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MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall

1101 Poyntz Avenue

Monday, December 5, 2016

7:00 P.M.

BOARD MEMBERS PLEASE NOTIFY THE PLANNING OFFICE IF YOU CANNOT ATTEND THIS MEETING.

I. OPEN PUBLIC COMMENTS

(Open Public Comments may be made on any subject other than those items listed on the Consent and General Agenda.)

II. CONSENT AGENDA

(Items on the Consent Agenda are those of a routine nature and will be approved by the Planning Board by one motion, with no separate discussion. Planning Board members may ask questions on an item, or accept questions from the floor. If separate discussion is desired on an item, a Planning Board member may request the item be removed to the end of the General Agenda.)

1. Approve the [MINUTES of the November 21, 2016, Manhattan Urban Area Planning Board meeting](#).

III. GENERAL AGENDA

1. [A PUBLIC HEARING to consider ANNEXATION of the proposed HIGHLANDS AT GRAND MERE](#), a 64.19-acre tract of land, generally located to the north of the dead end of Grand Mere Parkway (*Applicant/ Owner: LO Land Company, LLC and Schultz Construction, Tim Schultz*).

ACTION NEEDED: Consider the request based on conformance with the Comprehensive Plan, the Growth Vision, and the Capital Improvements Program (CIP), and forward a recommendation of approval or denial to the Manhattan City Commission.

NOTE: *The electronic link for this item includes the related Rezoning.*

2. A **PUBLIC HEARING** to consider the **REZONING** of the **HIGHLANDS AT GRAND MERE**, a 64-19-acre tract of land, generally located to the north of the dead end of Grand Mere Parkway from County R-PUD, Residential Planned Unit Development District to R-1, Single-Family Residential District and R-2, Two-Family Residential District (*Applicant/ Owner: LO Land Company, LLC and Schultz Construction, Tim Schultz*).

ACTION NEEDED: Conduct a Public Hearing and consider the request based on the standards for rezoning, and forward a recommendation of approval, approval with conditions, or denial, to the Manhattan City Commission.

3. **A PUBLIC HEARING to AMEND the MANHATTAN URBAN AREA COMPREHENSIVE PLAN.** The proposed amendment is to adopt and incorporate by reference the proposed Big Blue and Kansas Rivers Floodplain Management Plan as a part of the Manhattan Urban Area Comprehensive Plan. (*Applicant: City of Manhattan*)

ACTION NEEDED: Remove from the table and conduct a Public Hearing and approve a Resolution amending the Comprehensive Plan by adopting and incorporating by reference the proposed Big Blue and Kansas Rivers Floodplain Management Plan as a part of the Manhattan Urban Area Comprehensive Plan, and forward a recommendation to the City Commission.

4. **REPORTS and COMMENTS** by Board Members and Staff.