMINARIES, EMERGENCY BAN DECLARATION**

Bill Raymond, City Attorney, responded to questions from the Commission regarding the desire to incorporate an alternate date or designate an additional day provision in the ordinance in case of adverse weather conditions for the Fourth of July.

After discussion and comments from the Commission, Ron Fehr, City Manager, informed the Commission that City Staff can craft language in the ordinance for the Commission's consideration at second reading.

The Commission approved first reading of an ordinance amending Sections 13-51 and 13-54 and adding Sections 13-64 and 13-65 to the Code of Ordinances of the City of Manhattan, banning the sale and use of aerial luminaries, and allowing for the declaration of an emergency ban on the discharge of fireworks under special circumstances.

## CONSENT AGENDA (CONTINUED)

### FIRST READING – DISSOLVE – MUNICIPAL BAND ADVISORY BOARD

The Commission approved first reading of an ordinance to dissolve the Municipal Band Advisory Board and directed the Parks and Recreation Advisory Board to provide guidance to the City Commission on future policy matters involving the municipal band with budget and staffing provisions administered within the Parks and Recreation Department.

### AGREEMENT – ENGINEERING SERVICES – WILDCAT CREEK LIFT STATION, PHASE II, IMPROVEMENTS (SS1211)

The Commission authorized the Mayor and City Clerk to execute an agreement in the amount of \$110,089.00 with Olsson Associates, of Manhattan, Kansas, for professional services related to the Wildcat Creek Lift Station, Phase II, Improvements (SS1211) project.

### AWARD CONTRACT – THE RESERVE, PHASE I – WATER (WA1216) and SANITARY SEWER (SS1210) IMPROVEMENTS

The Commission accepted the Engineer's Opinion of Probable Cost in the amount of \$205,140.00 and awarded a construction contract in the amount of \$81,985.50 to Manhattan Trenching, Inc., of Manhattan, Kansas, for The Reserve, Phase I, Water (WA1216) and Sanitary Sewer (SS1210) Improvements project.

### AGREEMENT – ENGINEERING SERVICES - THE RESERVE, PHASE I – WATER (WA1216) and SANITARY SEWER (SS1210) IMPROVEMENTS

The Commission authorized the Mayor and City Clerk to execute a construction contract with Manhattan Trenching, Inc., of Manhattan, Kansas, for The Reserve, Phase I, Water (WA1216) and Sanitary Sewer (SS1210) Improvements project.

### AGREEMENT – KDOT – K-18/K-113 INTERCHANGE IMPROVEMENTS (ST1214)

The Commission authorized the Mayor and City Clerk to execute City-State Agreement No. 295-12 with Kansas Department of Transportation for the K-18 and K-113 Interchange Improvements Study (ST1214).

### AGREEMENT – ENGINEERING SERVICES – K18/K113 INTERCHANGE IMPROVEMENTS (ST1214)

The Commission authorized the Mayor and City Clerk to execute an engineering services agreement in the amount of \$156,380.00 with Alfred Benesch and Company, of Manhattan, Kansas, for the K-18 and K-113 Interchange Improvements Study (ST1214).

## CONSENT AGENDA (CONTINUED)

\* **REVISED COOPERATIVE AGREEMENT – MANHATTAN PUBLIC LIBRARY CHILDREN'S LIBRARY (SP1301)**

Commissioner Jankovich proposed an amendment to the language in the Agreement about the ten year general obligation bonds to include other appropriate financial instruments or something similar to that. He stated that he was convinced that there are alternatives that can help save money and planned to talk with the Finance Director about this further. He stated that he has done some analysis and the City needs to look at all alternatives and not lock the City in temporary notes and general obligation funding at this point.

Commissioner Butler stated that he would vote no on this item. He voiced concerns with the timing of this project and reiterated that this project needs to be considered in the context of the entire budget discussion. He said that the half-cent sales tax was passed to help lower city debt and the Library Board wants to increase the debt, stating that those two things are not in sync.

Commissioner Matta agreed with Commissioner Butler and stated that this item needs to be done in context with the budget. He voiced concerns with the legislative issues that could affect the City's fiscal position and with the timing of the project. He stated that it will be a matter of setting priorities and figuring out the budget before he could support the item.

After discussion of the Commission, Commissioner Sherow seconded the amendment to the language in the Agreement to include other appropriate financial instruments as proposed by Commissioner Jankovich.

Richard Hill, representing Landlords of Manhattan, 3513 Stagecoach Circle, voiced concerns with the proposed Agreement and highlighted a discrepancy in Section II. A. of the Agreement.

Lauren Palmer, Assistant City Manager, provided clarification on the amount of payment provided in the Agreement.

Richard Hill, representing Landlords of Manhattan, 3513 Stagecoach Circle, voiced additional concerns with the proposed language referencing the total debt payment and the wording found in portions of the Agreement. He informed the Commission that the Landlords of Manhattan are concerned with the total amount of money being collected from the taxpayers and that this proposal would be an additional amount.

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

## CONSENT AGENDA (CONTINUED)

\* **REVISED COOPERATIVE AGREEMENT – MANHATTAN PUBLIC LIBRARY CHILDREN’S LIBRARY (SP1301) (CONTINUED)**

Lauren Palmer, Assistant City Manager, provided clarification regarding the proposed debt schedule and payment in the Agreement. She then responded to additional questions from Mr. Hill and the Commission.

Bill Raymond, City Attorney, stated that there is no ambiguity in the contract.

After additional discussion and comments from the Commission, the Commission approved the amendment to the Agreement. On a roll call vote, motion carried 5-0.

The Commission authorized the Mayor and City Clerk to execute the revised cooperative agreement with the Manhattan Public Library Board of Trustees and the Manhattan Library Foundation committing their full \$800,000.00 towards the expansion of the Manhattan Public Library Children’s Library (SP1301).

**BOARD APPOINTMENT – MANHATTAN URBAN AREA PLANNING BOARD**

The Commission approved the appointment by Mayor Pepperd of Ron Hageman, 3450 Vanesta Drive, to fill the unexpired term of Mike Hill on the Manhattan Urban Area Planning Board. Mr. Hageman’s term begins immediately, and will expire April 30, 2013.

After additional comments from the Commission, Commissioner Sherow moved to approve the consent agenda, as read, with the amendment to the Agreement for Item K, REVISED COOPERATIVE AGREEMENT – MANHATTAN PUBLIC LIBRARY CHILDREN’S LIBRARY (SP1301). Commissioner Jankovich seconded the motion. On a roll call vote, motion carried 5-0, with the exception of Item K, REVISED COOPERATIVE AGREEMENT – MANHATTAN PUBLIC LIBRARY CHILDREN’S LIBRARY (SP1301), which carried 3-2, with Commissioners Matta and Butler voting against the motion.

## GENERAL AGENDA

**ECONOMIC DEVELOPMENT APPLICATION – FIRST CONSIDERATION - CONTINENTAL MILLS**

Lauren Palmer, Assistant City Manager, introduced the item.

## GENERAL AGENDA (CONTINUED)

### ECONOMIC DEVELOPMENT APPLICATION – FIRST CONSIDERATION - CONTINENTAL MILLS (CONTINUED)

Trent Armbrust, Existing Business Manager, Manhattan Area Chamber of Commerce, presented background information on Continental Mills, their product line, benefits the company would bring to the community, and the company's fit with the Advantage Manhattan program.

Lauren Palmer, Assistant City Manager, presented an overview regarding the funding criteria for the application including wages, return on investment, community fit, and employee benefits. She also provided information on the proposed incentive package that would include a forgivable loan and performance grant, with accountability performance targets and clawback provisions. She then responded to questions from the Commission and provided additional information on the availability and use of prior and current economic development funds.

Chris Rodebaugh, Director of Manufacturing, Continental Mills, provided additional information on the company and highlighted the investment planned for the Manhattan facility. He stated their company wants to become part of the community and informed the Commission that the company's mission is: enhancing people's lives through the power of food. He then responded to questions from the Commission regarding the request and expansion plans.

Brett Allison, Plant Manager, provided additional background information on the current facility. He then responded to questions from the Commission regarding the plant infrastructure, current and anticipated truck activity levels, projected employee growth, and the company's plan to grow the business.

Lauren Palmer, Assistant City Manager, responded to questions from the Commission regarding clawback provisions in the proposed agreement. She also provided additional information on the economic model used to calculate wages and scoring criteria.

After discussion and comments from the Commission, Commissioner Sherow moved to schedule April 2, 2013, as the date for a final determination on an economic development incentive package for Continental Mills. Commissioner Jankovich seconded the motion. On a roll call vote, motion carried 5-0.

### FIRST READING – ANNEX/REZONE - THE CONGRESSIONAL ADDITION

Steve Zilkie, Senior Planner, presented an overview of the item. He then responded to questions from the Commission regarding water drainage and detention.

Scott French, Director of Fire Services, responded to questions from the Commission regarding emergency access and related criteria for the number of buildable lots.

## GENERAL AGENDA (CONTINUED)

### FIRST READING – ANNEX/REZONE - THE CONGRESSIONAL ADDITION (CONTINUED)

Steve Zilkie, Senior Planner, provided additional information on The Congressional Addition and stated that the plans included a vehicle turnaround at the end of the street to accommodate large and emergency vehicles. He then responded to additional questions from the Commission.

Ron Fehr, City Manager, responded to questions from the Commission regarding trash and debris complaints from those living at the end of the street. He stated that it would be the property owner's responsibility to keep the area at the end of a dead-end street free of trash and if necessary, contact Code Services if a nuisance exists.

Zach Burton, Owner, Fieldhouse Development, responded to questions from the Commission regarding the number of lots already sold and the number of units leased. He then provided additional information on the item.

After additional discussion and comments from the Commission, Commissioner Sherow moved to approve first reading of an ordinance annexing the proposed Congressional Addition, approximately 20.25 acres, generally located along the west side of Grand Mere Parkway and northwest of the intersection of Grand Mere Parkway and Players Terrace, based on conformance with the Comprehensive Plan, the Growth Vision, and the Capital Improvements Program; and, approve first reading of an ordinance rezoning the Congressional Addition from County R-PUD, Residential Planned Unit Development District, to R-M, Four-Family Residential District; and, R-1, Single-Family Residential District, based on the findings in the Staff Report (*See Attachment No. 1*). Commissioner Jankovich seconded the motion. On a roll call vote, motion carried 5-0.

### AUTHORIZATION - SEEK BID PROPOSALS - PASSENGER TERMINAL EXPANSION

Peter VanKuren, Airport Director, presented background information on the item. He then provided the Commission with an update on the Airport parking lot expansion plans.

Herb Jenson, Mead & Hunt, Inc., presented images of the proposed design for the Terminal Expansion and Renovation, the phasing plans for the project, the proposed floor plan, and the expansion schedule for the Terminal.

Peter VanKuren, Airport Director, provided clarification on the Terminal expansion project schedule. He provided additional information on the authorization from the Federal Aviation Administration (FAA) to bid the project and informed the Commission that a construction contract would not be recommended until the Airport receives a grant offer from FAA.

## GENERAL AGENDA (CONTINUED)

### AUTHORIZATION - SEEK BID PROPOSALS - PASSENGER TERMINAL EXPANSION (CONTINUED)

After discussion and comments from the Commission, Commissioner Jankovich moved to authorize City Administration to advertise and receive construction bid proposals for expansion of the Manhattan Regional Airport's Passenger Terminal. Commissioner Sherow seconded the motion. On a roll call vote, motion carried 5-0.

### DISCUSSION ITEM - AIR TRAFFIC CONTROL TOWER FUNDING

Peter VanKuren, Airport Director, presented background information and provided an update on the item. He highlighted a letter that was sent to the Federal Aviation Administration (FAA) appealing the decision by FAA to discontinue funding contract air traffic control services at the Manhattan Regional Airport (MHK). He provided a Limitations and Constraints Shared Use Area and Local Overview maps of the Manhattan Regional Airport. He then provided additional considerations and issues related to the operations of the Air Traffic Control Tower and provided several options for consideration including: 1) operate without Air Traffic Control, which he stated was not an option that should be considered; 2) provide City funds for Air Traffic Control for remainder of the fiscal year to allow additional time for the City to explore options; 3) provide City funds for Air Traffic Control and employ controllers as staff; 4) discuss with Fort Riley and Marshall Field personnel if there are opportunities to provide Air Traffic Control at the Airport; and 5) enter the FAA Contract Tower (FCT) cost share program. He stated that as FAA begins to release more information, additional options might be identified. He then responded to questions from the Commission regarding the current hours of operation of the Air Traffic Control and activity levels.

After discussion, comments, and questions from the Commission, Ron Fehr, City Manager, provided additional information on the item and highlighted possible considerations. He then responded to questions from the Commission.

Jerry Kramer, Air Traffic Manager, Midwest Air Traffic Control Service Inc., informed the Commission that staff understands the importance of keeping planes out of the impact zone and addressing safety and efficiency at the Airport. He stated that concerns with safety and efficiency go up exponentially with game day traffic.

Joe Lackore, Air Traffic Controller, Midwest Air Traffic Control Service Inc., stated that their jobs are much like those of firefighters - they respond to bad things and controllers try to keep bad things from happening. He then provided additional information on traffic increases experienced from 2011 to 2012.

## GENERAL AGENDA (CONTINUED)

### DISCUSSION ITEM - AIR TRAFFIC CONTROL TOWER FUNDING (CONTINUED)

Peter VanKuren, Airport Director, provided additional information and considerations related to game day traffic, increases in military air traffic, bad weather, and the ability to efficiently handle wildlife issues.

Lyle Butler, President, Manhattan Area Chamber of Commerce, informed the Commission that the recent funding announcement from FAA has resulted in phone calls and emails to the Military Relations Liaison at the Chamber with people wanting to know if they should change their travel plans with MHK. He encouraged the Commission to keep up with the questions being raised and to find solutions. He stated the Airport is crucial to the military and to the community.

Peter VanKuren, Airport Director, responded to additional questions from the Commission and provided clarification regarding the potential to charge additional passenger facility fees and landing fees.

After additional comments from the Commission, Mayor Pepperd said it was the consensus of the Commission to continue operations of the tower through September and requested that the City Manager look at potential funding sources and provide a recommendation at the next legislative Commission meeting.

Ron Fehr, City Manager, provided several recommendations and potential funding options for the Commission's consideration.

After additional discussion and comments from the Commission, Ron Fehr, City Manager, informed the Commission that additional information would be gathered and brought back to the Commission as an action item for the April 2, 2013, City Commission meeting.

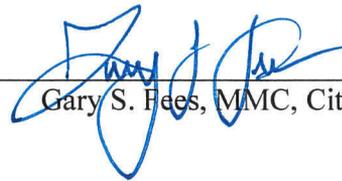
## EXECUTIVE SESSION

At 9:40 p.m., Commissioner Jankovich moved to recess into Executive Session until 10:10 p.m. for the purpose of discussing personnel matters of non-elected personnel pertaining to the evaluation of the City Manager. Commissioner Butler seconded the motion. On a roll call vote, motion carried 5-0.

At 10:10 p.m., the Commission reconvened with Mayor Pepperd and Commissioners Matta, Butler, Jankovich, and Sherow in attendance.

**ADJOURNMENT**

At 10:11 p.m., the Commission adjourned.

A handwritten signature in blue ink, appearing to read "Gary S. Fees", is written over a horizontal line.

Gary S. Fees, MMC, City Clerk

## **STAFF REPORT**

### **ON AN APPLICATION TO REZONE PROPERTY**

**APPLICATION: REZONE** two (2) tracts of land in the proposed Congressional Addition.

Tract 1: An approximate six and four tenths (6.4) acre tract of land.

Tract 2: An approximate thirteen and eight tenths (13.8) acre tract of land.

**THE PRESENT ZONING DISTRICT CLASSIFICATION OF TRACT 1 AND TRACT 2 IS:** County **R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT.**

### **THE PROPOSED ZONING DISTRICT CHANGES ARE:**

Tract 1: R-M, Four-Family Residential District.

Tract 2: R-1, Single-Family Residential District.

**APPLICANTS:** SMH Consultants – Jeffrey Hancock, on behalf of the owner, Grand Mere Development Inc. – Mary Vanier, and developer, Fieldhouse Development Inc. – Zachary J. Burton.

**ADDRESSES:** 4201B Anderson Avenue, Suite 2, Manhattan, KS 66503; 2021 Vanesta Drive, Suite A, Manhattan, KS 66503; 3720 Seth Child Road, Manhattan, KS 66503.

**OWNER:** Grand Mere Development Inc. – Mary Vanier.

**ADDRESS:** 2021 Vanesta Drive, Suite A, Manhattan, KS 66503.

**LOCATION:** Tract 1 and Tract 2 are generally located along the west side of Grand Mere Parkway and northwest of the intersection of Grand Mere Parkway and Players Terrace.

**AREA:** 20.2 acres (Tract 1: 6.4 acres and Tract 2: 13.8 acres).

**DATE OF PUBLIC NOTICE PUBLICATION:** Monday, February 11, 2013.

**DATE OF PUBLIC HEARING: PLANNING BOARD:** Monday, March 4, 2013.

**CITY COMMISSION:** Tuesday, March 26, 2013.

## **THIRTEEN MATTERS TO BE CONSIDERED WHEN REZONING**

**1. EXISTING USE:** Open and undeveloped tract of land in Grand Mere, a master planned golf course community.

**2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS:** Open range land with native grass cover is an “L” shaped tract with the shorter leg along the southern boundary of the tract and the longer leg extending to the northwest. The site slopes to the southwest and drains in the same direction, eventually to Wildcat Creek. The western side of the site is tree covered with the balance native filed grass.

### **3. SURROUNDING LAND USE AND ZONING:**

(a) **NORTH:** Undeveloped land in future Grand Mere apartment neighborhood and open space; County R-PUD.

(b) **SOUTH:** Apartment and single-family attached dwellings in developing Bellerive Addition; R-3, Multiple-Family Residential District and Two-Family Residential District.

(c) **EAST:** Grand Mere Parkway (divided four lane collector street), undeveloped land in future Grand Mere villas and townhomes, single-family homes, and Colbert Hills Golf Course; County R-PUD, and R District.

(d) **WEST:** Colbert Hills Golf Course; R-S District.

**4. GENERAL NEIGHBORHOOD CHARACTER:** Currently, the general character of the neighborhood is a mix of recently constructed multiple-family apartment, single-family attached dwellings, single-family residential dwellings, and golf course, all developing within a comprehensively planned neighborhood.

**5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The site was rezoned to County R-PUD in 1997. At the time of the rezoning, the golf course developer wanted assurance that when the golf course was annexed that a zoning, specifically the County R-PUD for the golf course, was attached. The rezoning to R-PUD was done primarily for the benefit of the golf course development. Those portions of Grand Mere that are not annexed remain County R-PUD. The current County R-PUD predated the Grand Mere Master Plan and Comprehensive Plan, which currently recommends “Apartments”, and medium density residential, respectively. Development in Grand Mere is progressing to ensure attractive and orderly neighborhoods in response to market demand. The Congressional Addition is suitable for the proposed rezoning to R-1 and R-M Districts.

*Attachment No. 1*

**6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS:** The proposed rezoning to R-1 and R-M Districts are compatible with the surrounding neighborhood. Access to the site is proposed off an extension of Bellerive Drive, which intersects with Players Terrace and, in turn, connects to Grand Mere Parkway. All of the Grand Mere Parkway intersections were planned, designed and constructed to be consistent with the master plan for Grand Mere.

An increase in light, noise and traffic can be expected but with minimal impact on the surrounding area. The site is intended to be developed as “Apartments”, but will instead be largely single-family homes with six four-plex buildings, both of which have been planned for and are consistent with the Grand Mere Master Plan and Comprehensive Plan.

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 policy statement below under Comprehensive Plan, part III.*) 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:**

### **COMPREHENSIVE PLAN**

**TRACT 1 AND TRACT 2 IN THE PROPOSED CONGRESSIONAL ADDITION ARE SHOWN ON THE FUTURE LAND USE MAP IN THE NORTHWEST PLANNING AREA AS RESIDENTIAL MEDIUM HIGH DENSITY (RMH).**

### **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 site, which notes the tract as, Apartments (RMH), described in the written document on page 10, and on the Grand Mere Master Plan map as Apartments # 2, 18.4 AC (RMH.)

Applicable policies of the Comprehensive Plan and Grand Mere, a Master Planned Golf Course Community, are set out below in italics and bold italics.

## **COMPREHENSIVE PLAN**

### ***Residential Medium/High Density (RMH)***

#### ***RMH 1: Characteristics***

*The Residential Medium/High Density designation shall incorporate a mix of housing types in a neighborhood setting in combination with compatible non-residential land uses, such as retail, service commercial, and office uses, developed at a neighborhood scale that is in harmony with the area's residential characteristics and in conformance with the policies for Neighborhood Commercial Centers. Appropriate housing types may include a combination of small lot single-family, duplexes, townhomes, or fourplexes on individual lots. However, under a planned unit development concept, or when subject to design and site plan standards (design review process), larger apartment or condominium buildings may be permissible as well, provided the density range is complied with.*

#### ***RMH 2: Appropriate Density Range***

*Densities within a Residential Medium/High neighborhood range from 11 to 19 dwelling units per net acre.*

#### ***RMH 3: Location***

*Residential Medium/High Density neighborhoods should be located close to arterial streets and be bounded by collector streets where possible, with a direct connection to work, shopping, and leisure activities.*

#### ***RMH 4: Variety of Housing Styles***

*To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged.*

## **Grand Mere, a Master Planned Golf Course Community**

### ***I. INTRODUCTION***

#### ***A. PURPOSE OF SUBMITTAL***

*This Grand Mere submittal is a proposed amendment to the 1991 City of Manhattan Comprehensive Land Use Plan. It is intended to be the guide for future zoning requests as the Grand Mere Community develops.*

## **B. 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*

### **5. Establish a ‘heart’ to the community**

*Provide a central community feature for the residents of Grand Mere. Utilizing the golf clubhouse access as a link between the east and west parts of the property, a private community recreation complex would be provided at the intersection of Grand Mere Parkway and Colbert Hills Drive. This central location along the bike trail and pedestrian sidewalk connections to all the neighborhoods would provide an accessible ‘recreational heart’ for the community.*

## **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.*

*Attachment No. 1*

*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.*

*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:**

**Apartments (RMH)**

*The apartment villages are located on two parcels of ground, 17.0 and 18.4 acres, along the parkway in areas where the architecture can take advantage of and incorporate the topography, soil conditions and golf course buffering. The buildings would be 2 to 3 stories with individual entries. Attached, detached garages, carports and open air parking*

*Attachment No. 1*

*would be provided for the residents. Slab on grade construction along the parkway would avoid much of the underlying rock and 2 story uphill side and 3 story downhill side architecture, behind the preserved open space and landform ridge, would minimize the grading necessary to incorporate housing along the 6<sup>th</sup> fairway. The architecture would be designed to provide an overall theme and consistent material quality throughout the neighborhood.*

***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 Comprehensive Plan suggests up to 19 dwelling units per net acre is appropriate in the RMH category and the Grand Mere Plan suggests a range of one up to 20 dwelling units per net acre. As noted on the proposed Preliminary Plat, the R-1 density is 1.29 dwelling units per net acre and the R-M density is 4.62 dwelling units per net acre, which assumes a total of 24 dwelling units or a four-family dwelling on each of the six lots.

The proposed rezoning of Tract 1 and Tract 2, in the Congressional Addition, conform to the Comprehensive Plan and Grand Mere Community Master 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.



*Attachment No. 1*

**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 of the rezoning of Tract 1 and Tract 2 would accomplish. No expected adverse affects on the public health, safety and welfare 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 to serve Tract 1 and Tract 2.

**12. OTHER APPLICABLE FACTORS:** None.

**13. STAFF COMMENTS:** City Administration recommends approval of the proposed rezoning of Tract 1 and Tract 2 in the Congressional Addition, consisting of:

Tract 1: from County **R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT**, to R-M, Four- Family Residential District, based on the findings in the Staff Report; and

Tract 2 from County **R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT**, to R-1, Single-Family Residential District, based on the findings in the Staff Report.

### **ALTERNATIVES:**

1. Recommend approval of the proposed rezoning of the Congressional Addition, consisting of:

Tract 1 from County **R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT**, to R-M, Four- Family Residential District, stating the basis for such recommendation; and,

Tract 2 from County **R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT 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 rezonings to a specific date, for specifically stated reasons.

*Attachment No. 1*

**POSSIBLE MOTION:**

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of Tract 1 and Tract 2 in the Congressional Addition, consisting of:

Tract 1 from County **R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT**, to R-M, Four- Family Residential District, based on the findings in the Staff Report; and,

Tract 2 from County **R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT**, to R-1, Single-Family Residential District, based on the findings in the Staff Report.

**PREPARED BY:** Steve Zilkie, AICP, Senior Planner.

**DATE:** February 27, 2013.