

MINUTES
CITY COMMISSION MEETING
TUESDAY, FEBRUARY 18, 2014
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor John E. Matta and Commissioners Wynn Butler, Karen McCulloh, Usha Reddi, and Richard B. Jankovich were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Adam Bentley, City Attorney Bill Raymond, City Clerk Gary S. Fees, 7 staff, and approximately 18 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Matta led the Commission in the Pledge of Allegiance.

COMMISSIONER COMMENTS

Commissioner Reddi thanked State Representatives Sydney Carlin and Tom Phillips for voting against the House Bill 2254 legalizing discrimination.

Commissioner McCulloh said the Riley County Senior Center held an auction on Saturday, February 15, 2014, and raised \$5,000 to help with the renovations planned at the Center. She stated that the annual garden show is Saturday, February 22, and Sunday, February 23, 2014, at Pottorf Hall. She also informed the community that information will be provided by Riley County on severe weather awareness on March 5, 2014, at 7:00 p.m., at the Four Points by Sheraton, and encouraged citizens to attend the free informational presentation.

CONSENT AGENDA

(* denotes those items discussed)

CLAIMS REGISTER NOS. 2752 AND 2753

The Commission approved Claims Register Nos. 2752 and 2753 authorizing and approving the payment of claims from January 29, 2014, to February 11, 2014, in the amount of \$279,006.97 and \$2,773,091.97, respectively.

CONSENT AGENDA (CONTINUED)

LICENSES

The Commission approved an annual Cereal Malt Beverages Off-Premises License for Dillons #94, 1101 Westloop Place, and an annual Cereal Malt Beverages On-Premises License for JP's Sports Grill, Building 5 – Jardine Terrace.

FINAL PLAT – MCCALL LANDING, UNIT TWO, COMMERCIAL PLANNED UNIT DEVELOPMENT

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of McCall Landing, Unit Two, Commercial Planned Unit Development, generally located to the northeast of the intersection of McCall Road and Carlson Place, based on conformance with the Manhattan Urban Area Subdivision Regulations.

FINAL PLAT – BODY FIRST WELLNESS & RECREATION CENTER COMMERCIAL PLANNED UNIT DEVELOPMENT

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Body First Wellness & Recreation Center, Commercial Planned Unit Development (PUD), located at the Body First Health and Fitness Club, 3615 Claflin Road, based on conformance with the Manhattan Urban Area Subdivision Regulations.

PUBLIC HEARING – LEVY SPECIAL ASSESSMENTS – GENERAL OBLIGATION BONDS 2014-A

Mayor Matta opened the public hearing.

Hearing no comments, Mayor Matta closed the public hearing.

ORDINANCE NO. 7063 – LEVY SPECIAL ASSESSMENTS – GENERAL OBLIGATION BONDS 2014-A

The Commission approved Ordinance No. 7063 levying special assessments against the benefiting properties in the following eight (8) projects, which have been completed: *Grand Vista Addition, Unit Two – Street (ST1202), Sanitary Sewer (SS1203), Water (WA1205), and Stormwater (SM1201); Lee Mill Heights Addition, Unit Three, Phase Two, and Unit Four, Phase Three – Street (ST1101) and Water (WA1102); and Lee Mill Heights Addition, Unit Three, Phase Two; Unit Four, Phase Three; Unit Five; and Unplatted Tract A – Sanitary Sewer (SS1102) and Stormwater (SM1101).*

CONSENT AGENDA (CONTINUED)

* **RESOLUTION NO. 021814-A – ISSUE – TEMPORARY NOTE SERIES NO. 2014-01**

Ron Fehr, City Manager, provided an overview of the Temporary Note Sale held earlier in the day with five bids received, with the low bid from Hutchinson, Shockey, Erley & Co., with a true interest cost of 0.9179 percent.

Commissioner Butler highlighted aspects of the City's debt and voiced concern with the increased amount to the City debt.

The Commission accepted the best bid for selling the notes from Hutchinson, Shockey, Erley & Co., of Chicago, Illinois, and approved Resolution No. 021814-A issuing Temporary Note Series No. 2014-01 in the amount of \$5,900,000.00 to finance the following special assessment projects: *Grande Bluffs at Mill Pointe, Unit Three – Sanitary Sewer (SS1316), Street (ST1321), and Water (WA1320)*; *Ledge Stone Addition, Phase One – Sanitary Sewer (SS1317) and Street (ST1323)*; *Western Hills Addition, Unit Fourteen, Phase Two – Sanitary Sewer (SS1314), Street (ST1320), and Water (WA1316)*, and the following capital improvement projects: *Casement Road Improvements (ST1327)*; *Marlatt Bridge Channel Improvements (SM1307)*; *Manhattan Public Library Children's Expansion (SP1301)*; and *Wildcat Creek Lift Station, Phase Two (SS1211)*.

RESOLUTION NO. 021814-B – ISSUE – INTERNAL TEMPORARY NOTES

The Commission approved the issuance of the internal temporary notes and approved Resolution No. 021814-B issuing Temporary Note Series No. 2014-02 in the amount of \$460,000.00 to finance the *Downtown Alley Storm Drainage Improvements Project (SM1207)*.

AWARD CONTRACT – TUTTLE CREEK BOULEVARD/MCCALL ROAD LEFT TURN LANES (ST1305)

The Commission accepted the Engineer's Opinion of Probable Cost in the amount of \$200,314.75; awarded a construction contract in the amount of \$174,913.09 to Amino Brothers Company, Inc., of Kansas City, Kansas; and authorized the Mayor and the City Clerk to execute the contract for the Tuttle Creek Boulevard/McCall Road Left Turn Lanes Project (ST1305).

CONSENT AGENDA (CONTINUED)

CONTRACT AMENDMENT NO. 2 – ENGINEERING SERVICES - TUTTLE CREEK BOULEVARD/MCCALL ROAD LEFT TURN LANES (ST1305, ST1014)

The Commission approved Contract Amendment No. 2 in the amount of \$15,244.31 for additional professional engineering services and authorized the Mayor and the City Clerk to execute the amendment for the Tuttle Creek Boulevard/McCall Road Left Turn Lanes Project (ST1305, ST1014).

CONTRACT AMENDMENT NO. 3 – CONSTRUCTION ENGINEERING SERVICES - TUTTLE CREEK BOULEVARD/MCCALL ROAD LEFT TURN LANES (ST1305, ST1014)

The Commission approved Contract Amendment No. 3 in the amount of \$37,100.00 for construction engineering services and authorized the Mayor and the City Clerk to execute the amendment for the Tuttle Creek Boulevard/McCall Road Left Turn Lanes Project (ST1305, ST1014).

RESOLUTION NO. 021814-C – ISSUE TEMPORARY NOTES - TUTTLE CREEK BOULEVARD/MCCALL ROAD LEFT TURN LANES (ST1305)

The Commission approved Resolution No. 021814-C authorizing the issuance of temporary notes to pay for the City's share of the project.

AWARD CONTRACT – TUTTLE CREEK BOULEVARD/EAST POYNTZ AVENUE/MANHATTAN TOWN CENTER INTERSECTION IMPROVEMENT PROJECT (ST1107)

The Commission accepted the Engineer's Opinion of Probable Cost in the amount of \$608,313.50; awarded a construction contract in the amount of \$547,500.06 to Pavers, Inc., of Salina, Kansas; and authorized the Mayor and the City Clerk to execute the contract for the Tuttle Creek Boulevard and East Poyntz Avenue Intersection Improvement Project (ST1107).

AGREEMENT – CONSTRUCTION ENGINEERING SERVICES - TUTTLE CREEK BOULEVARD/EAST POYNTZ AVENUE/MANHATTAN TOWN CENTER INTERSECTION IMPROVEMENT PROJECT (ST1107)

The Commission approved an agreement in the amount of \$100,688.00 with Schwab-Eaton, P.A., of Manhattan, Kansas, for construction engineering services and authorized the Mayor and the City Clerk to execute the agreement for the Tuttle Creek Boulevard and East Poyntz Avenue Intersection Improvement Project (ST1107).

CONSENT AGENDA (CONTINUED)

RESOLUTION NO. 021814-D – ISSUE TEMPORARY NOTES - TUTTLE CREEK BOULEVARD/EAST POYNTZ AVENUE/MANHATTAN TOWN CENTER INTERSECTION IMPROVEMENT PROJECT (ST1107)

The Commission approved Resolution No. 021814-D authorizing the issuance of temporary notes to pay for a portion of the City's share of the Tuttle Creek Boulevard and East Poyntz Avenue Intersection Improvement Project (ST1107).

CONTRACT - STAINLESS STEEL NET – GIBBONS EXHIBIT, PHASE 2 (SZ0902)

The Commission authorized City Administration to finalize and the Mayor and City Clerk to execute a contract in the amount of \$48,305.00 with Nets Unlimited, Inc., of Cave Creek, Arizona, for fabrication and installation of a hand-woven, stainless steel net for Phase 2 of the Gibbon Exhibit at Sunset Zoo (SZ0902).

AGREEMENT – CLASSIFICATION/COMPENSATION STUDY

The Commission authorized City Administration to finalize and the Mayor and City Clerk to execute an agreement in the amount of \$20,785.00 with McGrath Consulting Group, Inc., of Wonder Lake, Illinois, to update the City's classification/compensation system and to conduct a market study of wages for the Manhattan Fire Department.

APPOINTMENT – FLINT HILLS REGIONAL TRANSIT BOARD

The Commission approved the appointment of Commissioner Wynn Butler, 3600 Windsong Court, to fill the Manhattan City Commissioner term and Mayor John E. Matta, 1213 Greystone Place, to fill the Alternate Manhattan City Commissioner term. Both will serve for a term as long as they are a Commissioner and with the consent and approval of the City Commission.

After discussion, Commissioner Jankovich moved to approve the consent agenda. Commissioner McCulloh seconded the motion.

After further comments, on a roll call vote, motion carried 5-0.

GENERAL AGENDA

2014 CITY-UNIVERSITY FUND AGREEMENT

Adam Bentley, Assistant City Manager, presented an overview of the item and the City-University Fund Agreement. He then responded to questions from the Commission regarding multi-year projects.

GENERAL AGENDA (CONTINUED)

2014 CITY-UNIVERSITY FUND AGREEMENT (CONTINUED)

Ron Fehr, City Manager, responded to questions from the Commission. He provided an overview of the Annexation Agreement, the City-University Fund process, prior projects and percentage allocations, and responsibility of streets on the campus.

Adam Bentley, Assistant City Manager, responded to questions from the Commission and provided clarification on the funding of the Good Neighbors program.

After discussion and comments from the Commission, Ron Fehr, City Manager, responded to additional questions from the Commission regarding project changes with McCain Auditorium and the budget. He also provided information on the process used by the City-University Fund Committee and informed the Commission that he would provide the Committee's recommendations to the Commission earlier in the process.

After additional discussion and comments from the Commission, Commissioner Jankovich moved to authorize City Administration to finalize and the Mayor and City Clerk to execute an Agreement between the City of Manhattan and Kansas State University to administer City-University Funds in the amount of \$634,850.00. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 4-1, with Commissioner Butler voting against the motion.

FIRST READING – REZONE - LOTS 152A – 161B AND TRACT D, PRAIRIE LAKES ADDITION, UNIT 6

Eric Cattell, Assistant Director for Planning, presented an overview of the item. He then responded to questions from the Commission regarding zoning in the area.

Jeff Hancock, SMH Consultants, provided additional information on the item and stated that the easements and rights-of-way have already been accepted, but are not showing up in the system yet.

After discussion, Commissioner Jankovich moved to approve first reading of an ordinance rezoning Lots 152A – 161B and Tract D, Prairie Lakes Addition, Unit 6, from R-3, Multiple-Family Residential District, to R-2, Two-Family Residential District, generally located along the north side of Northfield Road and east of T Dowling Court, based on the findings in the Staff Report (*See Attachment No. 1*). Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 5-0.

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT - KSU RESEARCH PARK, UNIT TWO - RESEARCH PARK DRIVE/NORTH MANHATTAN AVENUE INTERSECTION IMPROVEMENTS (ST1404)

Jason Hilgers, Deputy City Manager, presented an overview of the project and agreement.

GENERAL AGENDA (CONTINUED)

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT - KSU RESEARCH PARK, UNIT TWO - RESEARCH PARK DRIVE/NORTH MANHATTAN AVENUE INTERSECTION IMPROVEMENTS (ST1404) (CONTINUED)

Rob Ott, Director of Public Works, provided additional information on the proposed intersection improvements and highlighted North Manhattan Avenue, Phase II.

Jason Hilgers, Deputy City Manager, presented information on the project, the financing, and project aspects and options.

Commissioner Jankovich congratulated Rob Ott on his well-deserved promotion to Director of Public Works. He stated that he had a conflict of interest on the item due to his business relationship with KSU Real Estate Fund, LLC and would abstain on the item.

Rob Ott, Director of Public Works, provided additional information on the item and voiced his appreciation to Schwab-Eaton for their diligent work on this project.

Jason Hilgers, Deputy City Manager, and Rob Ott, Director of Public Works, responded to additional questions from the Commission regarding vehicle and pedestrian connectivity within the area and to the Kansas State University campus.

After discussion, Commissioner Reddi moved to authorize City Administration to finalize and the Mayor and City Clerk to execute the Second Amendment to the Development Agreement to construct the intersection improvement at Research Park Drive and North Manhattan Avenue (ST1319) and approve Resolution No. 021814-E authorizing issuance of temporary notes to pay for the project. Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 4-0-1, with Commissioner Jankovich abstaining on the item.

EXECUTIVE SESSION

At 7:50 p.m., Commissioner Jankovich moved to recess into Executive Session until 8:20 p.m. for the purpose of discussing personnel matters of non-elected personnel pertaining to the evaluation of the City Manager. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

At 8:20 p.m., the Commission reconvened with Mayor Matta and Commissioners Butler, McCulloh, Reddi, and Jankovich in attendance. Commissioner Jankovich moved to recess into Executive Session until 8:32 p.m. for the purpose of discussing personnel matters of non-elected personnel pertaining to the evaluation of the City Manager. Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 8:33 p.m., the Commission reconvened and the meeting was adjourned.



Gary S. Fees, MMC, City Clerk

STAFF REPORT

ON AN APPLICATION TO REZONE PROPERTY

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

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

APPLICANT: Jeff Hancock – SMH Consultants

ADDRESS: 4201B Anderson Avenue, Suite 2, Manhattan, KS 66503

OWNER: MANKAN, LLC – Brandt J. Rudzinski

ADDRESS: 1812 Fair Lane, Manhattan, KS 66502.

LOCATION: Generally located 150 feet east of the intersection of Donnas Way and Northfield Road, along the north side of Northfield Road and east of T Dowling Court.

AREA: 2.56 acres

DATE OF PUBLIC NOTICE PUBLICATION: December 26, 2014

DATE OF PUBLIC HEARING: PLANNING BOARD: January 23, 2014
CITY COMMISSION: February 18, 2014

THIRTEEN MATTERS TO BE CONSIDERED WHEN REZONING

1. **EXISTING USE:** Developing, residential neighborhood. The site is currently an undeveloped tract.
2. **PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS:** The site is generally flat and drains to the south towards Prairie Lake. The area is developing with new streets and utilities for residential developments.
3. **SURROUNDING LAND USE AND ZONING:**
 - (1) **NORTH:** Brookfield Residences' apartments, Walters Drive, Eisenhower Middle School and City of Manhattan ball fields and single-family dwellings ; Residential PUD, and R-1, Single-Family Residential Districts,.

Attachment No. 1

- (2) **SOUTH:** Prairie Lakes and developing residential neighborhood of two family dwellings; R-2 District.
- (3) **EAST:** Northlake Addition single-family subdivisions; R-2 Districts.
- (4) **WEST:** Developing single-family and two-family portion of Prairie Lakes, Units 6 and 3, single-family and two-family homes in the Northfield Additions, and Butterfield Road; R-3, Multiple-Family Residential District and R-2 District.

4. GENERAL NEIGHBORHOOD CHARACTER: The surrounding neighborhood can be generally characterized as a developing low-density residential neighborhood. An existing multiple-family apartment complex is located immediately to the north. Eisenhower Middle School and the baseball complex are located to the northwest and is part of the established residential neighborhood. Areas of Prairie Lakes to the immediate west and to the south are under development as single-family, single-family attached and two-family dwellings.

The area to be rezoned is currently undeveloped and was platted for single-family attached or two-family dwellings as Prairie Lake Addition, Unit 6.

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site is suitable under its current zoning district regulations. The R-3 District allows for a wide variety of residential uses, including single-family, two-family and multiple-family dwellings.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The surrounding properties consist of low-density residential uses with single-family, single-family attached and two-family dwellings in the Brookfield, Prairie Lakes, Butterfield and Northlake neighborhoods. The lone exception is the Brookfield Residents apartment complex immediately to the north of the site. The Final Plat of Prairie Lake Addition, Unit 6, shows twenty-eight (28) single-family attached residential lots. The rezoning may reduce the impacts of traffic, light and noise compared to the high density uses allowed in the R-3 District. The proposed rezoning will be compatible with existing R-2 Districts in the nearby low-density residential neighborhoods.

- 7. CONFORMANCE WITH COMPREHENSIVE PLAN: THE NORTHEAST PLANNING AREA FUTURE LAND USE MAP OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN SHOWS THE REZONING SITE AS RESIDENTIAL LOW/MEDIUM DENSITY (RLM). THE DENSITY RANGE FOR THE RLM DESIGNATION IS ONE-DWELLING UNIT UP TO ELEVEN DWELLING UNITS PER NET ACRE. THE EXISTING R-3 DISTRICT ALLOWS MORE THAN 19 DWELLING UNITS PER NET ACRE. (NOTE: AS A PART OF THE ANNEXATION, REZONING TO R-3 DISTRICT AND PLATTING, THE OWNER FILED A RESTRICTIVE COVENANT WITH THE RILEY COUNTY REGISTER OF DEEDS (BOOK 817, PAGE 4154 – 4156), WHICH LIMITS DENSITY TO NO MORE THAN 18 DWELLING UNITS PER NET ACRE. THE SITE IS ADJACENT TO AN AREA IN THE NORTHEAST PLANNING AREA FUTURE LAND USE MAP THAT IS SHOWN AS BEING IN THE RMH CATEGORY, WHICH RECOMMENDS A DENSITY RANGE OF ELEVEN TO 19 UNITS PER ACRE. THE PROPOSED R-2 DISTRICT IS MORE RESTRICTIVE THAN THE COVENANT.)**

APPLICABLE RLM POLICIES (IN ITALICS) OF THE COMPREHENSIVE PLAN INCLUDE:

Residential Low/Medium Density (RLM)

RLM 1: Characteristics

The Residential Low/Medium Density designation incorporates a range of single-family, single-family attached, duplex, and town homes, and in appropriate cases include complementary neighborhood-scale supporting land uses, such as retail, service commercial, and office uses in a planned neighborhood setting, provided they conform with the policies on Neighborhood Commercial Centers. Small-scale multiple-family buildings and condominiums may be permissible as part of a planned unit development, or special mixed-use district, provided open space requirements are adequate to stay within desired densities.

RLM 2: Appropriate Density Range

Densities in the Residential Low/Medium designation range between less than one dwelling unit/acre up to 11 dwelling units per net acre.

RLM 3: Location

Residential Low/Medium Density neighborhoods typically should be located where they have convenient access and are within walking distance to community facilities and services that will be needed by residents of the neighborhood, including schools, shopping areas, and other community facilities. Where topographically feasible, neighborhoods should be bounded by major streets (arterials and/or collectors) with a direct connection to work, shopping and leisure activities.

RLM 3: Variety of Housing Styles

To avoid monotonous streetscapes, the incorporation of a variety of housing models and sizes is strongly encouraged in all new development.

The area of Prairie Lake Addition, Unit 6 that is proposed to be rezoned to R-2 District would have a residential density of 7.95 dwelling unit per net acre. The entire Prairie Lake Addition, Unit 6 has a density of 7.80 dwelling unit per net acre.

The proposed rezoning conforms to the Comprehensive Plan.

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

- | | |
|-----------------|---|
| April 4, 2005 | Manhattan Urban Area Planning Board recommends approval 5-0 of annexation and rezoning of Prairie Lakes from G-1, General Agricultural District, and PDD, Planned Development District, to R-2, Two-Family Residential District, and from G-1, General Agricultural District, to R-3, Multiple-Family Residential District. |
| April 18, 2005 | Manhattan Urban Area Planning Board considers the Preliminary Plat of Prairie Lakes |
| April 19, 2005 | City Commission approves first reading of annexation and rezoning of Prairie Lakes on a vote of 5-0. |
| May 3, 2005 | City Commission approves Ordinance No. 6471 annexing and Ordinance Nos. 6472 & 6473 rezoning Prairie Lakes. |
| June 6, 2005 | Manhattan Urban Area Planning Board approves the Final Plats of Prairie Lakes Addition, Units 1 and Unit 2. |
| June 21, 2005 | City Commission accepts the easements and rights-of-ways as shown on the Final Plats of Prairie Lakes Addition, Units 1 and Unit 2. |
| August 7, 2006 | Manhattan Urban Area Planning Board approves the Final Plat of Prairie Lakes Addition, Unit 3. |
| October 3, 2006 | City Commission accepts the easements and rights-of-way as shown on the Final Plat of Prairie Lakes Addition, Unit 3. |

Attachment No. 1

- January 18, 2007 Manhattan Urban Area Planning Board approves Final Plat of Prairie Lakes Addition, Unit 4.
- February 6, 2007 City Commission considers consent to Replat, accepts revised restrictive covenant and accepts easements and rights-of-way on Final Plat of Prairie Lakes Addition, Unit 4.
- June 1, 2009 Manhattan Urban Area Planning Board recommends approval 6-0 of the rezoning of the eastern portion of Prairie Lakes Addition, Unit 3, from R-3, Multiple-Family Residential District, to R-2, Two-Family Residential District; and, approves reinstatement and extension of the effective period of approval of the previously approved Preliminary Plat of the Prairie Lakes Addition.
- June 16, 2009 City Commission approves first reading of rezoning of the eastern portion of Prairie Lakes Addition, Unit 3, from R-3, Multiple-Family Residential District, to R-2, Two-Family Residential District.
- July 7, 2009 City Commission approves Ordinance No. 6767 rezoning the eastern portion of Prairie Lakes Addition, Unit 3, from R-3, Multiple-Family Residential District, to R-2, Two-Family Residential District.
- November 15, 2010 Manhattan Urban Area Planning Board approves Final Plat of Prairie Lakes Addition, Unit 5.
- December 7, 2010 City Commission accepts easements and rights-of-way on Final Plat of Prairie Lakes Addition, Unit 5.
- July 2, 2012 Manhattan Urban Area Planning Board approves Final Plat of Prairie Lakes Addition, Unit 6.
- July 17, 2012 City Commission accepts easements and rights-of-way on Final Plat of Prairie Lakes Addition, Unit 6.

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 R-2, Two-Family Residential District, is designed to provide a dwelling zone at a density no greater than two (2) attached dwelling units per 7,500 square feet. Minimum lot area for single-family lot is 6,000 square feet. The minimum lot area for a single-family attached lot is 3,750 square feet per lot. The Final Plat of Prairie Lake Addition, Unit 6, provides for single-family attached lots that are sufficient in area to conform to the R-2 District requirements. Lot sizes will allow single-family attached dwelling and two-family dwellings.

10. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE THAT DENIAL OF THE REQUEST WOULD ACCOMPLISH, COMPARED WITH THE HARDSHIP IMPOSED UPON THE APPLICANT:

There appears to be no gain to the public that denial would accomplish. No adverse affects on the public health, safety and welfare are known. It may be a hardship upon the owner if the rezoning is denied.

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

12. OTHER APPLICABLE FACTORS: None

13. STAFF COMMENTS: City Administration recommends approval of the proposed rezoning of Lots 152A – 161B, and Tract D, Prairie Lake Addition, Unit 6, from R-3, Multiple-Family Residential District to R-2, Two-Family Residential District based on the findings in the Staff Report.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of Lots 152A – 161B, and Tract D, Prairie Lake Addition, Unit 6, from R-3, Multiple-Family Residential District to R-2, Two-Family Residential District, stating the basis for such recommendation.
2. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
3. Table the proposed rezoning to a specific date, for specifically stated reasons.

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POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of Lots 152A – 161B, and Tract D, Prairie Lake Addition, Unit 6, from R-3, Multiple-Family Residential District to R-2, Two-Family Residential District, based on the findings in the Staff Report.

PREPARED BY: Chad Bunger, AICP, CFM, Senior Planner

DATE: January 6, 2014

CB/vr
14010