



MINUTES
CITY COMMISSION MEETING
TUESDAY, JUNE 21, 2016
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Karen McCulloh and Commissioners Usha Reddi, Linda Morse, Michael L. Dodson, and Wynn Butler were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Kiel Mangus, Legal Counsel Bill Frost, City Clerk Gary S. Fees, 9 staff, and approximately 75 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor McCulloh led the Commission in the Pledge of Allegiance.

COMMISSIONER COMMENTS

Commissioner Morse informed the community that she attended a reception at Leadership Studies on the campus at Kansas State University and helped welcome 40 students from Africa that would be here for the next six weeks.

Mayor McCulloh stated that she and her grandson enjoyed their time together at the Flint Hills Discovery Center (FHDC). She encouraged everyone to attend the Amazing Dinosaurs exhibit at the FHDC.

MINUTES

Commissioner Morse moved to approve the minutes of the City Commission Meeting held on June 7, 2016. Commissioner Reddi seconded the motion. On a roll call vote, motion carried 5-0.

RE-ORGANIZATION

Mayor Karen McCulloh provided highlights and significant accomplishments during her term as Mayor. She thanked City staff for their work and commended the City Commission on how well they work together. She expressed concerns with the continued cuts to programs, services and budgets by the state legislature and the impacts to this community. She stated that she was delighted to turn the position of Mayor over to Commissioner Reddi and said that she will do a super job.

City Clerk Gary S. Fees called for nomination of a new Mayor. Commissioner Morse moved that Commissioner Reddi be appointed to serve as Mayor until September 5, 2017. Commissioner Dodson seconded the motion. On vote, motion carried 5-0.

Newly elected Mayor Reddi called for nomination of the new Mayor Pro Tem. Commissioner Dodson moved that Commissioner Morse be appointed to serve as Mayor Pro Tem until September 5, 2017. Commissioner Butler seconded the motion. On vote, motion carried 5-0.

Newly elected Mayor Reddi and City Manager Ron R. Fehr recognized outgoing Mayor McCulloh for her public service with a framed photo collage commemorating her term as Mayor of the City of Manhattan.

Mayor Reddi thanked everyone for coming and introduced her family in attendance, especially, her spouse Brian Niehoff, for his support on the evening of their first wedding anniversary. She highlighted the history of Manhattan and reflected on the growth and diversity of the community, but said there is room for improvement. She encouraged the new generation of leaders to recognize the amount of work necessary, but more importantly, the amount of money involved in making a functional, healthy and beautiful city. She highlighted plans to engage the community and initiate a breakfast with the mayor program for students from elementary to college and to expand on the international town/gown relationship. She discussed the funding needs and considerations for parks, recreation, roads, and mental health services. She stated that outgoing Mayor McCulloh has been a great mentor to her and it was a privilege working with her the past three years on the Commission. Finally, she stated that she considers Manhattan as her family and home, and everybody is a part of helping it grow. She received a standing ovation from her fellow commissioners and those in attendance.

At 7:20 p.m., the Commission took a ten minute recess.

CONSENT AGENDA
(* denotes those items discussed)

CLAIMS REGISTER NO. 2824

The Commission approved Claims Register No. 2824 authorizing and approving the payment of claims from May 22, 2016, to June 4, 2016, in the amount of 4,012,285.45.

LICENSES

The Commission approved a Fireworks Display License for July 3, 2016, for the Manhattan Country Club, 1531 N 10th Street; a Tree Maintenance License for calendar year 2016 for Sheffield Tree and Landscape, 917 Connecticut Avenue; and a Merchant Guard Agency License for calendar year 2016 for Prudential Security, Inc., 20600 Eureka Road, Suite 900, of Taylor, Michigan.

FINAL PLAT – LEDGESTONE RIDGE, UNIT TWO

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of the Ledgestone Ridge, Unit Two, generally located 550 feet east of the intersection Scenic Drive and the future expansion of Miller Parkway, based on conformance with the Manhattan Urban Area Subdivision Regulations.

ORDINANCE NO. 7219 – REZONE – INTERLACHEN VILLAS (R-3 TO PUD)

The Commission approved Ordinance No. 7219 rezoning the Interlachen Villas PUD, generally located on the west side of Vanesta Drive, along both sides of Colbert Hills Drive from R-3, Multiple-Family Residential District, to PUD, Residential Planned Unit Development, based on the findings in the Staff Report (*See Attachment No. 1*) with the seven (7) conditions of approval recommended by the Manhattan Urban Area Planning Board.

ORDINANCE NO. 7220 – VACATE PORTION OF UTILITY EASEMENT – LOT ONE, FLINT HILLS JOB CORPS CENTER

The Commission approved Ordinance No. 7220 vacating a portion of a utility easement on Lot One (1) of Flint Hills Job Corps Center, an Addition to the city of Manhattan.

* **ORDINANCE NO. 7221 – REZONE – NO STONE UNTURNED PUD**

Item regarding rezoning the No Stone Unturned PUD will be on a future agenda.

ORDINANCE NO. 7222 – ADOPT – 2015 INTERNATIONAL BUILDING CODE

The Commission approved Ordinance No. 7222 adopting the 2015 edition of the International Building Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 7223 – ADOPT – 2015 INTERNATIONAL EXISTING BUILDING CODE

The Commission approved Ordinance No. 7223 adopting the 2015 edition of the International Existing Building Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

ORDINANCE NO. 7224 – ADOPT – 2015 INTERNATIONAL FIRE CODE

The Commission approved Ordinance No. 7224 adopting the 2015 edition of the International Fire Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

ORDINANCE NO. 7225 – ADOPT – 2015 INTERNATIONAL FUEL GAS CODE

The Commission approved Ordinance No. 7225 adopting the 2015 edition of the International Fuel Gas Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

ORDINANCE NO. 7226 – ADOPT – 2015 INTERNATIONAL MECHANICAL CODE

The Commission approved Ordinance No. 7226 adopting the 2015 edition of the International Mechanical Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

ORDINANCE NO. 7227 – ADOPT – 2015 INTERNATIONAL PLUMBING CODE

The Commission approved Ordinance No. 7227 adopting the 2015 edition of the International Plumbing Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

ORDINANCE NO. 7228 – ADOPT – 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

The Commission approved Ordinance No. 7228 adopting the 2015 edition of the International Property Maintenance Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 7229 – ADOPT – 2015 INTERNATIONAL RESIDENTIAL CODE

The Commission approved Ordinance No. 7229 adopting the 2015 edition of the International Residential Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

ORDINANCE NO. 7230 – ADOPT – 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE

The Commission approved Ordinance No. 7230 adopting the 2015 edition of the International Swimming Pool and Spa Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

ORDINANCE NO. 7231 – ADOPT – 2014 NATIONAL ELECTRICAL CODE

The Commission approved Ordinance No. 7231 adopting the 2014 edition of the National Electrical Code and amending sections of the Code of Ordinances, City of Manhattan, Kansas, relating to Buildings, Building Regulations and Fire Prevention.

ORDINANCE NO. 7232 – AMEND – CONTRACTORS LICENSING

The Commission approved Ordinance No. 7232 amending Section 8-4 of the Code of Ordinances of the City of Manhattan, Kansas, pertaining to the licensing of contractors.

RESOLUTION NO. 062116-A – DISPOSAL OF CITY SURPLUS PROPERTY

The Commission approved Resolution No. 062116-A authorizing the disposal of City surplus property.

SET PUBLIC HEARING DATE – LEVY SPECIAL ASSESSMENTS (GOB 2016-B)

The Commission set July 5, 2016, as the date to hold the public hearing levying special assessments (GOB 2016-B) against the benefiting properties in the following seven (7) projects, which have been completed: *Downtown Entertainment District, Unit Three, Lot 5 – Street (ST1212); Northlake Addition, Unit 1 – Sanitary Sewer (SS1311), Street (ST1314), and Water (WA1313); Poyntz Avenue Improvements – Street (ST1203); and The Reserve Addition – Sanitary Sewer (SS1210) and Water (WA1216).*

CONSENT AGENDA (CONTINUED)

REQUEST FOR PROPOSALS – REMOVAL OF CITY-OWNED RESIDENTIAL STRUCTURE AND 4426 WILDCAT CREEK ROAD

The Commission authorized City Administration to solicit proposals for the removal of the City-owned residential structure located at 4426 Wildcat Creek Road, outbuildings, and associated utilities and include 5166 Wildcat Creek Road as an alternate.

AGREEMENT – PROFESSIONAL SERVICES – POLISKA LANE STORMWATER IMPROVEMENTS (SM1606)

The Commission authorized the Mayor and City Clerk to execute a professional services agreement in an amount not to exceed \$39,945.00, with Olsson Associates, Inc., of Manhattan, Kansas, for the Poliska Lane Stormwater Improvements project (SM1606).

AGREEMENT – PROFESSIONAL SERVICES – GRAND MERE PARKWAY WATERLINE IMPROVEMENTS (WA1610, CIP #WA150P); SUNSET LANE WATERLINE IMPROVEMENTS (WA1611, CIP #WA123P); AND WATER TREATMENT PLANT BULK FILLING STATION (WA1616, CIP #WA134P)

The Commission authorized the Mayor and City Clerk to execute a professional services agreement in an amount not to exceed \$35,716.00, with Schwab-Eaton, P.A., of Manhattan, Kansas, for the Grand Mere Parkway Waterline Improvements (WA1610, CIP #2A150P), Sunset Lane Waterline Improvements (WA1611, CIP #WA123P), and the Water Treatment Plant Bulk Filling Station (WA1616, CIP #WA134P) projects.

AWARD CONTRACT – WATER TREATMENT PLANT LIME PIT SLUDGE REMOVAL (WA1605)

The Commission awarded a contract in the amount of \$204,175.00 to Midwest Concrete Materials, Inc., of Manhattan, Kansas, and authorized the Mayor and City Clerk to execute the contract for the Water Treatment Plant Lime Pit Sludge Removal project (WA1605), to be paid from the Water Fund.

* **HISTORIC NOMINATION – FLORAL HALL**

Commissioner Dodson voiced support for the item, but stated we need to be mindful of the requirements associated with maintaining the building and the potential expenses.

The Commission authorized the Mayor to sign documents necessary for the nomination of Floral Hall (the Roundhouse in City Park) to the Register of Historic Kansas Places and National Register of Historic Places.

CONSENT AGENDA (CONTINUED)

AGREEMENT – MICROSOFT VOLUME LICENSING AND SOFTWARE ASSURANCE SERVICES

The Commission authorized the City of Manhattan to renew an agreement for a term of July 1, 2016, to June 30, 2019, in the amount of \$48,209.00 with Software House International, of Austin, Texas, for Microsoft Volume Licensing and Software Assurance services.

PURCHASE – UNIT #166 – STREET DIVISION – RUBBER TIRE LOADER (CIP #ST040E)

The Commission authorized the purchase of a rubber tire front end loader (Unit #166, CIP #ST040E) for the Street Division from Seller Tractor Company, of Topeka, Kansas, in the amount of \$92,118.00 (base bid amount of \$148,418.00 less trade-in amount of \$56,300.00), to be paid from the General Fund and the disposal of the excess property upon delivery of the equipment.

AGREEMENT – LEASE PURCHASE - UNIT #166 – STREET DIVISION – RUBBER TIRE LOADER (CIP #ST040E)

The Commission authorized execution of the lease purchase agreement by the Mayor and/or City Clerk of a rubber tire front end loader (Unit #166, CIP #ST040E) for the Street Division.

After discussion and comments from the Commission, Commissioner Dodson moved to approve the consent agenda. Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

AWARD CONTRACT/CONTRACT AMENDMENT NO. 3 - CONSTRUCTION ADMINISTRATION SERVICES/RESOLUTION NO. 062116-B - FINANCING AUTHORITY - WEST ANDERSON AVENUE IMPROVEMENTS PROJECT (ST0810, ST1601, ST1605, SM1604, WA1618, SS1620)

Brian Johnson, City Engineer, presented an overview of the item. He highlighted the previous discussions, direction received from the Commission, and items that were completed for the West Anderson Avenue Improvements Project.

Matthew Kohls, BG Consultants, presented additional information and map for the West Anderson Avenue improvements, bid detail results and bid alternates. He then responded to questions from the Commission regarding the proposed underground electric, street lights and provided additional information on the bid alternates.

GENERAL AGENDA (CONTINUED)

AWARD CONTRACT/CONTRACT AMENDMENT NO. 3 - CONSTRUCTION ADMINISTRATION SERVICES/RESOLUTION NO. 062116-B - FINANCING AUTHORITY - WEST ANDERSON AVENUE IMPROVEMENTS PROJECT (ST0810, ST1601, ST1605, SM1604, WA1618, SS1620) (CONTINUED)

Brian Johnson, City Engineer, responded to questions from the Commission regarding the project schedule, coordination of utilities with Westar Energy, and clarification on the location of the trail. He provided additional information on the easements that were negotiated with property owners along Anderson Avenue and coordination of information that will be needed with the neighborhoods and public during the project construction.

Matthew Kohls, BG Consultants, responded to questions from the Commission regarding access for the residents throughout the construction period.

Brian Johnson, City Engineer, responded to questions from the Commission regarding the width of West Anderson Avenue.

Rob Ott, Director of Public Works, provided additional information on the project. He responded to questions from the Commission regarding the long-range view for additional lanes of traffic for Scenic Drive and Kimball Avenue. He stated that additional lanes would depend on the growth and future needs of the community.

Brian Johnson, City Engineer, responded to questions from the Commission. He provided additional information on the bid alternates and the specifications required for the construction of the streets.

Mayor Reddi opened the public comments.

Neil Horton, representing Scenic Crossing, informed the Commission that he was in full support to move forward with this project. He provided a copy of Exhibit C to the Transportation Development District (TDD) Petition (*See Attachment No. 3*) to the Commission and highlighted the TDD provision to fund a concrete sidewalk within Anderson Avenue right-of-way that gives direct connection to the Scenic Crossing Development. He encouraged the Commission to include the sidewalk in the project now as opposed to building the sidewalk in the future.

Brian Johnson, City Engineer, provided additional information on the request and location of the proposed sidewalk. He stated that Mr. Horton is asking to put the sidewalk into the project at this time.

Neil Horton, representing Scenic Crossing, stated that the TDD Petition includes a provision to fund the improvements for building a sidewalk. He stated that there is no better time than now to build the sidewalk.

GENERAL AGENDA (CONTINUED)

AWARD CONTRACT/CONTRACT AMENDMENT NO. 3 - CONSTRUCTION ADMINISTRATION SERVICES/RESOLUTION NO. 062116-B - FINANCING AUTHORITY - WEST ANDERSON AVENUE IMPROVEMENTS PROJECT (ST0810, ST1601, ST1605, SM1604, WA1618, SS1620) (CONTINUED)

Ron Fehr, City Manager, informed the Commission that a change order could be considered and would need to ensure the contractor would honor the unit prices in the bid.

Brian Johnson, City Engineer, responded to questions from the Commission and stated the proposed sidewalk would be five feet in width.

Neil Horton, representing Scenic Crossing, provided additional information on the item and stated the TDD Petition has specific language regarding the sidewalk.

Hearing no other comments, Mayor Reddi closed the public comments.

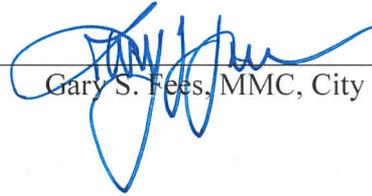
After additional comments from the Commission regarding the request to include the sidewalk in the project, Ron Fehr, City Manager, and Brian Johnson, City Engineer, provided additional information and stated they would approach the contractor about adding the quantity and then come back to the Commission with a change order for their consideration with additional information.

Ron Fehr, City Manager, responded to questions from the Commission. He stated that his recommendation would be to award the contract and then City staff would bring back a change order to the Commission for the sidewalk.

After discussion and comments from the Commission, Commissioner Dodson moved to accept the Engineer's Opinion of Probable Cost in the amount of \$6,606,114.00 for the base construction (\$74,800.00 for Alternate No. 2 and \$223,009.00 for Alternate No. 3); award and authorize the Mayor and City Clerk to execute a construction contract in the amount of \$6,150,038.00 plus Alternatives No. 1 and No. 2 for a total contract amount of \$6,420,919.00 to Pavers, Inc., of Salina Kansas; authorize the Mayor and City Clerk to execute Contract Amendment No. 3 in an amount not to exceed \$21,920.00 with BG Consultants, Inc., of Manhattan, Kansas; and approve Resolution No. 062116-B, authorizing the issuance of General Obligation bonds to finance the costs of the West Anderson Avenue Improvements project (ST0810, ST1601, ST1605, SM1604, WA1618, SS1620). Commissioner Morse seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 8:15 p.m., the Commission meeting adjourned.



Gary S. Fees, MMC, City Clerk

STAFF REPORT

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

BACKGROUND

FROM: R-3, Multiple-Family Residential District

TO: Interlachen Villas, Residential Planned Unit Development District

OWNERS/APPLICANT: PMG Properties, LLC, TJ Vilkanskas

DATE OF NEIGHBORHOOD MEETING: March 22, 2016

DATE OF PUBLIC NOTICE PUBLICATION: April 11, 2016

DATE OF PUBLIC HEARING: PLANNING BOARD: May 2, 2016
CITY COMMISSION: May 17, 2016

LEGAL DESCRIPTION: Lots 1 – 21, Interlachen Addition, Unit Two

LOCATION: Generally located on the west side of Vanesta Drive, along both sides of Colbert Hills Drive, as far west as Palmer Circle and Fieldhouse Circle.

AREA: 316,873 square feet (7.27 acres)

PROPOSED USES: The applicant has proposed a single-family detached and single-family attached development that is somewhat unique to the City of Manhattan. The proposed development will consist of a total 62 dwelling units, consisting of single-family detached and single-family attached dwellings (ranging from 2 to 5 dwellings in a building), designed within 9 separate clusters. The clusters will be located near the existing streets of Colbert Hills Drive, Fieldhouse Circle and Palmer Circle. The dwellings will be designed as 2-bedroom, 3-bedroom or 4-bedroom townhomes to be individually owned. The applicant states that the homes will be “ideal for primary, secondary, retirement and game day homes. The remaining land in the development will be open landscape areas that are maintained by a home owners association created for the development. The home’s exterior will also be maintained by the home owners association.

Attachment No. 1

PROPOSED BUILDINGS AND STRUCTURES: The proposed develop is created to allow individual property owners the ability to select their home designs. The home designs will be based on the bedroom count and situation within the grade of the development. The development is to consist of 2-bedroom, 3-bedroom and 4-bedroom units. The site has significant drop in grade from the west to the east.

The homes design will be 3-floors with varying heights due to the change in grade. The lowest floor will be for an attached garage with room for 2 – 3 cars, golf cart parking, and storage/utility rooms. The lowest floor could also include a bedroom, bathroom and other living space on the lowest floor. The 2nd floor will be the living room, kitchen, an office and dining room areas. The 4-bedroom units will also 2 bedrooms on this floor. The 3rd floor will be reserved from the master bedroom, master bathroom and a 2nd bedroom room. Each floor plan also includes an optional elevator to service all 3 floors of the dwelling.

The exterior plans have a pitched roof. The front door of most units will be towards the adjacent street with the garage and secondary access from the rear via a travel easement. The exterior material pallet ranges from stone veneer, wood lap siding, stucco or paneled siding and architectural shingles.

The homes range in size from approximately 2,700 square feet in floor area up to approximately 3,700 square feet in floor area, depending on home design options and bedroom count. Each townhome is proposed to be a separate platted lot. These lots will gain access from the travel easement within each of the 9 clusters.

The proposed Residential PUD is being designed to provide home buyers the maximum flexibility possible to pick a home model.

The proposed development is to occur in 5 phases, with the first phase occurring at the intersection of Fieldhouse Circle and Colbert Hills Drive. See the phase plan for the location of the subsequent phase.

PROPOSED LOT COVERAGE

Use	Square Feet	Percentage
Building	75,964	24.0%
Paved Area (Parking & Driveways)	67,995	21.5%
Active Recreation Areas	6,976	2.2%
Total Open Space	240,480	76.0%
Total Impervious	150,935	47.7%

PROPOSED SIGNS

The application documents states that “Signs will be in keeping with the neighborhood standards and provided as needed. Since no specific signage is being proposed, City Administration that the PUD allows signage, as listed in Section 6-201, Signs for Residential Uses Located in Low and Medium Density Residential District. The permitted signage would generally be small, residential scaled wall and monument signs and real estate signs pertaining to subdivisions.

City Administration is recommending exempt signage described in Section 6-102(A)(2)(a), (b), (c), (e), (i), (k), and (l).

PROPOSED LIGHTING: According to the application materials, the lighting will consist of “on-building residential lighting to minimize light pollution. No light poles are proposed.

SIX REVIEW CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- 1. LANDSCAPING:** Landscape for the proposed development will consist of deciduous and evergreen trees and shrubs and ornamental grasses and open lawn areas. The landscaping will be distributed throughout the site, including adjacent to the homes, in the landscape islands in the travel easements and the common open space. The common open space is intended to be enjoyed by the residents of the development and could include picnic areas and other recreations amenities for the home owners. The final details of the common open space will be provided with the Final Development Plan.
- 2. SCREENING:** No specific screening is proposed for the development. The location of the homes is intended to screen the vehicular traffic and adjacent single-family homes from the off-street parking areas. Trash receptacles will be for individual properties and intended to be stored within the garage.
- 3. DRAINAGE:** The applicant’s consultant, SMH Consultant provided a letter, dated May 3, 2016, addressing the stormwater management of the site (*see attached*). The City Engineer and Stormwater Engineer did not require a full drainage study, as the development is similar in residential intensity to the current zoning of R-3, Multiple-Family Residential District. Stormwater runoff will be directed to existing storm sewer infrastructure along the street systems and directed to the existing detention basin north of Vanesta Drive. This existing basin drains into Little Kitten Creek.

Attachment No. 1

The applicant's consultant states that the proposed drainage characteristics "are consistent with conclusions and recommendations for development as described by the Grand Mere Master Plan and with the original intent of the Interlachen plat which zoned this area R-3."

The City Engineer and Stormwater Engineer have reviewed the preliminary development plans and letter and have stated no comments or concerns.

4. CIRCULATION:

The site gains access from the existing streets. Lots 1 – 3, and 27 – 62 will gain access from Colbert Hills Drive, via private travel easements within the residential cluster. Lots 4-26 will gain access from Fieldhouse Circle. Travel Easements are public access that is owned by the property owner or home owners association and is privately maintained. These travel easements will be required to be named, with the approval of the Riley County Emergency Management Department and the Manhattan Fire Department. A restrictive covenant defining the on-going maintenance of these travel easements and procedure to ensure they are adequately maintained will be required at the time of the Final Development Plan approval.

Traffic Study

The applicant's consultant, SMH Consultant provided a letter, dated May 3, 2016, addressing the traffic analysis (*see attached*). The City Engineer and Stormwater Engineer did not require a full traffic study, as the development is similar in residential intensity allowed for the current zoning of R-3, Multiple-Family Residential District.

The consultant determined that an additional 17 vehicle trips in the P.M. peak hour would be generated by the proposed development compared to the original Interlachen development plans for 9 six-unit dwelling units that were going to be designed as townhomes. According to the consultant, "these additional trips are well within the number trips envisioned by the Grand Mere Master Plan for the area.

The City Engineer and Stormwater Engineer have reviewed the preliminary development plans and letter and accepts the consultants findings that the added 17 vehicle trips in the P.M. peak hour is a minimal addition to the traffic volumes and are within the traffic planned with the Grand Mere Master Plan for the surrounding area.

Off-street Parking

Off-street parking is proposed in attached garages and parallel parking spaces along the travel easements. Most dwelling units will have 2-car garages and space for golf cart parking. A few dwelling designs have space for 3 or 4 cars. The Preliminary Development Plan shows 130 off-street parking within the garages, 77 off-street parking in the travel easements, for a total of 207 parking spaces. The off-street parking ratio for the development would be 3.23 spaces per dwelling unit.

Attachment No. 1

The dwelling units will be built and marketed as single-family homes and not apartment units. The parking regulations for single-family homes (2 parking spaces per dwelling unit) would require a minimum of 124 parking spaces. The applicant has provided parking spaces within the travel easements to accommodate guests and visitors. No parking will be allowed on one side of Colbert Hills Drive, Fieldhouse Circle and Palmer Circle.

Bicycle and Pedestrian Access

Sidewalks are proposed on both sides of Colbert Hills Drive and the south side of Fieldhouse Circle. A sidewalk will be provided along Palmer Circle as part of that single-family development. The applicant has stated that individual front porches/entryways will be provided with the dwellings, increasing the pedestrian friendly environment of the area.

No specific bicycle facilities will be provided with the development. Because of the individual dwelling design, bicycle racks or other bicycle facilities are not recommended.

5. **OPEN SPACE AND COMMON AREA:** As previously mentioned, the Preliminary Development plans show large common and open space in the middle of the development. The common open space is intended to be enjoyed by the residents of the development and could include picnic areas and other recreations amenities, such as fire pits and seating areas for the home owners. The final details of the common open space will be provided with the Final Development Plan.
6. **CHARACTER OF THE NEIGHBORHOOD:** Currently, the general character of the neighborhood is a mix of low density residential and golf course uses under various stages of development. To the north, south and west are properties within the Grand Mere Master Planned Golf Course Community. To the east are single-family homes that are not associated with Grand Mere.

**THIRTEEN MATTERS TO BE CONSIDERED WHEN CHANGING
ZONING DISTRICTS**

1. **EXISTING USE:** Vacant, platted lots and road right-of-way with infrastructure in place.
2. **PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS:** The subject site is irregular shaped bound by Fieldhouse Circle and Palmer Circle. Colbert Hills Drive dissects the site into 2 parts. The site is being served by public and private utilities and is ready to be developed. The site drains towards the southeast.

3. SURROUNDING LAND USE AND ZONING:

NORTH: Fieldhouse Circle ROW, Platted single-family detached lots in the initial phases of construction, Colbert Hills Golf Course, and undeveloped land (future Grand Mere villas, single-family dwellings); R-1, Single-Family Residential District.

SOUTH: Palmer Circle ROW, Platted single-family detached lots in the initial phases of construction, Colbert Hills Golf Course, and undeveloped land (future Grand Mere villas, single-family dwellings); R-1, Single-Family Residential District and R-S, Single-Family Residential Suburban District.

EAST: Vanesta Drive, commercial land in the initial stages of construction for a professional office and restaurant, Homecare and Hospice House, vacant tract, single-family homes in various stages of development; C-2, Neighborhood Commercial District, R, Single-Family Residential District and R-2 Two-Family Residential District

WEST: Palmer Circle and Fieldhouse Circle ROWs, Platted single-family detached lots in the initial phases of construction, Colbert Hills Golf Course, and undeveloped land (future Grand Mere villas, single-family dwellings); R-1, Single-Family Residential District and R-S, Single-Family Residential Suburban District.

4. CHARACTER OF THE NEIGHBORHOOD: See above under **6, Character of the Neighborhood.**

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The current zoning of the site R-3, Multiple-Family Residential District and consists of 21 platted lots, totaling 316,873 square feet. The R-3 District allows for multiple-family dwellings with a maximum density of 1 dwelling unit per 1,000 square feet of lot area. Theoretically, 316 dwelling units in apartment buildings could be built on the rezoning site, depending on the grade, building design(s) and off-street parking requirements. The most recent development plan for the site was to develop single-family homes on the 21 lots. Infrastructure is currently in place to development the area into the 21 homes. The site is suitable for the current zoning.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The proposed development will create an increase in noise, light and traffic in the area compared to the single-family homes that was planned for with the latest replat of the rezoning area in Interlachen Addition, Unit Three. Originally, the site was planned to be developed on 8 lots with a total of 38 dwelling units (7 lots with 5 dwelling units on each lot and 1 lot with 3 dwelling units).

Attachment No. 1

The proposed PUD creates a residential development with design characteristics that are currently unique to Manhattan. The homes will be constructed as townhomes for single-family dwellings. Each dwelling unit will be on separate platted lots and is intended to be owner occupied. The proposed dwellings will clustered around 9 travel easements that will provide the vehicular access and off-street parking to the dwelling units.

According to the applicant, the front yards will have trees and traditional landscaping similar to the surrounding neighborhoods. In between the clusters of dwelling units, shared open space with amenities, such as fire pits, trails and seating areas will be provided. The landscaping and open space will be owned and maintained by the home owner's association.

The area will also be required to conform to the Grand Mere architectural guidelines and design standards. A private design review committee is responsible for enforcement of the Grande Mere 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 Community Master Plan policies, which was adopted as a part of the Manhattan Urban Area Comprehensive Plan.

As required by the rezoning application process, a neighborhood meeting was conducted by the applicant on March 22, 2016. The meeting summary stated that 6 people were in attendance. The meeting report stated that the neighbors were satisfied with the proposed housing product (i.e. building design, materials and landscaping), but had concerns with the proposed density. Other concerns were the sight lines and parking on Colbert Hills Drive and if the dwelling units would be rental units or owner occupied.

Although the design of the proposed residential PUD is unique to the Grand Mere neighborhood and the City, it is being proposed to have similar characteristics of the surrounding neighborhood. Also, the proposed use of single-family dwellings designed as townhomes are present throughout the Grand Mere neighborhood. The proposed rezoning to Residential PUD is compatible with the surrounding area.

7. CONFORMANCE WITH COMPREHENSIVE PLAN: Northwest Future Land Use of the Manhattan Area 2035 Comprehensive Plan as Residential High Density (RHD). The applicable land use policies found in the Comprehensive Plan are below.

Residential High Density (RHD)

RHD-1: Characteristics

The Residential High Density designation is designed to create opportunities for higher density neighborhoods adjacent to the KSU campus and in other more urban parts of the core area of the community, and in a suburban setting. Within the core area or in Downtown, the designation accommodates higher-intensity residential housing, such as mid-rise apartments, townhomes and condominiums, combined with complementary non-residential land uses, such as retail, service commercial, and office uses, often within the same building. In other areas of the community, Residential High Density neighborhoods can be accommodated in a less vertical or urban fashion, such as in planned apartment communities with complimentary neighborhood service commercial, office, and recreational facilities. These neighborhoods could be implemented through a Planned Unit Development or by following design and site plan standards during the design review process.

RHD-2: Appropriate Density Range

Possible densities under this designation are 19-50 dwelling units per net acre and greater.

RHD-3: Location

Residential High Density uses are typically located near intersections of arterials and collector streets, sometimes providing a transition between commercial or employment centers and lower density neighborhoods. Concentrations of Residential High Density are designated west and east of the KSU campus and in the Aggieville vicinity to promote expanded student housing options within walking distance of campus. In a more urban setting or in Downtown, Residential High Density may be combined with active non-residential uses in a vertically mixed-use building. Outside of the core area, Residential High Density uses should not be located in settings where the only access provided consists of local streets passing through lower density neighborhoods.

RHD-4: Building Massing and Form

Avoid plain, monolithic structures or blank walls on the backs or sides of buildings. In a planned apartment community context, large buildings should incorporate a variety of design elements to create visual interest. Infill projects should be consistent with area-specific design standards or guidelines, as adopted.

RHD-5: Mix of Uses

Encourage the integration of neighborhood serving retail uses (e.g., drycleaners, coffee shop) on the ground level of high density residential buildings where viable, typically in areas with high visibility and/or pedestrian activity. Non-residential uses should generally not exceed twenty-five percent of the total floor area in a mixed-use structure; however, actual percentages will be driven by market demand and the surrounding site context.

RHD-6: Parking Location and Design

Locate off-street surface parking behind buildings, tucked under buildings (e.g., podium parking), or within parking structures in established core area neighborhoods and the Downtown to maintain a pedestrian-oriented street frontage. Integrate structured parking garages and tuck-under parking with the overall design of the building they are intended to serve. The incorporation of active uses, such as retail, into the ground floor of freestanding parking structures included as part of multi-block developments is strongly encouraged where viable based on market demand and visibility.

Grand Mere, a Master Planned Golf Course Community

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.

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:

Single Family (RLM)

The 273.4 acres of single family proposed for Grand Mere represents 50% of the total proposed residential acreage. The detached single family products will range in size and density. The villages of single family will be developed as parcels and each will be controlled to maximize views, walkouts, and architectural design quality. The Grand Mere Architectural Review Committee will provide design review of the homes and general site development guidance. Each single family village will be signed and themed as a unique part to the overall Grand Mere development and developed as the market demands. Each parcel will provide internal open space, storm drainage controls, and pedestrian linkages between the villages in addition to the designated Grand Mere Circulation Park & Open Space Plan.

Townhomes (RMH)

The townhomes proposed for Grand Mere are located along the parkway or the golf course for direct access to the recreation center, open space, and bike trail systems. These homes would offer a two and three bedroom configuration in groups of two to six homes per buildings, depending on site conditions and planning. The homes association would provide maintenance for the common areas within the neighborhood. The architecture would be designed to provide an overall theme and consistent material quality throughout the neighborhood. Attached garages and individual entries for each home would be provided. Depending on the market demands an amenity center might be planned for the various townhome parcels.

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.

The site was rezoned to R-3, Multiple-Family Residential District in 2013. Since that time, the Manhattan Urban Area Comprehensive Plan has been updated and now the Northwest Area Future Land Use Map shows the site as Residential High Density. The possible density range in the RHD is 19 – 50 dwelling units per net acre and greater. The proposed density for the Interlachen Villas PUD is 8.52 dwelling units per net acre.

The Grand Mere Master Plan was not updated to reflect the zoning and land use change in 2013. It was determined at that time that rezoning was in general conformance to the Grand Mere Master Plan.

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

- | | |
|-------------------|---|
| August 7, 1997 | Board of County Commissioners approved Preliminary Development Plan of The Wildcat (<i>Grand Mere</i>) and Colbert Hills R-PUD. |
| August 14, 1997 | Board of County Commissioners approved Final Development Plan. |
| April 6, 1998 | Manhattan Urban Area Planning Board recommended approval of annexation. |
| April 21, 1998 | City Commission approved first reading of annexation. |
| June 1, 1998 | Manhattan Urban Area Planning Board recommended approval of rezoning to R District. |
| June 16, 1998 | City Commission approved first reading of rezoning Tract II of Grand Mere to R District. |
| September 3, 2008 | Manhattan Urban Area Planning Board approves Preliminary Plat of Grand Mere Addition Unit Three. |
| November 17, 2008 | Manhattan Urban Area Planning Board approves Final Plat of Grand Mere Addition Unit Three. |

Attachment No. 1

- December 2, 2008 City Commission accepts rights-of-ways and easements as shown on the Final Plat of Grand Mere Addition, Unit Three
- November 18, 2013 Manhattan Urban Area Planning Board tables rezoning of the proposed Interlachen Addition.
- December 2, 2013 Manhattan Urban Area Planning Board recommends approval of rezoning of the proposed Interlachen Addition to: (Tract 1) R-1; (Tract 2) R-3; and (Tract 3) C-2; and approves Final Plat of Interlachen Addition, a replat of Grand Mere Addition, Unit Three.
- December 17, 2013 City Commission approves first reading of an ordinance rezoning the proposed Interlachen Addition from R, Single-Family Residential District to: (Tract 1) R-1; (Tract 2) R-3; and (Tract 3) C-2.
- January 7, 2014 City Commission Approves Ordinance No. 7059 rezoning the Interlachen Addition, from R, Single-Family Residential District to: (Tract 1) R-1; (Tract 2) R-3; and (Tract 3) C-2, and accepts rights-of-ways and easements as shown on the Final Plat of Interlachen Addition.
- January 22, 2015 Manhattan Urban Area Planning Board approves Final Plat of Interlachen Addition, Unit Two.
- February 3, 2015 City Commission accepts rights-of-ways and easements as shown on the Final Plat of Interlachen Addition, Unit Two.
- January 4, 2016 Manhattan Urban Area Planning Board approves Final Plat of Interlachen Addition, Unit Three.
- January 19, 2016 City Commission accepts rights-of-ways and easements as shown on the Final Plat of Interlachen Addition, Unit Three.

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.

Attachment No. 1

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.

Through the PUD rezoning process, the intent and purpose of the Zoning Regulations are met. The PUD provides for the efficient land use that is also in harmony with the area's residential density. The PUD process also offers conditions to the development that will protect the health, safety and general welfare of the community and protect property values. Subject to the conditions of approval, the proposed amendment is consistent with the Zoning 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. Traffic increases can be adequately handled by Marlatt Avenue and pedestrian safety is accommodated. Public utilities and facilities can be extended to adequately serve the subdivision, and most importantly, fire and emergency service protection. Denial of the request may be a hardship to the owner.

10. ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

Adequate public water, sanitary sewer, streets and pedestrian sidewalks are currently available to serve the development. Public and private infrastructure is currently in place to service the site for single-family homes. The existing infrastructure will need to be altered to manage the increase in dwelling units. The developer has been in contact with the Public Works Department.

11. OTHER APPLICABLE FACTORS:

Fort Riley was notified of this rezoning, due to it being located in the Critical Area. The Fort encourages use of noise disclosure and noise reduction measures in noise sensitive land uses which includes offices providing nursing services and/or overnight stays, and to take into account potential effects of operational noise of the Fort on activities in the park. City Administration will provide the "Notice of Potential Impact" on building permits for this subdivision.

12. STAFF COMMENTS AND RECOMMENDATION:

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

Attachment No. 1

1. The Permitted Use shall be single-family detached and single-family attached dwelling units.
2. A maximum of 62 total single-family townhome units shall be allowed.
3. Signage for low to medium density residential districts as described in Article VI, Section 6-201 shall be permitted.
4. Exempt signage shall include signage described in Article VI, Section 6-102(A)(2)(a), (b), (c), (e), (i), (k), and (l).
5. 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.
6. All landscaping and irrigation shall be maintained in good condition.
7. The names of the travel easements shall be approved by the Riley County Emergency Management Department and Manhattan Fire Department prior to the application for the Final Development Plan and Final Plat for Phase 1.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of the Interlachen Villas Residential Planned Unit Development from R-3, Multiple-Family Residential District to Residential Planned Unit Development, stating the basis for such recommendation, with the conditions listed in the Staff Report.
2. Recommend approval of the proposed rezoning of the Interlachen Villas Residential Planned Unit Development from R-3, Multiple-Family Residential District to Residential Planned Unit Development, 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 the Interlachen Villas Residential Planned Unit Development from R-3, Multiple-Family Residential District to Residential Planned Unit Development, based on the findings in the staff report, with the seven (7) conditions recommended by City Administration.

Attachment No. 1

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

DATE: May 9, 2016

16013}SR}InterlachenVillas_RezoneR3toPUD

STAFF REPORT

APPLICATION TO REZONE PROPERTY TO PLANNED UNIT DEVELOPMENT DISTRICT

BACKGROUND

FROM: PUD, JenTre Commercial Planned Unit Development

TO: PUD, No Stone Unturned Commercial Planned Unit Development

OWNERS: No Stone Unturned Foundation – Dina Clark, Executive Director

APPLICANT: SMH Consultants – Jeff Hancock, P.E.

DATE OF NEIGHBORHOOD MEETING: November 19, 2015

DATE OF PUBLIC NOTICE PUBLICATION: March 24, 2016

DATE OF PUBLIC HEARING: PLANNING BOARD: April 18, 2016
CITY COMMISSION: May 3, 2016

LEGAL DESCRIPTION: Lot 2, JenTre PUD, Unit 1 and a tract of land in the North half of the Northwest Quarter of Section 10, Township 10 South, Range 07 East.

LOCATION: Generally located east of the Kimball Avenue/Grand Mere Parkway roundabout.

AREA: 517,928 square feet (11.89 acres)

PROPOSED USES: The application documents state that the proposed uses located in the Planned Unit Development will consist of medical offices to include, but not limited to: No Stone Unturned pediatric and developmental care services; corporate offices for Mathis Rehab Centers, LLC; outpatient orthopedic physical and occupational therapy; intensive outpatient counseling services for youth, young adults and adults; inpatient crisis center for youth, young adults and adults; a clinical research center, and medical specialty services, such as primary medical care, oncology and pharmacy.

Attachment No. 2

Dr. Jeff Mathis, of the No Stone Unturned Foundation provided a complete description of the crisis center and clinical research center (*See attached*). The crisis center is listed in the application materials because it was anticipated that it would be most readily understood. The description of the use explains that it will be a short stay (2 -3 days) inpatient counseling center for youth and young adults. According to Dr. Mathis, the “crisis center” is part of a 3-part approach to helping provide psychiatric and behavioral therapy services to children and young adults. Following the short-term stay at the “crisis center,” services would be stepped down to an intensive out-patient service, followed up by less intensive out-patient counseling.

Dr. Mathis also describes the clinical research organization as a “phase 1 or phase 2a clinical trial facility for early development medication focused on cancer and psychotropic medications. Some of the services will be on an out-patient basis, and some will involve stays between a few days and a month.” Dr. Mathis states that this facility should be viewed as a medical research facility.

A complete description of the medical services is listed in the application materials.

The application materials state that business hours will range from part-time hours to 24-hour services for the crisis center and the clinical research organization.

PROPOSED BUILDINGS AND STRUCTURES:

Six (6) new buildings are proposed on the vacant site. These buildings include:

Corporate Office	1 Level	4,000 square feet
Adult Outpatient Counseling Center	1 Level	5,000 square feet
Clinical Research Organization	2 Levels	28,000 square feet
Crisis Center	1 Level	8,000 square feet
Medical Wellness Center and Mathis Rehabilitation	2 Levels	20,000 square feet
No Stone Unturned Foundation	2 Levels	25,600 square feet

Only the No Stone Unturned Foundation building has detailed floor and building design plans. The application documents show a split-level building using modern architectural design. The exterior design includes metal wall panels, perforated metal wall panels or wood looking metal panels, translucent wall panels and glass walls. The building will be 28 feet tall, measured from the lower floor grade to the building parapet. The floor plan shows several offices, therapy rooms, class rooms and conference rooms on the first floor and a therapy pool and vacant space reserved for future expansions on the second floor.

Attachment No. 2

The No Stone Unturned Foundation Building and off-street parking, driving aisles and landscaping directly to the west, south and east of the building will be constructed in the first phase.

The following phase(s) will include the other 5 buildings and the adjacent off-street parking spaces and landscaping. The site screening fence on the east side of the property will be installed with the eastern off-street parking lot is constructed.

The buildings and adjacent parking spaces and landscaping on Lots 2 – 6 will require a PUD Amendment be approved before they are built.

PROPOSED LOT COVERAGE

Use	Square Feet	Percentage
Buildings	54,213	10.8%
Paved Area (Parking & Driveways)	134,613	26.8%
Landscaped Areas/Open Space	314,261	62.4%
Total Impervious	188,826	37.6

PROPOSED SIGNS

A wall sign and mural is proposed on the west side of the building measuring 23.5 ft by 1.5 ft (35.25 square feet in area). A mural/logo is proposed on the east and west building façade. The two murals could be considered art by definition of the Sign Regulations.

A pylon sign is proposed on the south side of the entrance to the site. The pylon sign will be on an 8 foot tall limestone base. Extending from the base will be a 4 foot by 8 foot internally illuminated sign face that will list the business/medical campus name. A back lit metal sculpture is proposed to be mounted on the sign base.

Signage for the other buildings will generally consist of wall signage and directional signage to be proposed at the time those buildings is considered through the amendment process.

PROPOSED LIGHTING:

Twelve (12) foot tall light poles are proposed throughout the off-street parking lot. Based on the site lighting plan, illumination of the site should not migrate off of the site onto adjacent properties. The Zoning Regulations requires that all lighting of the site be fully shielded to cut off lights at the property line.

SIX REVIEW CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- 1. LANDSCAPING:** The application plan shows extensive landscaping throughout the site. The landscaping plan shows a mix of deciduous and evergreen trees, shrubs, ornamental grasses and perennial plants across the site.

Extensive retaining walls are proposed on the site to address the significant grade changes from southwest to the northeast. A large stance of trees is located on the southern property line, adjacent to the residential properties. The applicant has stated that these existing trees will remain, as possible to provide a vegetative buffer.

A conditional of approval is that a landscape performance agreement be executed for each phase of the development.

- 2. SCREENING:** The Preliminary Development Plans shows a fence along the east side of the parking lot, which is set back approximately 60 feet from the east property line. The preliminary design of the fence shows stone veneer columns with wood or steel frames and wood screening elements. The purpose is to screen the site from adjacent residential properties to the east.

Three (3) trash dumpster enclosures are proposed across the site, each proposed with a different phase of the development. The architectural plans show the enclosures to be 5 feet tall with stone veneer walls and a metal and wood gate.

As stated in the landscaping section, a large stance of trees is located on the southern property line, adjacent to the residential properties. The applicant has stated that these existing trees will remain, as possible to provide a vegetative buffer between the site and the adjacent properties.

- 3. DRAINAGE:** The site was originally part of the JenTre PUD, approved in 1999, which was a commercial development consisting of business and professional offices, a restaurant and a floral shop. A drainage plan was developed for the original JenTre PUD that consisted of a 0.57 acre wet retention basin. This basin was constructed with the first phase of the JenTre PUD. The normal water depth of the basin is 4 feet and takes into account for periodic siltation. The following is the hydrology data for the detention from the 1999 drainage study.

Storm Frequency (Years)	Water Elevation (feet)	Post-Development Outflow (cfs)	Pre-development Outflow (cfs)
2	1153.49	25.8	29.1
10	1155.27	47.1	87.3
100	1156.88	60.0	134.7
Probable Maximum Precipitation	1162.17	1185	

The design of the wet retention basin was to be less than the pre-development stormwater runoff conditions and meet the City's stormwater management requirements at that time.

The applicant has reviewed the original drainage plan and determined that the approximately 14 acre JenTre PUD site was to have about 50% impervious area. The applicant calculated that the No Stone Unturned PUD site plan has an impervious area of about 48%. It is concluded that the original drainage plan for the site is adequate to manage the stormwater runoff for both the existing developments of the JenTre PUD and the proposed development of the No Stone Unturned PUD and meet the City's stormwater management requirements.

The City Engineer has reviewed the stormwater management analysis conducted by the applicant and agrees with its findings.

4. CIRCULATION:

Traffic Study

A traffic study was conducted by SMH Consultants, dated February, 2016 and revised March 30, 2016 (*traffic study is attached*). The study states that Kimball Avenue have a average daily traffic (ADT) volume of 5,967 vehicles and Grand Mere Parkway has a ADT volume of 1,265 vehicles. The roundabout intersection of Kimball Avenue and Grand Mere Parkway has a level of service (LOS) A in the 3 directions of the roundabout that are functioning. The traffic study also analyzed the LOS at the intersection of Kimball Avenue and Vanesta Drive. All legs of this intersection has a LOS of C or better

The Preliminary Development Plan shows the site being accessed from the roundabout. The No Stone Unturned Foundation building will be the first phase of the development. This medical office building is anticipated to generate a total of 940 daily trips. Ninety-three (93) trips are anticipated in the AM peak hour and 105 trips in the PM peak hour. The total build out of the development with all 6 medical, business and professional offices is anticipated to generate 3,288 daily trips; 315 trips in the AM peak hour and 395 in the PM peak hour.

Attachment No. 2

Using the existing traffic data at the 2 intersections and the trips anticipated to be generated by the first phase and full build out of the development, none of the LOS for the intersections will change. The roundabout intersection will continue to function with a LOS of A for all legs. The signalized intersection a Vanesta Drive and Kimball Avenue will continue to perform at a LOS of C or greater for each movement.

The City Engineer has reviewed the traffic analysis and accepts its findings (*see memorandum*). In the City Engineer's memorandum, he notes that the existing roundabout is not designed properly to handle an increase in traffic volume along Kimball Avenue and Grand Mere Parkway that is anticipated in the future. The memorandum states "As proposed, the PUD has minimal impacts of the Kimball corridor or the intersections of GMP/Kimball or Kimball/Vanesta intersections. The existing and future issues with both of these intersections are due to the Kimball corridor traffic volumes."

The Public Works Department has programmed into the City's Capital Improvement Program (CIP) the hiring of a consultant to study this stretch of Kimball Avenue and apply for applicable grants in 2017. A design project for the Kimball Avenue Corridor is scheduled in the CIP for 2020, with construction of the roadway improvements programmed in the 2021 CIP.

Off-street Parking

The applicant has stated that a total of 107 employees will work at the various offices on the medical campus.

A total of 90,600 square of floor area is proposed in the medical and professional office campus. The Zoning Regulations allows for areas devoted to storage, hallways, bathrooms, mechanical rooms, etc. to not be included in the total floor area when calculating off-street parking requirements. It can be assumed that the proposed building will have approximately 15% of the total floor area devoted to these areas. Based on this and the parking requirements for medical clinics, a total of 424 off-street parking spaces are required for the medical campus. 425 off-street parking spaces are provided on the Preliminary Development Plan.

Bicycle and Pedestrian Access

Internal sidewalks are provided throughout the site to serve the buildings and off-street parking lots. A pedestrian route is being proposed from the site to a sidewalk that is being proposed along Kimball Avenue. The applicant proposes to construct this public sidewalk from Berkshire Circle to the pedestrian tunnel to the north of the roundabout on Kimball Avenue. A condition of approval is proposed by City Administration that would require the construction of this sidewalk as proposed, including connecting to the existing sidewalk on the south side of Berkshire Circle.

The original JenTre PUD had proposed a sidewalk connection to an existing sidewalk network in the Wyndham Heights neighborhood. There is an existing sidewalk to the southeast of the site where this connect was to be made. Because of the extreme grades of the site and the need for large retaining walls, this connection is unfeasible. Additionally, neighbors who attended the pre-application neighborhood meeting stated they were not in favor of the sidewalk connection, as originally proposed.

5. **OPEN SPACE AND COMMON AREA:** Other than the building site, the development will consist of common area owned and maintained by the business association for the campus. Various open spaces are shown on the site plan between the buildings. These areas are not programmed for specific uses, such as parks.
6. **CHARACTER OF THE NEIGHBORHOOD:** The character of the neighborhood can be classified as single-family detached homes, business offices and single-family attached homes. To the south and east of the site are the Wyndham Heights and Little Kitten neighborhoods. To the north of the site is the first phase of the JenTre PUD, which consists of 3 office buildings. Further to the north is the Grand Mere Village commercial area. To the northeast is the Westbank Townhomes, consisting of 2- and 3-unit single-family attached homes. To the west is the open space associated with the entrance of the Grand Mere neighborhoods.

THIRTEEN MATTERS TO BE CONSIDERED WHEN CHANGING ZONING DISTRICTS

1. **EXISTING USE:** The site is vacant land that was originally approved for 5 businesses, including a restaurant. The land is currently overgrown with mature trees.
2. **PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS:** The site is tree covered with a significant change in grade from the southwest to the northeast. A wet retention basin is located on the northeast corner of the site and serves as the stormwater structure for the site and the adjacent commercial property to the north.

3. SURROUNDING LAND USE AND ZONING:

NORTH: Business offices in the JenTre PUD; JenTre Commercial Planned Unit Development.

SOUTH: Large lot single-family detached homes; R, Single-Family Residential District.

EAST: Single-family detached homes; R District.

WEST: Kimball Avenue (ROW width varies), open space associated with Grant Mere neighborhood entrance; R-2, Two-Family Residential District and R District.

4. CHARACTER OF THE NEIGHBORHOOD: See above under **CHARACTER OF THE NEIGHBORHOOD.**

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site is currently zoned PUD for the JenTre Commercial Planned Unit Development. The site was to be the second and future phases of the commercial development. The first phase is to the north of the site and consists of 3 business offices. A Final Development Plan for the second phase was approved on April 3, 2000. The Final Development Plan consisted of 4 office buildings and a dine-in restaurant.

Section 9-107, Abandonment or Failure to Proceed, dictates the procedure for dealing with PUD's that are abandoned. Basically, if construction on a development with an approved Final Development Plan does not begin within 18 months of the original approval or extensions are not granted, the MUAPB can revoke the Final Development and begin considering rezoning the development. These efforts were not done by the property owner or City. The site is not suitable under its current zoning district.

5. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: Nearby properties are a mix of single-family detached homes, single-family attached homes and business offices. The uses proposed in the rezoning to Planned Unit Development District are medical uses and business and professional office uses. The previous PUD, that has been abandoned, was approved with similar uses office uses, as a well as a restaurant and retail floral shop.

The proposed PUD will increase traffic, noise and light compared to the current tree covered, vacant ground. The site is approximately 25 to 30 feet below the residential properties to the south. The grading plan for the Preliminary Development Plan shows the development will be at similar grade to the properties to the east.

The applicant has shown a 7 foot tall sight-obscuring fence and a 7 foot tall retaining wall on the east side of the parking lot, which is approximately 60 feet from the east property line.

The applicant has stated that they will work to preserve as many trees along the southern property line as possible to provide screening for the adjacent property owners. These property owners are also several feet above the development.

The traffic study has shown that the trips generated from the site will be adequate for the adjacent roundabout and area street networks. The issues with the traffic flow in the area are more to do with an inadequately designed roundabout, rather than the amount of traffic from the site or the surrounding uses.

Considering these factors, the proposed rezoning and Preliminary Development Plan should have minimum impacts on adjacent properties.

6. CONFORMANCE WITH COMPREHENSIVE PLAN:

The Northwest Future Land Use Map of the Manhattan Area 2035 Comprehensive Plan shows the rezoning site as Office-Research Park (OR). The policies for this land use category is as followed:

OFFICE/RESEARCH (OR)

OR-1: Characteristics

The Office/Research designation is intended to provide concentrated areas of high quality employment facilities, such as corporate office headquarters, research and development facilities, educational facilities, or supporting services in a planned setting. Ancillary commercial services and medium to high density residential may be incorporated in appropriate settings. Office/Research developments may be incorporated into a master planned neighborhood, as part of the KSU Campus, or located in close proximity to residential areas. Activities within an employment area typically take place indoors, and outdoor storage or other more industrial types of uses are typically not permitted. Some specialized research parks may include limited prototype production, or bioscience or agricultural research, such as in the K-State Research Park. This category may also include smaller office complexes consisting of a single building or several buildings that are not located within a typical office park setting. These smaller office complexes shall meet the intent of the policies within this section, to the extent that they apply. The Poyntz Avenue Corridor, located between 17th Street and Juliette Avenue, is another designated office district with some unique characteristics and issues that are addressed more specifically in the adopted Poyntz Avenue Corridor District Plan.

OR-2: Location

Office/Research facilities should have direct access to existing or planned arterial and collector streets and should not rely on local or residential streets for access. Multi-modal access should be considered in the location of employment areas.

OR-3: Site Layout and Design

Integrate Office/Research developments into the surrounding context, whether multiple buildings as part of a planned campus, or stand-alone buildings integrated as part of the urban or suburban fabric.

OR-4: Unified Character

Encourage a unified character for larger Office/Research developments achieved through the use of similar or complementary elements, such as materials, signage, landscaping and screening, and other site layout details.

OR-5: Common Areas

Provide plazas, courtyards, patios, quads, and other common outdoor gathering spaces for employees and visitors as part of standalone Office/Research developments. Provide access to adjacent trails or parks where applicable.

OR-6: Multimodal Connectivity

Ensure Office/Research development areas are served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways, which provide connectivity to surrounding neighborhoods, adjacent services, and existing or planned transit.

Provide clear, direct pedestrian linkages to and between building entrances, outdoor gathering spaces, parking areas, and transit stops.

OR-7: Outdoor Storage

Contain the functions of Office/Research facilities within buildings to the extent feasible. Accessory outdoor storage facilities typically should be of a limited nature and completely screened.

The proposed rezoning conforms to the Comprehensive Plan.

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

- | | |
|--------------------|--|
| November 7, 1997 | Board of Riley County Commissioners approves Preliminary Development Plan of the Wildcat and Colbert Hills PUD |
| August 14, 1997 | Board of Riley County Commissioners approves the Final Development Plan |
| June 1, 1998 | Manhattan Urban Area Planning Board recommends approval of annexation of a 14.3 acre tract described as Grand Mere Tract IV. |
| June 16, 1998 | City Commission approves first reading of annexation. |
| September 10, 1998 | Manhattan Urban Area Planning Board recommends approval of rezoning of Tract IV to R-2 District. |

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- October 6, 1998 City Commission approves second reading of rezoning of Tract IV.
- November 17, 1998 City Commission approves second reading of annexation and rezoning of Tract IV.
- October 4, 1999 Manhattan Urban Area Planning Board considers rezoning of Tract IV from R-2, Two-Family Residential District to PUD, Commercial Planned Unit Development District for JenTre PUD. Planning Board also considers Comprehensive Plan amendment from RLM to OFF. Public hearings tabled to November 1, 1999.
- November 1, 1999 Manhattan Urban Area Planning Board recommends approval of JenTre PUD and Comprehensive Plan amendment.
- November 16, 1999 City Commission approves first reading of amendment to Comprehensive Land Use Plan and to rezoning to PUD.
- December 7, 1999 City Commission considers approving Ordinance No. 6113 and Ordinance No. 6114.
- April 3, 2000 Manhattan Urban Area Planning Board approves the Final Development Plan of the JenTre PUD and the Final Plat of JenTre PUD, Unit 1

8. 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 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.

Subject to the conditions of approval, the proposed PUD is consistent with the Zoning Regulations.

11. 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. Public utilities and fire and emergency service protection can adequately serve the site. Through the use of adequate landscape screen, the proposed PUD should not cause adverse impacts on nearby properties. Denial of the request may be a hardship to the owner.

12. ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate public water, sanitary sewer, streets and pedestrian sidewalks are, or will be, available to serve the development. There are known issues with low water pressure for the homes on Berkshire Circle, directly south of the proposed development. The low water pressure issue on Berkshire Circle is unrelated to the proposed development and is primarily due to the Berkshire neighborhood being situated at a very high topographic elevation within the water distribution system serving this area. The Public Works Department has modeled the likely water demands for the No Stone Unturned development and potential impacts on neighboring properties. The proposed development has a lower topographic elevation and Public Works staff anticipates that the normal operating pressures to be over 50 psi, which is well within acceptable range for domestic water distribution system.

Furthermore, the modeling shows that there should not likely be adverse effects on the Berkshire Circle neighborhood as a result of the development. Separately from the proposed development, Public Works is currently proposing a water improvements project within the 2017 Capital Improvement Program that would resolve the known low water pressure issues associated with the Berkshire Circle neighborhood.

13. OTHER APPLICABLE FACTORS: Fort Riley was notified of this rezoning, due to it being located in the Critical Area. The Fort encourages use of noise disclosure and noise reduction measures in noise sensitive land uses which includes offices providing nursing services and/or overnight stays, and to take into account potential effects of operational noise of the Fort on activities in the park. City Administration will provide the "Notice of Potential Impact" on building permits for this subdivision.

14. STAFF COMMENTS AND RECOMMENDATION: City Administration recommends approval of the proposed rezoning from PUD, JenTre Commercial Planned Unit Development to PUD, No Stone Unturned Commercial Planned Unit Development, with the following conditions of approval:

1. Permitted Uses shall include: business and professional offices; medical offices, counseling and clinics, including in-patient counseling and treatment; medical clinical research facility including inpatient treatment; as described in the application documents.

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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. The entrance sign and building signage associated with the No Stone Unturned Foundation shall be allowed as proposed.
5. Exempt signage shall include signage described in Article VI, Section 6-102(A)(2)(a), (b), (c), (e), (g), (h), (i), (j), (k), (l), and (m).
6. An amendment(s) of the PUD shall be submitted for review and approval, prior to issuance of any necessary permits for development on Lots 2, 3, 4, 5, and 6.
7. A minimum 5 foot wide sidewalk shall be installed along Kimball Avenue from the south side of Berkshire Circle to connect to the pedestrian tunnel to the north of the site entrance, as shown on the Preliminary Development Plan. The sidewalk design shall be approved by the City Engineer.

ALTERNATIVES:

5. Recommend approval of the proposed rezoning of the No Stone Unturned PUD from PUD, JenTre Commercial Planned Unit Development, to PUD, No Stone Unturned Commercial Planned Unit Development District, stating the basis for such recommendation, with the conditions listed in the Staff Report.
6. Recommend approval of the proposed rezoning of No Stone Unturned PUD from PUD, JenTre Commercial Planned Unit Development, to PUD, No Stone Unturned Commercial 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.
7. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
8. 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 No Stone Unturned PUD from PUD, JenTre Commercial Planned Unit Development, to PUD, No Stone Unturned Commercial Planned Unit Development District, based on the findings in the staff report, with the seven (7) conditions recommended by City Administration.

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

DATE: April 13, 2016

16010}SR}NoStoneUnturned_RezonePUD_PUD

Exhibit C to TDD Petition

Generally, the construction of infrastructure of improvements and work associated with the TDD are described below. The general area boundary of improvement is depicted in Exhibit B. All improvements to be designed and built to City of Manhattan Standard Specifications and Design Criteria.

1.) Paving & Geometric Improvements:

- a. Streets: Paving construction associated with intersection geometric improvements needed in the form of turn lanes, acceleration lanes, and curb & gutter along with but not limited to grading, base material, seeding, and pavement markings.
- b. Stormwater infrastructure needed to provide adequate drainage in these geometric improvement areas are included.
- c. Sidewalk: Concrete sidewalks within Anderson Avenue right-of-way that give direct connection to the Scenic Crossing Development.
- d. Adjustments and/or relocation of utilities that are in conflict with Geometric Improvements.

2.) Intersection Signals:

- a. Signalize the intersections within the improvement areas should future conditions become warranted, including but not limited to Paving and Geometric Improvements outlined above.

3.) Lighting:

- a. Improved lighting along the Anderson & Kimball Corridor.

4.) Landscaping:

- a. Landscaping at entrance points along Anderson Avenue and Kimball Avenue.
- b. Landscaping at the intersection of Kimball & Anderson.