



MINUTES
CITY COMMISSION MEETING
TUESDAY, JANUARY 3, 2017
7:00 P.M.

The Regular Meeting of the City Commission was held at 7:00 p.m. in the City Commission Room. Mayor Usha Reddi and Commissioners Linda Morse, Michael L. Dodson, Wynn Butler, and Karen McCulloh were present. Also present were the City Manager Ron R. Fehr, Deputy City Manager Jason Hilgers, Assistant City Manager Kiel Mangus, City Attorney Katharine Jackson, City Clerk Gary S. Fees, 7 staff, and approximately 18 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Reddi led the Commission in the Pledge of Allegiance.

PROCLAMATION

Mayor Reddi proclaimed January 13-16, 2017, ***Dr. Martin Luther King, Jr. Community Celebration and Day of Service***. Randi Dale, Kevin Bryant, and Commissioner Linda Morse, Members, Manhattan Martin Luther King Junior Committee, were present to receive the proclamation.

PUBLIC COMMENTS

Mayor Reddi opened the public comments.

Phil Anderson, 1719 Fairchild Avenue, asked the Commission to consider the importance of restoration of distressed and neglected properties in the older Manhattan neighborhoods in preparation of the goals for the City of Manhattan in 2017. He provided examples of properties being restored by David Miller and encouraged the City Commissioners to view his work and to contact either him or Eric Cattell, Director of Community Development, to arrange a time to view the kind of quality work that he is doing. He reiterated that this should be a goal for the Commission to consider and to develop strategies that encourage this type of reconstruction. He then responded to questions from the Commission.

PUBLIC COMMENTS (CONTINUED)

Mayor Reddi informed the community that the annual City Commission Retreat and Goal Setting Session is January 12, 2017. She encouraged citizens to provide their suggestions and feedback to the City Commissioners.

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

COMMISSIONER COMMENTS

Commissioner McCulloh wished everyone a Happy New Year.

Mayor Reddi provided an update on Phase 2 of the Manhattan Regional Airport Terminal project and announced that there would be a ribbon cutting and open house at the Airport Terminal on January 26, 2017. She provided a review of the recent New Year's Eve activities held at the Flint Hills Discovery Center, the Peace Memorial Auditorium, the Manhattan Arts Center, and the ball drop festivities in Aggieville. She reiterated that the City Commission Retreat and Goal Setting Session would be held on Thursday, January 12, 2017, and the 2017 Legislative Luncheon would be held on Wednesday, January 4, 2017, in the City Commission Room, at City Hall.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, December 20, 2016.

CLAIMS REGISTER NO. 2837

The Commission approved Claims Register No. 2837 authorizing and approving the payment of claims from December 14, 2016, to December 27, 2016, in the amount of \$2,136,376.49.

LICENSES

The Commission approved a Tree Maintenance License for calendar year 2017 for Wildcat Tree Service, 3761 Cumberland Rd; and an annual Cereal Malt Beverages Off-Premises License for Wildcat Creek Fun & Fitness, 800 Anneberg Circle.

CONSENT AGENDA (CONTINUED)

FINAL PLAT – MUIRFIELD ADDITION, UNIT TWO

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of Muirfield Addition, Unit Two, located 1,300 feet northeast of the intersection of Grand Mere Parkway and Colbert Hills Drive, based on conformance with the Manhattan Urban Area Subdivision Regulations.

* FINAL PLAT – MATC ADDITION

Commissioner Butler voiced concerns from several homeowners that live close to this area who have expressed that they are not happy about this project. He asked about zoning considerations for the Manhattan Area Technical College.

Eric Cattell, Director of Community Development, responded to questions from the Commission regarding zoning of the Manhattan Area Technical College (MATC) property and the recent Board of Zoning Appeals meeting. He stated the action before the Commission is to accept the easements and rights-of-way as shown on the Final Plat of the MATC Addition.

The Commission accepted the easements and rights-of-way, as shown on the Final Plat of MATC Addition, generally located at the northwest corner of Seth Child Road and Dickens Avenue, based on conformance with the Manhattan Urban Area Subdivision Regulations.

ORDINANCE NO. 7267 – ANNEX – HIGHLANDS AT GRAND MERE

The Commission approved Ordinance No. 7267 annexing the Highlands at Grand Mere, a 64.19 acre tract of land generally located north of the dead end of Grand Mere Parkway, based on conformance with the Manhattan Urban Area Comprehensive Plan, the Growth Vision, and the Capital Improvements Program.

ORDINANCE NO. 7268 – REZONE – HIGHLANDS AT GRAND MERE

The Commission approved Ordinance No. 7268 rezoning the Highlands at Grand Mere from Riley County Residential Planned Unit Development District, to R-1, Single-Family Residential District, and R-2, Two-Family Residential District, based on the findings in the Staff Report (*See Attachment No. 1*) and the recommendation of the Planning Board.

ORDINANCE NO. 7269 – AMEND MANHATTAN URBAN AREA COMPREHENSIVE PLAN – INCORPORATE BIG BLUE AND KANSAS RIVERS FLOODPLAIN MANAGEMENT PLAN

The Commission approved Ordinance No. 7269 amending the Manhattan Urban Area Comprehensive Plan by adopting and incorporating by reference the Big Blue and Kansas Rivers Floodplain Management Plan, dated November 2016, and incorporating the necessary citation in Chapter 4, as proposed.

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 7270 – AMEND NO PARKING ANYTIME – DICKENS AVENUE

The Commission approved Ordinance No. 7270 amending Chapter 31 of the Code of Ordinances to include adding “No Parking Anytime” at locations along Dickens Avenue.

ORDINANCE NO. 7271 – AMEND NO PARKING ANYTIME EXCEPT SUNDAY – DICKENS AVENUE

The Commission approved Ordinance No. 7271 amending “No Parking Anytime Except Sunday” at locations along Dickens Avenue.

RESOLUTION NO. 010317-A – AMEND PARKS AND RECREATION FEES

The Commission approved Resolution No. 010317-A setting the adult twilight swim admission fee at \$2.00 per person and the waterpark season pass fee of \$55.00 per person effective February 1, 2017.

AGREEMENT – PROFESSIONAL SERVICES – AIRPORT CONSULTANT (2017-2021)

The Commission authorized the Mayor and City Clerk to execute a Professional Services Contract with Olsson Associates, of Lincoln, Nebraska, for a five-year (2017-2021) Airport Architectural and Engineering Agreement at the Manhattan Regional Airport.

PAYMENT – METROPOLITAN PLANNING ORGANIZATION

The Commission authorized payment of the Metropolitan Planning Organization annual assessment up to a maximum of \$46,995.05, and authorized the first installment in the amount of \$23,497.52 to the Flint Hills Regional Council, as administrator of the Flint Hills Metropolitan Planning Organization.

* PAYMENT – 2017 MEMBERSHIP – LEAGUE OF KANSAS MUNICIPALITIES

Commissioner Butler voiced concern with the funding source being used for this item. He asked that consideration be given to using the Convention and Visitors Bureau (CVB) Fund and not the General Fund to pay for the League of Kansas Municipalities membership.

Commissioner McCulloh stated that she supported the membership with the League of Kansas Municipalities.

CONSENT AGENDA (CONTINUED)

* **PAYMENT – 2017 MEMBERSHIP – LEAGUE OF KANSAS MUNICIPALITIES (CONTINUED)**

The Commission authorized payment of the 2017 Membership payment in the amount of \$23,353.32 to the League of Kansas Municipalities for the City's annual membership contribution.

* **PAYMENT – 2017 MEMBERSHIP – FLINT HILLS REGIONAL COUNCIL**

Commissioner Butler voiced concern with the funding source being used for this item. He asked that consideration be given to using the Convention and Visitors Bureau (CVB) Fund and not the General Fund to pay for the Flint Hills Regional Council membership.

Commissioner McCulloh stated that she supported the membership with the Flint Hills Regional Council.

The Commission authorized City Administration to finalize the 2017 membership payment in the amount of \$26,140.50 to the Flint Hills Regional Council for the City's annual membership contribution.

BOARD APPOINTMENTS

The Commission approved the following appointments by Mayor Reddi to various boards and committees of the City:

Douglass Center Advisory Board

Appointment of Melodie Pooler, 130 Longview Drive, to a three-year At-Large term. Ms. Pooler's term begins immediately and will expire October 2, 2019.

Flint Hills Discovery Center Advisory Board

Re-appointment of Christine Benne, 4420 Leone Terrace, to a three-year term. Ms. Benne's term will begin February 1, 2017, and will expire January 31, 2020.

Re-appointment of Rose Bacon, 1181 Four Mile Road, to a three-year term. Ms. Bacon's term will begin February 1, 2017, and will expire January 31, 2020.

Appointment of Vicki Patton 5695 N. W. 50th, to a three-year term. Ms. Patton's term will begin February 1, 2017, and will expire January 31, 2020.

CONSENT AGENDA (*CONTINUED*)

BOARD APPOINTMENTS (*CONTINUED*)

Riley County Law Enforcement Board

Appointment of BeEtta Stoney, 805 Gillespie Drive, to a two-year At-Large term. Ms. Stoney's term begins immediately, and will expire December 31, 2018.

Appointment of Mike Dodson, 4109 Wellington Drive, to a two-year City Commissioner term. Mr. Dodson's term begins immediately and will expire December 31, 2018.

Commissioner Butler requested that re-appointment of Usha Reddi, 1801 Westbank Way, to a two-year At-Large term be moved to the end of the General Agenda.

Riley County Park Board

Recommendation of Mike Roediger, 1419 Beechwood Terrace, to the Riley County Commission to continue serving on the Board as the City's appointment

Social Services Advisory Board

Appointment of Trevor Rife, 1700 N. Manhattan Avenue, to a three-year term. Mr. Rife's term begins immediately and will expire June 30, 2019.

Mayor Reddi opened the public comments.

Hearing no comments, Mayor Reddi closed the public comments.

After discussion and comments from the Commission, Commissioner Morse moved to approve the consent agenda and move Item N, 2) b. (Re-appointment of Usha Reddi, 1801 Westbank Way, to a two-year At-Large term on the Riley County Law Board) to the end of the General Agenda. Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 5-0, with the exception of Item L, PAYMENT – 2017 MEMBERSHIP – LEAGUE OF KANSAS MUNICIPALITIES, and Item M, PAYMENT – 2017 MEMBERSHIP – FLINT HILLS REGIONAL COUNCIL, which carried 4-1, with Commissioner Butler voting against both items.

GENERAL AGENDA

CONCUR/AWARD - K-18/K-113 DIVERGING DIAMOND INTERSECTION IMPROVEMENTS (ST1214); RESOLUTION NO. 010317-B – ISSUE - GENERAL OBLIGATION BONDS

Brian Johnson, City Engineer, introduced the item and provided background information. He highlighted the authority to award the project, the scope of the project, the expected costs, and the renegotiated agreement with the Kansas Department of Transportation (KDOT). He then responded to questions from the Commission regarding the project costs for the City and for KDOT. He stated the City would be responsible for anything above \$3 million.

Jim Jussel, Benesch Engineering, presented information on the K-18/K-113 Interchange and the Diverging Diamond Interchange (DDI). He also responded to questions from the Commission regarding traffic and construction phasing planned for the project.

Rob Ott, Director of Public Works, responded to questions from the Commission regarding the history of the intersection, past experience working with KDOT on projects, and discussed the project budget.

Brian Johnson, City Engineer, presented the financial analysis of the project and informed the Commission that KDOT is the project manager and project engineer. He stated the project is scheduled to be substantially complete by November 2017 and final completion in April 2018. He then responded to questions from the Commission regarding the diverging diamond interchange in Junction City and the importance for proper signage.

Ron Fehr, City Manager, provided additional information on the proposed diverging diamond interchange.

After comments and questions from the Commission, Brian Johnson, City Engineer, provided additional information on the proposed project and highlighted the sidewalk to be constructed. He also provided clarification on the project financing and reiterated that this is a KDOT project.

Rob Ott, Director of Public Works, responded to questions from the Commission and identified maintenance responsibilities that KDOT would be accountable for. He stated the City would be responsible for the maintenance and removal of snow from the sidewalks.

Ron Fehr, City Manager, and Brian Johnson, City Engineer, provided additional information regarding construction traffic control and using advanced signage/message boards for drivers.

Mayor Reddi opened the public comments.

GENERAL AGENDA (*CONTINUED*)

CONCUR/AWARD - K-18/K-113 DIVERGING DIAMOND INTERSECTION IMPROVEMENTS (ST1214); RESOLUTION NO. 010317-B – ISSUE - GENERAL OBLIGATION BONDS (*CONTINUED*)

Hearing no comments, Mayor Reddi closed the public comments.

After further discussion and additional comments from the Commission, Commissioner Dodson moved to authorize the Mayor and City Clerk to execute the Authority to Award Contract and Commitment for the K-18/K-113 Intersection (ST1214); authorize the matching payment in the amount of \$814,000.00; and approve Resolution No. 010317-B authorizing the construction of the project and issuing General Obligation Bonds to pay for the project. Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 5-0.

ITEM REMOVED FROM CONSENT AGENDA

BOARD APPOINTMENT

This item was removed from the Consent Agenda at the request of Commissioner Butler.

Commissioner Butler expressed concerns with Commissioners serving on the Riley County Law Board in At-Large positions instead of citizens. He highlighted a local resolution passed in 2006 and discussed the intent of the State Statute to place citizens in these At-Large positions and not elected officials. He also voiced concern with the imbalance of elected officials and citizens serving on the Law Board and cited the number of qualified applicants received.

Mayor Reddi stated that Citizens At-Large are an important piece of the Riley County Law Board and provided additional information on the appointments she recommended. She said the Riley County Police Department's (RCPD) budget is always a huge concern. She stated that experience matters and as Commissioners, we are held accountable for the budget for RCPD and for the City.

Katie Jackson, City Attorney, responded to questions from the Commission and provided clarification on the item and resolution. She informed the Commission that the Attorney General (AG) has stated that the City Commission or County Commission could appoint their own Commission members to fulfill the Citizen At-Large roles as long as they met the residency requirement. She informed the Commission that the AG opinion is legal guidance on what the statute says and is ultimately up to the City Commission if they want to appoint a Commissioner to fulfill the At-Large roles or not. She then responded to questions if the law could be challenged in a court of law on the basis of interpretation.

ITEM REMOVED FROM CONSENT AGENDA (CONTINUED)

BOARD APPOINTMENT (CONTINUED)

Ron Fehr, City Manager, provided additional clarification on the resolution for Commissioners serving in a designated Commissioner slot on the Law Board.

Commissioner Dodson stated that in a traditional police department one would have the Chief of Police reporting to the Mayor or City Manager, who would be managed by the Commission. However, in this situation you need to have elected officials serving in a sufficient capacity in order to do the things that the boss would normally do. He said that as City Commissioners, we are all elected At-Large and represent all citizens. He stated that he did not have a problem with the way we are organized given the configuration of the Riley County Police Department as a part of the City and County structure.

Commissioner Morse stated that she supports the consolidated law enforcement system. She voiced support for citizens serving on the Riley County Law Board and as a Commissioner, have a better understanding of the significant budget implications of the Riley County Police Department and impact on the City budget. She stated that the statute is vague enough and cannot see this as an ethical issue. She said the appointments recommended are the mayor's prerogative as long as they are citizens of the city for the Law Board.

Commissioner Butler stated that the intent of the law is the issue and was convinced the intent was not to have Commissioners fill the At-Large positions. He said he was pleased to have one citizen appointed by the City Commission and hoped that Riley County Commission would also appoint a citizen to the Law Board.

After discussion and additional comments from the Commission, Commissioner Butler moved to approve Item N, 2) b. (Re-appointment of Usha Reddi, 1801 Westbank Way, to a two-year At-Large term. Ms. Reddi's term begins immediately and will expire December 31, 2018). Commissioner McCulloh seconded the motion. On a roll call vote, motion carried 4-1, with Commissioner Butler voting against the item.

ADJOURNMENT

At 8:25 p.m., the Commission adjourned.



Gary S. Fees, MMC, City Clerk

STAFF REPORT

ON AN APPLICATION TO REZONE PROPERTY

APPLICATION: To rezone the Highlands at Grand Mere

FROM: County PUD, Residential Planned Unit Development

TO: Tract 1: R-1, Single-Family Residential District
Tract 2: R-2, Two-Family Residential District

APPLICANT/OWNER: LO Land Company, LLC and Schultz Construction, Tim Schultz

LEGAL DESCRIPTION: Unplatted tract of land in the Southeast Quarter of Section 34, Township 9 South, Range 7 East.

LOCATION: Generally located to the north of the dead end of Grand Mere Parkway.

AREA: THE TOTAL AREA OF REZONING IS 64.19 ACRES.

Tract 1: 47.12 acres - Rezone from County Residential PUD to R-1 District
Tract 2: 17.07 acres - Rezone from County Residential PUD to R-2 District

DATE OF NEIGHBORHOOD MEETING: October 5, 2016

DATE OF PUBLIC NOTICE PUBLICATION: November 10, 2016

DATE OF PUBLIC HEARING: PLANNING BOARD: December 5, 2016
CITY COMMISSION: December 20, 2016

THIRTEEN MATTERS TO BE CONSIDERED WHEN REZONING

1. EXISTING USE: Open rangeland.

2. PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: The site is typical Flinthills landform consisting of open range land and wooded ravines. The site generally on a ridgeline to the north of the Grand Mere neighborhoods and drains generally to the east, southeast towards Little Kitten Creek.

3. SURROUNDING LAND USE AND ZONING:

NORTH: Range land associated with Kansas State University and range land that planned as a future residential neighborhood of Grand Mere; County AG, Agriculture District and County Residential Planned Unit Development.

SOUTH: Baltusrol Addition residential neighborhood of Grand Mere, the Colbert Hills Golf Course and Muirfield Addition residential neighborhood of Grand Mere; R-1, Single-Family Residential District, R-S, Single-Family Residential Suburban and R, Single-Family Residential District.

EAST: Large-lot single-family lots in rural Riley County; County AG, Agricultural District.

WEST: Rangeland associated with The Hartford Hills Master Plan Community; County AG, Agricultural District.

4. GENERAL NEIGHBORHOOD CHARACTER: The general area is a mixture of undeveloped land, land recently platted and in the early stages of development, Colbert Hills Golf Course and rural range land.

5. SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The site was rezoned to County R-PUD in 1997. At the time of the rezoning, the golf course developer wanted assurance that when the golf course was annexed that a zoning, specifically the County R-PUD for the golf course, was attached. The rezoning to R-PUD was done primarily for the benefit of the golf course development. Those portions of Grand Mere that are not yet annexed remain County R-PUD. The current County R-PUD predated the Grand Mere Master Plan and the 2003 Manhattan Urban Area Comprehensive Plan, which currently designates the proposed development as Elder Care Facility (RMH). The Comprehensive Plan reflects that Grand Mere Master Plan's proposed land use. Development in Grand Mere is progressing to ensure attractive and orderly neighborhoods in response to changing market demand.

6. COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The proposed rezoning request is compatible to surrounding properties. An increase in light, noise and traffic is expected, however these increases should cause minimal impact on the adjacent golf course and residential properties. The proposed rezoning is for single-family and two-family residential uses, which is similar to the surrounding area. No Preliminary Plat has been submitted at this time.

The applicant held a neighborhood meeting on October 5, 2016. According to the meeting report, 4 neighbors attended the meeting. Their questions and comments were related to preserving the existing trees and vegetation in the ravines on the property and feedback for the proposed housing types for the developments.

7. CONFORMANCE WITH COMPREHENSIVE PLAN:

The Highlands at Grand Mere is shown on the Northwest Future Land Use of the Manhattan Area 2035 Comprehensive Plan as Residential Medium/High Density, (RMH). Applicable RMH policies (*in italics*) of the Comprehensive Plan include:

Residential Medium/High Density (RLM)

RMH-1: Characteristics

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

RMH-2: Appropriate Density Range

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

RMH-3: Location

Locate Residential Medium to High Density neighborhoods close to an arterial street and bounded by collector streets where possible, with a direct connection to work, shopping, transit, and recreational activities. The Residential Medium to High Density designation includes some of the older neighborhoods in the core area of the City as well as portions of newer planned neighborhoods outside of the core area.

RMH-4: 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, particularly when a single housing type (e.g., small-lot single-family or duplexes) is prevalent.

Grand Mere Community Master Plan

The Grand Mere Community Master Plan was originally adopted in April 2000 and is included as a specific Land Use Element of the current Comprehensive Plan adopted in 2003. The Grand Mere Plan is a more detailed level neighborhood plan for the entirety of Grand Mere. The Master Plan map shows the site to be Elder Care Facility (RMH) (see below under Residential Types for Elder Care Facility and RMH description).

Applicable policies (*in italics*) for Grand Mere, a Master Planned Golf Course Community include:

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*

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.

Attachment No. 1

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.

The Elder Care Facility residential type is described as:

Residential Types:

Elder Care Facility (RMH)

An elder care complex of 68.1 acres has been located in the northern part of Grand Mere below the dominant western ridge. The site would provide enough room for a multi-phased and multiple type care facility. Building architecture and design will be in keeping with the overall design guidelines for Grand Mere.

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

Attachment No. 1

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 Grand Mere Master Plan envisioned that this land would development for a variety of living and care facilities for the elderly population. The developer has determined that the market for such a development is not present and has proposed a single-family residential subdivision. The most appropriate future land use designation in the Comprehensive Plan is Residential Low to Medium Density and Single Family (RLM) in the Grand Mere Master Plan.

Attachment No. 1

A Preliminary Plat has not been submitted; therefore the net density for the Highlands at Grand Mere development cannot not be precisely calculated at this time. The site is proposed to be rezoned to R-1, Single-Family Residential District and R-2, Two-Family Residential District. The R-1 District has a minimum lot size of 6,500 square feet and the R-2 District has a minimum lot size of 3,750 square feet. The maximum density that could occurred for the R-1 District is approximately 6.7 dwelling units per net acre. The R-2 District would have a maximum residential density of 11.61 dwelling units per net acre. This is the maximum density possible for these 2 areas and does not account for roads, public open space, etc. The net density for the residential development should be lower once these variables are known at the time of the Preliminary Plat. The Comprehensive Plan suggests less than 1 to 11 dwelling units per net acre is appropriate in the RLM category and the Grand Mere Plan suggests a range of 1-20 dwelling units per acre in individual parcels and an overall density in all of Grand Mere of 1.5 units per acre.

The proposed rezoning of the Highlands at Grand Mere conforms to the policies of the Grand Mere Community Master Plan, and the Manhattan Urban Area Comprehensive Plan.

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

August 7, 1997	Riley County Commission approved Preliminary Development Plan of Colbert Hills and the Wildcat PUD.
August 14, 1997	Riley County Commission approved Final Development Plan.
February 7, 2000	Planning Board approves resolution adopting Grand Mere Community Master Plan and amendment of Comprehensive Land Use Plan.
March 7, 2000	City Commission approved first reading of an ordinance adopting the Grand Mere Community Master Plan.
April, 2003	Comprehensive Plan adopted. Grand Mere Community Master Plan adopted as a related plan and implementation document.

The tract has remained vacant to date and was range land prior to development of the adjoining golf course and surrounding Grand Mere.

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-1, Single-Family Residential District is designed to provide a dwelling zone at a density no greater than one dwelling unit per 7,500 square feet. 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.

No Preliminary Plat has been submitted at this time. However, the established Zoning District regulations will be applied to the future Preliminary Plat.

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. The proposed rezoning conforms to the Comprehensive Plan and should not adversely impact adjacent property owners. It may be a hardship to the applicant if the rezoning is denied.

11. ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate public services, sanitary sewer, water, and public streets can be extended to serve the development. The details of how the public infrastructure will be extended to the development will be established with the Preliminary Plat review.

12. 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 homes, 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.

13. STAFF COMMENTS: City Administration recommends approval of the proposed rezoning of the Highlands at Grand Mere from Riley County PUD, Residential Planned Unit Development, to R-1, Single-Family Residential District and R-2, Two-Family Residential District, based on the findings in the Staff Report.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of the Highlands at Grand Mere from Riley County PUD, Residential Planned Unit Development, to R-1, Single-Family Residential District and R-2, Two-Family Residential District, based on the findings in the Staff Report.

Attachment No. 1

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.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of the Highlands at Grand Mere, generally located to the north of the dead end of Grand Mere Parkway, from Riley County PUD, Residential Planned Unit Development, to R-1, Single-Family Residential District and R-2, Two-Family Residential District, based on the findings in the Staff Report.

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

DATE: November 16, 2016

CB/vr
16025}SR}RezoneTheHighlands_R1&R2