

MINUTES
CITY COMMISSION MEETING
TUESDAY, DECEMBER 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, Youth in Government Representative Lindsey Doan, 10 staff, and approximately 20 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Klimek led the Commission in the Pledge of Allegiance.

PROCLAMATIONS

Mayor Klimek proclaimed December 31, 2005, ***Little Apple New Year's Eve Celebration Day***. Sam Odle, O.D., The Eye Doctors; Dave Lewis, Celebrate 150!; and Kate Watson, Co-Founder, were present to receive the proclamation.

COMMISSIONER COMMENTS

Mayor Klimek thanked those that participated in the City Commission's Holiday Reception prior to the Commission meeting this evening and wished everyone a Merry Christmas and a Happy New Year.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Special City Commission Meeting held Tuesday, November 29, 2005, and the Regular City Commission Meeting held Tuesday, December 6, 2005.

CONSENT AGENDA (CONTINUED)

CLAIMS REGISTER NO. 2543

The Commission approved Claims Register No. 2543 authorizing and approving the payment of claims from November 30, 2005, to December 13, 2005, in the amount of \$1,320,782.03.

LICENSES

The Commission approved the renewal applications for Cereal Malt Beverage and Tree Maintenance licenses for calendar year 2006 and a Fireworks Display Permit for December 31, 2005. *(See Attachment No. 1)*

FINAL PLAT – STONEHAVEN ADDITION, UNIT ONE

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Stonehaven Addition, Unit One, generally located south of Miller Parkway and the Miller Ranch Water Tower, based on conformance with the Manhattan Urban Area Subdivision Regulations.

ORDINANCE NO. 6516 – REZONE – GRAND MERE VILLAGE

The Commission approved Ordinance No. 6516 rezoning Grand Mere Village, located generally northwest of the intersection of Westbank Way and Kimball Avenue, from R-S, Single-Family Residential Suburban District; R, Single-Family Residential District; and, R-2, Two-Family Residential District, to PUD, Planned Unit Development District, based on the findings in the Staff Report, with the six conditions recommended by the Manhattan Urban Area Planning Board. *(See Attachment No. 2)*

PUBLIC HEARING – REDUCE UTILITY EASEMENTS – HIGHLAND MEADOWS ADDITION, UNIT ONE

Mayor Klimek opened the public hearing.

Hearing no comments, Mayor Klimek closed the public hearing.

FIRST READING – REDUCE UTILITY EASEMENTS – HIGHLAND MEADOWS ADDITION, UNIT ONE

The Commission approved the first reading of an ordinance reducing a portion of the utility easement from ten (10) foot on Lots 24A, 25A, 25B, 26B, 28A, 29A, 29B, 30A, and 43A in Highland Meadows Addition, Unit One, to eight (8') foot utility easements.

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RESOLUTION NO. 122005A – CITY BOUNDARY

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

CONSENT AGENDA (CONTINUED)

* **RESOLUTION NO. 122005A – CITY BOUNDARY (CONTINUED)**

The Commission approved Resolution No. 122005-A establishing and defining the boundaries of the City of Manhattan, Kansas, as of December 20, 2005.

CHANGE ORDER NO. 1-FINAL – WATER TREATMENT PLANT IMPROVEMENTS (WA0304)

The Commission approved Change Order No. 1-Final, for Water Treatment Plant Improvements resulting in a net increase in the amount of \$7,208.24 (+0.6 %) to the contract with Walters Morgan Construction, of Manhattan, Kansas.

CHANGE ORDER NO. 1-FINAL – PROCESS ANALYZERS AND CONTROL SYSTEMS UPGRADE PROJECT (SP0403)

The Commission approved Change Order No.1-Final, for the Process Analyzers and Control Systems Upgrade Project resulting in a net increase in the amount of \$265.37 (+0.09%) to the contract with K.G. Moats and Sons, of St. Mary's, Kansas.

AWARD CONTRACT – STREET PANEL REPLACEMENT PROJECT (ST0524)

The Commission accepted the Engineer's Estimate in the amount of \$277,050.00 and awarded a construction contract in the amount of \$182,512.00 to Bryant & Bryant, of Halstead, Kansas.

* **NEGOTIATE CONTRACT – DESIGN – WILDCAT CREEK PUMP LIFT STATION REPLACEMENTS AND PARALLEL FORCEMAIN IMPROVEMENTS**

Commissioner Hatesohl stated that he served on the selection committee and believed the committee was split between the firm proposed of Bartlett and West Engineers, of Topeka, Kansas, and BG Consultants, Inc., of Manhattan, Kansas. He informed the Commission that he would be voting against the item in order to keep the money locally.

Ron Fehr, City Manager, answered questions from the Commission regarding the item.

After discussion, the Commission denied the recommendation of the selection committee and authorized City Administration to negotiate a contract with BG Consultants, Inc., of Manhattan, Kansas, for the design of the Wildcat Creek Pump Lift Station Replacements and Parallel Forcemain Improvements.

CONSENT AGENDA (CONTINUED)

* **2006 CONTRACTS**

Commissioner Hatesohl stated that his spouse no longer has a substantial interest in the Boys and Girls Club and that he would be voting against Item L dealing with the Special Alcohol Funds allocation contracts.

The Commission approved the following contracts as budgeted in the 2006 City Budget and authorized the Mayor and City Clerk to execute said contracts with the following agencies: *NISTAC (2006 MACC Service Agreement), Crime Stoppers, Manhattan Arts Center, Wolf House, Downtown Manhattan, Social Services Advisory Board, and Special Alcohol Funds.*

2006 AGGIEVILLE BUSINESS IMPROVEMENT DISTRICT CONTRACT

The Commission authorized the Mayor and City Clerk to execute the 2006 Aggieville Business Improvements District contract.

2006 DOWNTOWN BUSINESS IMPROVEMENT DISTRICT CONTRACT

The Commission authorized the Mayor and City Clerk to execute the 2006 Downtown Business Improvements District contract.

MEMORANDUM OF AGREEMENT – KANSAS NATIONAL GUARD ARMORY – 1709 AIRPORT ROAD

The Commission authorized the Mayor and City Clerk to execute the Memorandum of Agreement with the Kansas Military Board concerning the transition of the existing armory facility located at 1709 Airport Road to the City of Manhattan.

BOARD APPOINTMENTS

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

Aggieville Business Improvement District Advisory Board

Re-appointment of Steve Levin, 623 N. Manhattan Ave., to a three-year term. Mr. Levin's term will begin on January 1, 2006, and will expire on December 31, 2008.

Airport Advisory Board

Appointment of Ken Mortensen, 702 N. Washington, Junction City, KS 66441, to a three-year Junction City term. Mr. Mortensen's term begins immediately and will expire on June 26, 2008.

CONSENT AGENDA (CONTINUED)

BOARD APPOINTMENTS (CONTINUED)

Board of Zoning Appeals

Re-appointment of Connie Hamilton, 120 Longview Drive, to a three-year term. Ms. Hamilton's term will begin January 1, 2006, and will expire on December 31, 2008.

Cemetery Board

Re-appointment of Dennis Irvin, 1317 Poyntz Ave., to a three-year term. Mr. Irvin's term will begin January 1, 2006, and will expire on December 31, 2008.

Re-appointment of Stephan Konz, 2834 Oregon Lane, to a three-year term. Mr. Konz's term will begin January 1, 2006, and will expire on December 31, 2008.

Downtown Business Improvement District Advisory Board

Re-appointment of Mike Danenberg, 425 Poyntz Ave., to a two-year term. Mr. Danenberg's term will begin January 1, 2006, and will expire on December 31, 2007.

Re-appointment of Mark Knackendoffel, 330 Poyntz Ave., PO Box 66, to a two-year term. Mr. Knackendoffel's term will begin January 1, 2006, and will expire on December 31, 2007.

Re-appointment of Marvin Rodriquez, 322 Houston St., to a two-year term. Mr. Rodriquez's term will begin January 1, 2006, and will expire on December 31, 2007.

Re-appointment of Colleen Van Nostran, 101 N. 4th St., to a two-year term. Ms. Van Nostran's term will begin January 1, 2006, and will expire on December 31, 2007.

Investment Committee of Manhattan Holdings, LLC

Re-appointment of Mike Daniels, 1707 Thomas Circle, to a three-year term. Mr. Daniels' term will begin January 1, 2006, and will expire on December 31, 2008.

Riley County-Manhattan Health Board

Re-appointment of Mark Hatesohl, 1213 Hylton Heights Rd., Suite #117, to a two-year City Commissioner term. Commissioner Hatesohl's term will begin February 1, 2006, and will expire on January 31, 2008.

CONSENT AGENDA (CONTINUED)

BOARD APPOINTMENTS (CONTINUED)

Riley County Park Board

Re-appointment of Mike Roediger, 1419 Beechwood Terrace, to a four-year City of Manhattan term. Mr. Roediger's term will begin January 1, 2006, and will expire on December 31, 2009.

After discussion, Commissioner Snead moved to approve the consent agenda, as presented. Commissioner Morris-Hardeman seconded the motion. On a roll call vote, motion carried 5-0, with the exception of Item K: *Negotiate Contract-Design-Wildcat Creek Pump Lift Station Replacements and Parallel Forcemain Improvements*, which failed 2-3 with Commissioners Phillips, Hatesohl, and Morris-Hardeman voting against the item; and Item L: *2006 Contracts for Various Agencies and Social Services*, with Commissioner Hatesohl voting against the item in regards to the Special Alcohol Funds, and with Commissioner Morris-Hardeman abstaining from any portion of the motion dealing with funding of Sunflower CASA.

After additional discussion, Commissioner Hatesohl moved to authorize City Administration to negotiate a contract with BG Consultants, Inc., Manhattan, Kansas, for the design of the Wildcat Creek Pump Lift Station Replacements and Parallel Forcemain Improvements. Commissioner Morris-Hardeman seconded the motion. On roll call vote, motion carried 3-2, with Mayor Klimek and Commissioner Snead voting against the item.

Commissioner Hatesohl left the meeting at 7:20 p.m.

GENERAL AGENDA

FIRST READING – REZONE - BROOKFIELD RESIDENCES

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

Leon Osbourn, Kaw Valley Engineering, Inc., provided additional information on the item.

After discussion, Commissioner Snead moved to approve first reading of an ordinance rezoning Brookfield Residences, generally located south of the Eisenhower Middle School Baseball Fields and Walters Drive, and north of the future Prairie Lakes subdivision, from R-3, Multiple-Family Residential District, to PUD, Residential Planned Unit Development District, based on the findings in the Staff Report, with the nine conditions recommended by the Manhattan Urban Area Planning Board. (*See Attachment No. 3*) Commissioner Phillips seconded the motion. On a roll call vote, motion carried 4-0.

GENERAL AGENDA (CONTINUED)

FINAL DEVELOPMENT AGREEMENT - DIAL REALTY - THE NORTH PROJECT WITHIN THE DOWNTOWN REDEVELOPMENT AREA

Ron Fehr, City Manager, introduced the item and informed the Commission that after a conference call with the City's financial advisors and underwriters, the item would require additional time to finalize. He asked the Commission for input on the item and informed them that no formal action would be necessary tonight.

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, presented aspects of the Final Development Agreement and answered questions from the Commission.

Ron Fehr, City Manager, and Jeff Hancock, Director of Public Works, answered questions from the Commission about the detention area.

Jason Hilgers, Assistant City Manager and Redevelopment Coordinator, answered additional questions from the Commission.

Bob Welstead, Dial Realty, answered questions from the Commission regarding the relocation site, prospective businesses to be relocated and discussed the costs associated with the site.

Ron Fehr, City Manager, reiterated to the Commission that input on the item would be welcomed and that no action would be taken tonight.

No formal action was taken on the item.

FIRST READING - AMEND - PROVISIONS RELATED TO SIGNS AND SIGN CONTRACTORS

Katharine Jackson, Assistant City Attorney, presented the item and answered questions from the Commission.

Commissioner Hatesohl returned at 7:50 p.m.

After discussion, Commissioner Snead moved to approve first reading of the ordinance amending Article XIV of Chapter 8 in the Code of Ordinances repealing the Uniform Sign Code and amending provisions related to signs and sign contractors. Commissioner Morris-Hardeman seconded the motion. On a roll call vote, motion carried 5-0.

EXECUTIVE SESSION

At 8:00 p.m., Commissioner Snead moved to recess into Executive Session until 9:00 p.m. for the purpose of discussing personnel matters of non-elected personnel pertaining to the evaluation of the City Manager. Commissioner Morris-Hardeman seconded the motion. On a roll call vote, motion carried 5-0.

At 8:55 p.m., the Commission reconvened with Mayor Klimek and Commissioners Snead, Phillips, Hatesohl, and Morris-Hardeman in attendance. Commissioner Snead moved to recess into Executive Session until 9:30 p.m. for the purpose of discussing personnel matters of non-elected personnel pertaining to the evaluation of the City Manager. Commissioner Morris-Hardeman seconded the motion. On vote, motion carried 5-0.

At 9:30 p.m., the Commission reconvened with Commissioners Snead, Phillips, Hatesohl, and Morris-Hardeman in attendance. Commissioner Snead moved to recess into Executive Session until 9:45 p.m. for the purpose of discussing personnel matters of non-elected personnel pertaining to the evaluation of the City Manager. Commissioner Hatesohl seconded the motion. On vote, motion carried 4-0.

At 9:45 p.m., the Commission reconvened with Mayor Klimek and Commissioners Snead, Phillips, Hatesohl, and Morris-Hardeman in attendance. Commissioner Hatesohl moved to adjourn. Commissioner Morris-Hardeman seconded the motion. On vote, motion carried 5-0.

ADJOURNMENT

At 9:45 p.m. the Commission adjourned.



Gary S. Fees, CMC, City Clerk

Attachment No. 1

Type of License	Name of Business	Address of Business
CMB_Off	Dara's Fast Lane #1	1816 Claflin Rd.
CMB-Off	Dara's Fast Lane #2	3270 Kimball Ave.
CMB-Off	Dara's Fast Lane #3	473 East Poyntz Ave.
CMB-Off	Dara's Fast Lane #5	1102 Laramie St.
CMB-Off	Dara's Fast Lane #6	2707 Anderson Ave.
CMB-Off	Dara's Fast Lane #7	1709 Fort Riley Blvd.
CMB-Off	Short Stop #7	720 N 3rd. St.
CMB-On	My Place Tavern	301 N 3rd. St.
CMB-Off	Kwik Shop, Inc.	1337 Anderson Ave.
CMB-Off	Ampride	215E Poyntz Ave.
CMB-Off	Dillons Store #15	130 Sarber Lane
CMB-Off	Dillons Store #46	1000 Westloop Pl
CMB-On	K-State Student Union Recreation	Kansas State University
Tree Maintenance	Allscape	415 Fairlane
Tree Maintenance	McBurney Tree Service	12232 S California Rd. Carbondale, KS
Tree Maintenance	Blueville Nursery, Inc.	4539 Anderson Ave.
Fireworks Display	Phantom Fireworks	528 Acorn Ln.

STAFF REPORT

APPLICATION TO REZONE PROPERTY TO PLANNED UNIT DEVELOPMENT DISTRICT

BACKGROUND

FROM: R-S, Single-Family Residential Suburban District; R, Single-Family Residential District; and, R-2, Two-Family Residential District.

TO: PUD, Planned Unit Development District.

OWNER/APPLICANT: Grand Mere Development, Inc., Mary L. Vanier, President; and KSU Golf Course Management and Research Foundation.

ADDRESS: 4807 Vue Du Lac Place, Suite B, Manhattan KS 66503; and 122 Anderson Hall, Manhattan, KS 66505.

DATE OF PUBLIC NOTICE PUBLICATION: Monday, October 17, 2005.

DATE OF PUBLIC HEARING: PLANNING BOARD: Monday, November 7, 2005.
CITY COMMISSION: Tuesday, December 6, 2005.

LOCATION: Generally located northwest of the intersection of Westbank Way and Kimball Avenue

AREA: 45.65 acres.

PROPOSED USES: The project is a mixed use development, which is proposed to consist of the following Permitted Uses: all of the Permitted Uses and Conditional Uses allowed in the C-2, Neighborhood Shopping District (attachment); Municipally Owned and Operated Fire Stations; Bed and Breakfast Inns; Hospitals and Nursing Homes; and, Residential Dwelling Units as a part of an Office, Retail or Restaurant Use.

There are 13 lots in the PUD ranging in size from a minimum of .61 acres to 3.35 acres. Possible uses on each lot are shown on Sheet 3 of the Preliminary development Plan. Lot 6, 3.35 acres, is the proposed location for a future City Fire Station. In addition to the 13 lots, the PUD will establish Tract A, a 15.17 acre open space/flood plain, and Tract B, a 2.41 acre open space/drainage easement.

PROPOSED BUILDINGS AND STRUCTURES:

Architectural plans are shown on Sheet 9 of the Preliminary Development Plan. Buildings are one-story, 19-21 feet in height; and two-story, 27-29 feet in height, as measured from grade to rooflines. Proposed towers associated with one-story buildings range from 30.5-feet to 43.5 feet in height, and 38-50-feet in height for two-story buildings. Lots 2, 3, and 7 are anticipated to have towers incorporated into the building, and possibly Lot 1 and Lot 5. Buildings will incorporate pitched rooftops that will be residential in character. Flat roofs, roofs with exposed mechanical equipment, and any roof that causes an offensive view will not be allowed. Retaining walls located at various locations in the site will vary in height and material, but will not include any exposed concrete. Materials will be compatible with the range of finishes on the buildings.

Building materials include limestone, stucco, split block, brick or similar material, with 40 year grand manor shingles. The application documents indicate limestone will be incorporated into all buildings; however, "corporate images" may be allowed if essential to the market. The configuration, size, and location of the building shown are conceptual in nature. Building shapes and sizes are approximate and may differ slightly to suite a business.

Initially Grand Mere Development will own the entire site, with lots available for lease or sale. All development will be subject to private covenants and restrictions, with design review led by Grand Mere Development.

Application documents indicate that Grand Mere Development, or a successor company, will maintain all private streets, parking areas adjacent to private streets, open space, and landscaping within private and public streets.

Front yard building setbacks along Kimball Avenue are 25 feet and 35 feet along Vanesta Drive, with portions of some parking lot access aisles within the setbacks. Internal setbacks vary from 6 feet to 30 feet along private streets.

The Fire Station on Lot 6 is included in the City's Capital Improvement Plan in 2007, dependent upon City authorization. Approximate building size and improvements on Lot 6 are based on discussions with City Administration.

The entire site will first be rough graded and public infrastructure will be installed. Final grading and internal streets will then be constructed. Lot 10 is the first lot on which development is expected, for a Grand Mere Realty Office building.

PROPOSED LOT COVERAGE

<i>USE</i>	<u>Acres</u>	<u>Percentage</u>
Building	2.43 acres	5.1%
Private drives, parking, and sidewalk	9.03 acres	19.8%
Public street	2.42 acres	5.3%
<i>Green space</i>	31.36 acres	69.8%

PROPOSED SIGNS

<u>Type</u>	<u>Dimensions</u>	<u>Lighting</u>
Main entry ground sign (one)	6 feet by 9 feet	Internally backlit
Internal directional signs (two)	4.5 feet by 5 feet	Ground lit
Building wall signs	Per C-2 District sign requirements.	

Ground signs are shown on Sheet 10 of the Preliminary Development Plan and on page 6 of the application documents. The entry sign is proposed on the northwest corner of the Kimball Avenue and Vanesta Drive intersection. Directional signs are proposed on the northeast and northwest corners of Vanesta Drive and Vanesta Place intersections, and possibly at other internal intersections. Pole signs will not be allowed.

Wall signs are shown on architectural plan sheets with signs depicted above doorways or within sign bands on the building facades.

Temporary grand opening signs, construction signs, major milestones, or similar signs are proposed to be allowed. The applicant indicates that some types of advertising signs that are allowed according to the C-2 District sign regulations will not be allowed to proliferate in the PUD, such as banner signs and temporary sales aids.

PROPOSED LIGHTING: Private street and parking area lights are proposed to be a cut-off style design to cast light down and not towards adjacent properties. Internal streets lights are 16 feet in height and pedestrian scaled (see Sheet 8 of the Preliminary Development Plan for a sample, with the chosen fixture different but of similar character). Building lights are for accent purposes (see Sheet 9). Public street lights along Vanesta Drive will likely be by Westar.

Internal lights are proposed to be lower intensity along Kimball Avenue, at ½ to 1 foot candle power and either full cutoff, or designed to direct light to the north, which will reduce the impact of light on the residential neighborhood to the south.

REVIEW CRITERIA FOR PLANNED UNIT DEVELOPMENTS

1. LANDSCAPING: An extensive landscaping plan is proposed to consist of a shade, ornamental, and evergreen trees, leaf and evergreen shrubs, and ground cover. Public plaza areas are proposed throughout the PUD. Landscape islands are shown within the Vanesta Drive, which will also be a tree lined street.

2. SCREENING: Dumpster locations will be screened with compatible building materials. Headlight screening, consisting of a row of bushes along the southern parking lot boundaries of Lots 1 and 2 will be provided to buffer headlight glare towards the Westbank residential neighborhood to the south of Kimball Avenue. Landscape buffering/screening will be placed along the boundary with Grand Ridge Townhomes, to the west of Lots 8-10, to reduce the visual affects of the commercial development on the residential dwellings.

3. DRAINAGE: The site will drain to Little Kitten Creek. A drainage analysis was submitted by the applicant's consultant and reviewed by the City Engineer (attachment), who accepted the analysis and notes that "The developer's consultant prepared a drainage analysis of the proposed development that predicts minimal impact to the upstream and downstream drainage basin as a result of the mitigation techniques as described in the report."

4. CIRCULATION: Primary access to the site is from Kimball Avenue to the south. Internal access is from proposed Vanesta Drive, a public street, and Travel Easements - privately owned and maintained streets, which serve in lieu of public streets, to provide access to lots within the development. Internal access is safe and convenient.

Vanesta Drive will be a divided boulevard to approximately 1,000 feet north of the Kimball Avenue and Vanesta Drive intersection, at which point the street will become two undivided lanes. Turning lanes will be added to the north side of Kimball Avenue and for left turns onto Vanesta Drive for traffic coming from the west.

A proposed internal sidewalk system is shown throughout the site connecting to an existing sidewalk along Kimball Avenue, which will intersect with proposed Vanesta Drive. Sidewalks are shown on both sides of proposed Vanesta Drive. A public pedestrian trail system, incorporated into the sidewalk system, is described below.

Attachment No. 2

Off-street parking is conceptual and parking as shown is based on standard retail and office ratios of the Manhattan Zoning Regulations. Restaurant uses will provide one space per one hundred square feet of floor area. Residential uses and parking is not expected to be a major component of the development and will be calculated, when residential uses are proposed, based on the residential standards of the Manhattan Zoning Regulations. Nursing homes would be determined based on the standard for nursing homes. Each site will be re-evaluated with the submittal of the Final Development Plan to ensure adequate parking is provided.

A traffic report, originally submitted with the Grand Mere development in January 2000, was submitted by the applicant and reviewed by the City Engineer, who recommends construction improvements in association with the development (attachment).

5. OPEN SPACE AND COMMON AREA: The eastern boundary of the PUD is Little Kitten Creek, which will be preserved as open space (Tract A) and includes drainage easement. Tract B at the northwest edge of the PUD will be set aside as drainage easement.

The PUD will provide for pedestrian - bicycle connections between Grand Mere Parkway, at the southwestern corner of the site, which will extend to the east to Vanesta Drive and north to the proposed Fire Station. The Fire Station will have public restroom facilities, separate from the Fire Station, and a public trail-head parking lot and pedestrian - bicycle connection to the east, to a proposed trail along Little Kitten Creek. The pedestrian trail along Little Kitten Creek will connect to a proposed sidewalk along Kimball Avenue.

6. CHARACTER OF THE NEIGHBORHOOD: The area is generally characterized as a mixed use neighborhood. The area to the east and south of the proposed PUD is developed with a range of uses consisting of two-family and single-family, professional office and retirement/nursing home uses. To the north/northwest, and west is the Colbert Hills and Grand Mere development. The rezoning site is separated from the southern and eastern neighborhoods by Kimball Avenue and Little Kitten Creek. The neighborhood is developing in the character suggested by the Comprehensive Plan and the Grand Mere Master Plan.

MATTERS TO BE CONSIDERED WHEN CHANGING ZONING DISTRICTS

1. EXISTING USE: An undeveloped site consisting of three separate residential zoning districts: R-S, Single-Family Residential Suburban District; R, Single-Family Residential District; and, R-2, Two-Family Residential District. A gravel access drive intersects with Kimball Avenue and extends to the Colbert Hills Golf Course maintenance facility.

Attachment No. 2

2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: The site is adjacent on its eastern boundary with Little Kitten Creek, which is designated as 100 Year Flood Plain consisting of Floodway Fringe (an area in which construction is allowed), Floodway (an area in which construction is prohibited), and 500 Year Flood Plain, which is not regulated. The southern boundary of the site adjoins Kimball Avenue, a two-lane arterial street. The western boundary is an open space entry to Grand Mere, Grand Ridge Townhomes, and Colbert Hills Golf Course. The northern boundary of the site is future Grand Mere residential development and portions of the Colbert Hills Golf Course.

The site slopes downhill from west to the east and drains to Little Kitten Creek, which is a riparian area characterized by mature trees. There are steeper slopes in the western and northern portions of the site, also having mature stands of trees. The remainder of the site is primarily native grass.

3. SURROUNDING LAND USE AND ZONING:

(a.) NORTH: Colbert Hills Golf Course and future Grand Mere residential: R-S and R Districts.

(b.) SOUTH: Kimball Avenue, residential townhomes, professional offices; Westbank Townhomes PUD and Jentre PUD.

(c.) EAST: Little Kitten Creek, Stoneybrook Retirement Community, future single, two-family, three and four-family homes in Cedar Glen subdivision; R-3, Multiple-Family Residential District, and R-M, Four Family Residential District.

(d.) WEST: Colbert Hills Golf Course and two-family residential in Grand Ridge Court; R-S and R-2 Districts.

4. CHARACTER OF THE NEIGHBORHOOD: See Criteria 6 above.

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site is currently zoned a combination of R-S, R, and R-2 Residential Districts. The current residential zoning districts do not allow for the site to be developed in the manner proposed by the Grand Mere Master Plan and Comprehensive Plan.

COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: An increase in light, noise and traffic can be expected, however those changes should not be inconsistent with other newly developed neighborhoods within the area. The development impacts associated with the proposed activity are mitigated by landscape screening along Kimball Avenue and low intensity level lighting, or lighting which will be directed away from the neighborhood. Existing neighborhoods to the south are also separated from the site by Kimball Avenue, an approximate 120-foot wide right-of-way. Proposed landscape screening will buffer residential dwellings to the south from headlights of vehicles in off-street parking lots serving commercial uses proposed on Lots 1 and 2. Professional office uses to the south are separated by distance and are generally consistent with the commercial nature of the rezoning site. Residential uses to the east are separated by distance and the Little Kitten Creek riparian area with mature trees. To the north are future Grand Mere residential and office uses, as shown on the Comprehensive Plan. To the west is a portion of the Colbert Hills Golf Course and its maintenance building, as well as Grand Mere Addition, Unit Two (Grand Ridge). Unit Two is elevated above the site and is buffered by proposed landscaping and design requirements, which will ensure views are not adversely affected. Proposed vehicular traffic does not access the site though any adjoining neighborhoods and uses an existing arterial street, which will have turning lane improvements for adequate access.

6. CONFORMANCE WITH COMPREHENSIVE PLAN: The Comprehensive Plan shows the site as a combination of Neighborhood Commercial, Office-Research Park, Preserved Open Space, and Flood Hazard. The Grand Mere Community Master Plan adopted in April 2000 as a part of the Comprehensive Plan, is a more detailed level neighborhood plan for the site, which is shows Neighborhood Retail Commercial Mixed-Use: Residential Office, Office, and Linear Park. A Fire Station is also shown within the proposed Grand Mere Village neighborhood. The proposed PUD conforms to the Comprehensive Plan and the Grand Mere Community Master Plan (see attachments).

7. ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED: The site is vacant.

September 20, 1992 Annexation and rezoning to R-2 District (Western Hills Unit 6).

July 7, 1998 Annexation and rezoning to R-S and R Districts (Grand Mere Tract I and Colbert Hills).

October 20, 1998 Annexation and rezoning to R-2 District (Grand Mere Tract III and V).

9. 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 PUD Regulations are intended to provide a maximum choice of living environments by allowing a variety of housing and building types; a more efficient land use than is generally achieved through conventional development; a development pattern that is in harmony with land use density, transportation facilities and community facilities; and a development plan which addresses specific needs and unique conditions of the site which may require changes in bulk regulations or layout. The proposed PUD is consistent with the intent and purposes of the Zoning Regulations, and the intent of the PUD Regulations.

10. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE THAT DENIAL OF THE REQUEST WOULD ACCOMPLISH, COMPARED WITH THE HARDSHIP IMPOSED UPON THE INDIVIDUAL OWNER: There appears to be no gain to the public that denial would accomplish. The proposed rezoning is consistent with the adopted Comprehensive Plan. It may be a hardship upon the owner if the request is denied.

11. ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate street, sanitary sewer, and water services are available to serve the site. Sidewalks are proposed, as described above to connect to adjacent areas. Some improvements to the Kimball Avenue intersection are necessary, as described in the Traffic Report. A City Fire Station is proposed for the area.

12. OTHER APPLICABLE FACTORS: The applicant met with the Parks and Recreation Advisory Board on May 2, 2005 (Minutes attached) to discuss the Linear Trail proposal. The Board accepted the proposal 6-0.

13. STAFF COMMENTS AND RECOMMENDATION: City Administration recommends approval of the proposed rezoning of Grand Mere Village from R-S, Single-Family Residential Suburban District; R, Single-Family Residential District; and, R-2, Two-Family Residential District, to PUD, Planned Unit Development District, with the conditions:

1. Permitted uses shall include all of the Permitted Uses and Conditional Uses allowed in the C-2, Neighborhood Shopping District (attachment); Municipally Owned and Operated Fire Stations; Bed and Breakfast Inns; Hospitals and Nursing Homes; and, Residential Dwelling Units as a part of an Office, Retail or Restaurant Use.

Attachment No. 2

2. Landscaping and irrigation shall be provided pursuant to a Landscaping Performance Agreement between the City and the owner, which shall be entered into prior to issuance of a building permit.
3. All landscaping and irrigation shall be maintained in good condition.
4. Lighting shall be provided as described in the application documents.
5. Signs shall be provided as proposed in the application documents, and shall allow for exempt signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5),(7) and (8); and Section 6-104 (B)(2), of the Manhattan Zoning Regulations.
6. The traffic improvements cited in the October 31, 2005, Inter-Office Memorandum from the City Engineer for turn lanes on Kimball Avenue and a traffic signal at the intersection of Vanesta Drive and Kimball Avenue shall be constructed with the street improvements of Vanesta Drive.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of Grand Mere Village, from R-S, Single-Family Residential Suburban District; R, Single-Family Residential District; and, R-2, Two-Family Residential District, to PUD, Planned Unit Development District, based on the findings in the Staff Report, with the conditions listed in the Staff Report.
2. Recommend approval of the proposed rezoning of Grand Mere Village to PUD, Planned Unit Development District, and modify the conditions, and any other portions of the proposed PUD, to meet the needs of the community as perceived by the Manhattan Urban Area Planning Board, stating the basis for such modifications, and indicating the conditions of approval.
3. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
4. Table the proposed rezoning to a specific date, for specifically stated reasons.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of Grand Mere Village from R-S, Single-Family Residential Suburban District; R, Single-Family Residential District; and, R-2, Two-Family Residential District, to PUD, Planned Unit Development District, based on the findings in the Staff Report, with the conditions recommended by City Administration.

Attachment No. 2

PREPARED BY: Steve Zilkie, AICP, Senior Planner

DATE: November 1, 2005

05019}MUAPB}SR}GrandMereVillagePUD

STAFF REPORT

**APPLICATION TO REZONE PROPERTY TO PLANNED UNIT
DEVELOPMENT DISTRICT**

BACKGROUND

FROM: R-3, Multiple-Family Residential District.

TO: PUD, Residential Planned Unit Development District.

OWNER: SSF Development LLC.

ADDRESS: 1213 Hylton Heights Road, Manhattan KS 66502.

APPLICANT: Leon Osbourn, Kaw Valley Engineering, Inc., as agent for the developer, Manhattan Housing Investors, LC.

ADDRESSES: Kaw Valley Engineering Inc., Leon Osbourn, P.E., 2319 North Jackson, P.O. Box 1304, Junction City, KS 66441; Manhattan Housing Investors, LC, Jim Osborne, 7701 E. Kellogg, Suite 820, Wichita, KS 67201.

DATE OF PUBLIC NOTICE PUBLICATION: Monday, November 14, 2005

DATE OF PUBLIC HEARING: PLANNING BOARD: Monday, December 5, 2005
CITY COMMISSION: Tuesday, December 20, 2005

LOCATION: south of the Eisenhower Baseball Fields, Walters Drive, and the intersection of Walters Drive and Brookville West Drive, east of the intersection of Donna's Way and Walters Drive, north of future Prairie Lakes subdivision, and west of the intersection of Walters Drive and Brookpark Drive.

AREA: Lot 162, Brookfield Addition, Unit Five; 7.2-acres.

PROPOSED USES: The proposed multiple-family development is an apartment complex consisting of 11 apartment buildings containing 112 dwelling units, a clubhouse, pool, basketball court, playground, off-street parking, and landscaped open space. The application states that the overall project statement is, "To provide Manhattan with affordable housing." Application documents indicate tax credits have been received by the

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future owner, Manhattan Housing Investments. The development is 100% affordable housing. Construction is scheduled to begin in Spring 2006, with first occupancy in Fall 2006, and completion in Spring 2007. The applicants also developed the Country Meadows apartments off Marlatt Avenue.

PROPOSED BUILDINGS AND STRUCTURES: The architecture is the same as the existing Country Meadows apartments. Buildings are two stories with a combination of 56, two-bedroom/one bath, and 56, three bedroom/two bath units. Buildings are constructed with vinyl siding and composition shingled roofs, with decks for second floor units and patios for ground floor units. The clubhouse is a one story building constructed with the same materials as the apartment buildings.

PROPOSED LOT COVERAGE

<i>USE</i>	<u>Square Feet</u>	<u>Percentage</u>
Building	114,548	36.5%
Pavement	90,682	28.8%
Landscape Area	68,516	21.79%
Active Area *	40,732	12.95%

* Pool, play area, shed, basketball court

PROPOSED SIGNS

<u>Type</u>	<u>Dimensions</u>	<u>Lighting</u>
Ground/Monument	8 feet by 5 feet	Ground lit

The monument sign consists of a brick pier and base with a wood sign face measuring 6 feet by 2 feet 8 inches. Exempt signs, such as address numerals and real estate signs, will also be allowed (attachment).

PROPOSED LIGHTING: Lights within the parking lots will be 20 foot bronze finish street lights. Decorative 11 foot pedestrian scale lights are located throughout the site in pedestrian and common areas. All lights will need to be full cut-off.

REVIEW CRITERIA FOR PLANNED UNIT DEVELOPMENTS

1. LANDSCAPING: The proposed landscape plan is functional for the intended use and depicts a broad range of large deciduous, small flowering and evergreen trees, and shrubs and ground cover located throughout the site. The remainder of the landscape area is lawn. Underground and drip irrigation is proposed to maintain the landscaping.

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2. SCREENING: Dumpsters are proposed to be screened by 6 foot enclosures and are located internal to the site. A 6 foot screening fence is proposed along the eastern, western and southern sides of the site; however, the proposed fence is in a drainage easement.

3. DRAINAGE: The drainage system has been designed in conformance with the adopted Stormwater Management Master Plan (*see attached Storm Drainage Report and memo from the City Engineer*). The site is proposed to drain to the north to inlets on Walters Drive and to the south and connect to a concrete lined swale, which will be constructed on future Prairie Lakes, which has been preliminarily platted. A proposed 20 foot drainage easement is shown on the Preliminary Plat of Prairie Lakes along the common boundary line with Brookfield residences; however, the Final Plat has not been submitted and approved, and the drainage easement has not been accepted.

As noted in the City Engineer's memo, City Administration accepts the proposed drainage report with the following exceptions:

1. The screening fence should not be placed with the drainage easement. According to the report there is approximately 1.6 acres that will need to flow water to the proposed concrete ditch flume to the south of the property. The fence is considered a structure that will impede the flow of water to the concrete flume.
2. City Administration would like to have in writing from the property owner to the south that they are in concurrence with a concrete flume two feet in depth, two feet in width with side slopes of 1:1 to be built on their property within their drainage easement. City Administration should receive that letter prior to final approval of this plat.
3. In the property owner's letter they must agree to not exceed their future discharge of 30 cubic feet per second of water during the 100 year storm from their property to this concrete flume.

Adequate easements are provided to protect drainage ways from encroachment, subject to removal of the screening fence from the 10 foot drainage easement along the eastern, western and southern boundaries of Brookfield Residences.

Provisions have been made to insure the continued long term maintenance of private drainage facilities shall be provided. The applicant indicates the future owner will be responsible for the maintenance of the drainage facilities, portions of which are on the site. The proposed concrete channel is on future Prairie Lakes and its maintenance is not certain due to it being on a separate tract of unplatted land.

The site is not affected by the 100 or 500 Year Flood Plain.

4. CIRCULATION:

The proposed internal circulation plan provides for safe, convenient and efficient movement of goods, motorists and pedestrians. Conflicts between motorists and pedestrians are minimized. The site will be accessed from 6 driveways off Walters Drive. Internal driving aisles will provide access to the apartments and the clubhouse. No access through adjoining areas is proposed. Sidewalk is proposed throughout the site and along Walters Drive.

The off-street parking requirements of the Manhattan Zoning Regulations for multiple-family dwellings require a minimum of 3 off-street parking spaces for 2 bedroom dwellings (56 units x 3 = 168 parking spaces) and 3.5 spaces for 3 bedroom dwellings (56 x 3.5 = 196 parking spaces), or 364 total parking spaces. The ratios are related, in part, to multiple-family dwellings being occupied by college students. The ratio also attempts to provide some guest parking in addition to tenant parking.

The applicant has proposed 268 parking spaces, based on the proposed occupancy, which consists of 100% affordable units. Two (2) parking spaces per unit are proposed, or 224 spaces, with the remainder for guests and handicap stalls

Based on the nature and occupancy of the development, the proposed number of parking spaces per unit should be adequate.

The applicant's Transportation Impact Study (*attached*) indicates the impact of traffic on surrounding transportation network is minimal. The City Engineer has reviewed and accepted the Study (*attachment*).

5. OPEN SPACE AND COMMON AREA: Approximately 35% of the site is a combination landscape open green and active recreational area, which will be maintained by the future owner. The site provides recreational amenities to include a pool, play area and basketball court.

6. CHARACTER OF THE NEIGHBORHOOD: Generally characterized as a developing low to medium density residential neighborhood. Eisenhower Middle School is a part of the established single-family and two-family neighborhood to the west. Undeveloped two-family and multiple-family lots are to the west of the site as well. The Brookfield subdivisions to the north and east are primarily single-family and the Prairie Lakes subdivision to the south and west are a mixture of single-family, two-family and multiple-family.

MATTERS TO BE CONSIDERED WHEN CHANGING ZONING DISTRICTS

- 1. EXISTING USE:** Platted and vacant multiple-family residential lot.
- 2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS:** A flat site covered with field grasses. No part of the lot is in a 100 or 500 Year Flood Plain. The site drains to the south and east.
- 3. SURROUNDING LAND USE AND ZONING:**
 - (a.) NORTH:** Walters Drive, Eisenhower baseball fields, Brookfield Addition, Unit Five, a developing single-family subdivision; R-1 District.
 - (b.) SOUTH:** Future Prairie Lakes subdivision; R-3 District.
 - (c.) EAST:** Brookfield Addition, Unit Five, a developing single-family subdivision; R-1 District.
 - (d.) WEST:** Future two-family and multiple-family in proposed Prairie Lakes subdivision and Brookfield Addition, Unit Seven; R-2, Two-Family Residential District, and R-3 District.
- 4. CHARACTER OF THE NEIGHBORHOOD:** see above.
- 5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The 7.2 acre site is platted as a single lot and may be developed with a single-family, a two-family, or a multiple-family residential dwelling.
- 6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS:** An increase in traffic, light and noise can be expected, but is similar to the same conditions existing in nearby neighborhoods.

As platted, Lot 162 has a front yard along Walters Drive, side yards along the eastern and western boundary and a rear yard along the southern boundary.

The proposed front yard setback off Walters Drive is 25 feet. The R-3 District front yard setback is 25 feet.

Proposed rear yard setbacks are approximately 17 feet to the building and 10 feet to decks/patios. The R-3 District rear yard setback is 25 feet. The reduced setback should not adversely impact the vacant property to the south.

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Proposed apartment building setbacks along the western side yard boundary with range from 18 feet at the south end to 22 feet at the north end, with decks/patios approximately 13 feet from the west lot line. East side yard setbacks are 10 feet. The R-3 District side yard setback is 8 feet. A 6 foot screening fence is proposed to screen the side yards from adjacent residential yards to the west and east.

Minimal impact is expected on those properties; however, the proposed screening fence is in a drainage easement, which must be kept free of encroachments such as fences so that storm water is not impeded. The Zoning Regulations require that off-street parking areas containing more than 6 parking spaces within 25 feet of adjoining residential property must be screened by sight obscuring screening, which may include evergreen trees, fencing, walls, hedges, berms, or any combination that substantially obstructs structures or land uses from view. The parking area along the southern side of the site is within 25 feet of adjoining residential property, approximately 13-14 to feet, and contains more than 6 parking spaces. Sight obscuring screening can be relocated outside of the easement to meet the screening requirement.

Lighting should be downcast and shaded to reduce light impacts on adjacent property. The lighting plan indicates that lighting is downcast and shaded and will be full cut-off design.

CONFORMANCE WITH COMPREHENSIVE PLAN: The Future Land Use Map of the Manhattan Urban Area Comprehensive Plan shows the site at the edge of the Residential Medium/High (RMH), and Residential Low/Medium density (RLM). The appropriate density range for development in the RMH is 11 to 19 dwelling units per net acre and the RLM designation is one-dwelling unit up to 11-dwelling units per net acre.

The RMH and RLM categories suggest a range of housing types, from single-family and two-family to townhomes, with the RMH category adding four-plexes. Both categories suggest planned unit developments for apartments or condominiums, where net densities are consistent with the respective category. Planned unit developments in the RLM category are suggested to be small-scale apartment buildings, with sufficient open space to meet the RLM density.

A covenant (attached) restricting was filed by the current owner at the time of annexation and rezoning in 2004/2005, restricting the total number of dwellings to 130 units. The density associated with the 130 units is approximately 18 dwelling units per acre ($130/7.219=18\text{du/acre}$), which is within the RMH category. The proposed density for the 112 units is 15.56 units per acre.

The proposed rezoning conforms to the Comprehensive Plan.

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

- December 6, 2004 Manhattan Urban Area Planning Board recommends approval of annexation and rezoning of the Brookfield Addition, Unit Five, from G-1, General Agricultural District, to R-1, Single-Family Residential District, and G-1 to R-3, Multiple Family Residential District.
- December 21, 2004 City Commission approves first reading of annexation and rezoning.
- January 4, 2005 City Commission approves Ordinance Nos. 6452 and 6453 annexing and rezoning the Brookfield Addition, Unit Five; the baseball fields; and a portion of Casement Road, from G-1, General Agricultural District, to R-1, Single-Family Residential District, and to R-3, Multiple Family Residential District, as proposed.
- March 7, 2005 Manhattan Urban Area Planning Board approves the Final Plat of Brookfield Addition, Unit Five.
- March 22, 2005 City Commission accepts easements and rights-of-way as shown on the Final Plat of Brookfield Addition, Unit Five.

9. 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 PUD Regulations are intended to provide a maximum choice of living environments by allowing a variety of housing and building types; a more efficient land use than is generally achieved through conventional development; a development pattern that is in harmony with land use density, transportation facilities and community facilities; and a development plan which addresses specific needs and unique conditions of the site which may require changes in bulk regulations or layout. The proposed PUD is consistent with the intent and purposes of the Zoning Regulations, and the intent of the PUD Regulations.

10. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE THAT DENIAL OF THE REQUEST WOULD ACCOMPLISH, COMPARED WITH THE HARDSHIP IMPOSED UPON THE INDIVIDUAL OWNER: There appears to be no gain to the public that denial would accomplish. The proposed use provides a 100% affordable housing development. It may be a hardship on the applicant and the owner if the rezoning is denied.

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

12. OTHER APPLICABLE FACTORS: None.

13. STAFF COMMENTS AND RECOMMENDATION:

City Administration recommends approval of the proposed rezoning of Brookfield Residences from R-3, Multiple-Family Residential District, to PUD, Residential Planned Unit Development District, with the conditions:

1. Permitted uses shall include multiple-family residential dwelling units.
2. Landscaping and irrigation shall be provided pursuant to a Landscaping Performance Agreement between the City and the owner, which shall be entered into prior to issuance of a building permit.
3. All landscaping and irrigation shall be maintained in good condition.
4. Signs shall be provided as proposed in the application documents, and shall allow for exempt signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5),(7) and (8); and Section 6-104 (B)(2), of the Manhattan Zoning Regulations.
5. The screening fence shall not be placed within the drainage easement.
6. Sight obscuring screening, a minimum of six (6) feet in height at the time of installation, shall be provided to screen off-street parking areas containing more than six (6) parking spaces, which are located within twenty five (25) feet of adjoining residential property.
7. A written document from the owner of Prairie Lakes, which adjoins Brookfield Residences, shall be provided with the Final Development Plan indicating that the owner concurs with a concrete flume two (2) feet in depth, two (2) feet in width, with side slopes of 1:1 to be built on their property within a drainage easement.
8. The property owner's letter shall indicate that they agree to not exceed their future discharge of 30 cubic feet per second of water during the 100 year storm from their property to the proposed concrete flume.
9. Maintenance responsibility for the proposed concrete flume shall be addressed in the letter and indicate that the owner of the Brookfield Residences PUD shall be responsible for maintenance of the concrete flume.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of Brookfield Residences from R-3, Multiple-Family Residential District, to PUD, Residential Planned Unit Development District stating the basis for such recommendation, with the conditions listed in the Staff Report.
2. Recommend approval of the proposed rezoning of Brookfield Residences from R-3, Multiple-Family Residential District, to PUD, Residential Planned Unit Development District, and modify the conditions, and any other portions of the proposed PUD, to meet the needs of the community as perceived by the Manhattan Urban Area Planning Board, stating the basis for such recommendation, and indicating the conditions of approval.
3. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
4. Table the proposed rezoning to a specific date, for specifically stated reasons.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of Brookfield Residences from R-3, Multiple-Family Residential District, to PUD, Residential Planned Unit Development District, based on the findings in the staff report, with the conditions recommended by City Administration.

PREPARED BY: Steve Zilkie, AICP, Senior Planner

DATE: November 29, 2005

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