



MINUTES
SPECIAL CITY COMMISSION MEETING
TUESDAY, JULY 11, 2006
7:00 P.M.

The Special Meeting of the City Commission was held at 5:00 p.m. in the City Commission Room. Mayor Bruce Snead and Commissioners Tom Phillips, Mark Hatesohl, Jayme Morris-Hardeman, and Ed Klimek were present. Also present were the City Manager Ron R. Fehr, Assistant City Manager Jason Hilgers, City Attorney Bill Frost, City Clerk Gary S. Fees, 16 staff, and approximately 7 interested citizens.

PLEDGE OF ALLEGIANCE

Mayor Snead led the Commission in the Pledge of Allegiance.

WORK SESSION

The City Commission held a work session on the 2007 Budget and Capital Improvements Program.

At 6:50 p.m., the Commission took a brief recess.

The City Commission reconvened at 7:10 p.m.

PUBLIC COMMENTS

Mayor Snead opened the public comments.

Helen Roser, P.O. 1814, informed the Commission that CiCo Park is a treasure to the residents of Riley County, and home of the Riley County Fair and rodeo activities. She said that open space doesn't mean that something needs to be built on it and stated that the three County Commissioners see their role as a guardian of the treasure, and asked the Commission to keep this in mind.

PUBLIC COMMENTS (*CONTINUED*)

Dee Robert Ross, 2304 Brockman Street, voiced concern with people coming before an honest body and petitioning the funding of projects with taxpayers dollars.

Mayor Snead asked Mr. Ross if his comments were directed to the Heritage Square development item.

Mr. Ross informed the Commission that his comments were.

Mayor Snead requested that his comments be provided during public comment of the Heritage Square general agenda item.

Hearing no additional comments, Mayor Snead closed the public comments.

COMMISSIONER COMMENTS

Mayor Snead informed the community that Arts in the Park this past weekend was wonderful, and is a classic example of the quality of life in Manhattan.

CONSENT AGENDA

(* denotes those items discussed)

MINUTES

The Commission approved the minutes of the Regular City Commission Meeting held Tuesday, June 20, 2006.

CLAIMS REGISTER NO. 2563

The Commission approved Claims Register No. 2563 authorizing and approving the payment of claims from June 14, 2006, to July 5, 2006, in the amount of \$10,816,772.32.

LICENSES – CEREAL MALT BEVERAGE

The Commission approved the applications for 2006 Cereal Malt Beverage License for the following: Jumpstart #35, 809 N. 3rd Street; Short Stop #12, 2010 N. Tuttle Creek Blvd.; and Valentino's of Manhattan, 3003 Anderson Ave., Suite 901.

CONSENT AGENDA (CONTINUED)

ORDINANCE NO. 6551 – ANNEX – BARTON PLACE ADDITION

The Commission approved Ordinance No. 6551 annexing a 60-acre tract of land for the proposed Barton Place Addition, generally located south of Wildcat Creek and west of Miller Ranch, based on conformance with the Comprehensive Plan, the Growth Vision, and the Capital Improvements Program.

ORDINANCE NO. 6552 – REZONE – BARTON PLACE ADDITION

The Commission approved Ordinance No. 6552 rezoning the site from County G-1, General Agricultural District, to R, Single-Family Residential District, based on the findings in the Staff Report. (*See Attachment No. 1*)

ORDINANCE NO. 6553 – LEVY SPECIAL ASSESSMENTS – GOB 2006-B

The Commission approved Ordinance No. 6553 levying special assessments against the benefiting property in the following twenty-three (23) public improvement districts: *Brookfield Addition, Units 5 & 7, Phase I – Sanitary Sewer (SS0503), Street (ST0507) and Water (WA0503); Brookfield Addition, Unit 5, Phase II – Sanitary Sewer (SS0503), Street (ST0507) and Water (WA0503); Brookfield Addition, Unit 5, Phase III – Sanitary Sewer (SS0503), Street (ST0507) and Water (WA0503); Brookfield Addition, Unit 6 – Sanitary Sewer (SS0505), Street (ST0510) and Water (WA0505); Highland Meadows Addition, Unit 1 – Sanitary Sewer (SS0501), Street (ST0503) and Water (WA0501); Prairie Lakes – Storm Drainage (SM0404); Prairie Lakes Addition, Unit 1 – Sanitary Sewer (SS0508), Street (ST0514) and Water (WA0508); Hackberry Addition, Unit 2 – Sanitary Sewer (SS0512) and Water (WA0512); and Lee Mill Heights Addition, Unit 2 – Sanitary Sewer (SS0504) and Water (WA0512).*

ORDINANCE NO. 6554 – AMEND FRANCHISE AGREEMENT – SBC KANSAS

The Commission approved Ordinance No. 6554 amending the Code of Ordinances, extending the term of the franchise with SBC Kansas for a period of one year.

ORDINANCE NO. 6555 – REZONE – 2630 CLAFLIN ROAD

The Commission approved Ordinance No. 6555 rezoning 2630 Claflin Road from I-1, Research Park District, to C-1 Restricted Business District, based on the findings in the Staff Report. (*See Attachment No. 2*)

CONSENT AGENDA (CONTINUED)

RESOLUTION NO. 071106-B – BROOKFIELD ADDITION, UNIT 8 – STREET IMPROVEMENTS (ST0610)

The Commission found the petition sufficient and approved Resolution No. 071106-B finding the project advisable and authorizing construction.

RESOLUTION NO. 071106-C– BROOKFIELD ADDITION, UNIT 8 - WATER IMPROVEMENTS (WA0607)

The Commission found the petition sufficient and approved Resolution No. 071106-C finding the project advisable and authorizing construction.

RESOLUTION NO. 071106-D – BROOKFIELD ADDITION, UNIT 8 – SANITARY SEWER IMPROVEMENTS (SS0605)

The Commission found the petition sufficient and approved Resolution No. 071106-D finding the project advisable and authorizing construction.

ENGINEERING SERVICES – BROOKFIELD ADDITION, UNIT 8, IMPROVEMENTS

The Commission authorized the Mayor and City Clerk to execute an agreement with BG Consultants, Inc., of Manhattan, Kansas, to perform engineering services for the Brookfield Addition, Unit 8, Improvements.

RESOLUTION NO. 071106-E – MILLER RANCH ADDITION, UNIT 3, PHASE 2 - STREET IMPROVEMENTS (ST0615)

The Commission found the petition sufficient and approved Resolution No. 071106-E finding the project advisable and authorizing construction.

RESOLUTION NO. 071106-F – MILLER RANCH ADDITION, UNIT 3, PHASE 2 – SANITARY SEWER IMPROVEMENTS (SS0610)

The Commission found the petition sufficient and approved Resolution No. 071106-F finding the project advisable and authorizing construction.

RESOLUTION NO. 071106-G – MILLER RANCH ADDITION, UNIT 3, PHASE 2 - WATER IMPROVEMENTS (WA0612)

The Commission found the petition sufficient and approved Resolution No. 071106-G finding the project advisable and authorizing construction.

CONSENT AGENDA (CONTINUED)

ENGINEERING SERVICES – MILLER RANCH ADDITION, UNIT 3, PHASE 2, IMPROVEMENTS

The Commission authorized the Mayor and City Clerk to execute an agreement with Schwab-Eaton, Inc., P.A., of Manhattan, Kansas, to perform engineering services for Miller Ranch Addition, Unit 3, Phase 2, improvements.

AWARD CONTRACT - STONE POINTE ADDITION, UNIT 1, IMPROVEMENTS (ST0611) (SS0605) (WA0603)

The Commission accepted the Engineer's Estimate in the amount of \$1,656,500.00 and awarded a construction contract in the amount of \$1,616,257.00 to Walters-Morgan, Inc., of Manhattan, Kansas.

CHANGE ORDER NO. 1-FINAL – OAK HOLLOW ADDITION, UNIT 11 – STREET IMPROVEMENTS (ST0506)

The Commission approved Change Order No. 1-Final for Oak Hollow Addition, Unit 11, Street Improvements resulting in a net decrease in the amount of \$4,389.50 (-2.03%) to the contract with Manhattan Trenching Construction, Inc., of Manhattan, Kansas.

* **CHANGE ORDER NO. 1-FINAL – 2004 LIME SLUDGE BASIN IMPROVEMENTS (SP0401)**

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

Rob Ott, City Engineer, answered questions from the Commission.

The Commission approved Change Order No. 1 Final for 2004 Lime Sludge Basin Improvements resulting in a net increase in the amount of \$56,163.25 (+8.0%) to the contract with Bayer Construction, Inc., of Manhattan, Kansas.

* **RESOLUTION NO. 071106-J – KDOT AGREEMENT – K18/WILDCAT CREEK ROAD INTERSECTION (ST0303)**

Rob Ott, City Engineer, provided additional information on the item.

Ron Fehr, City Manager and Jeff Hancock, Director of Public Works, provided additional information about the funding and timing of the project.

The Commission approved Resolution No. 071106-J authorizing the Mayor and City Clerk to execute an agreement with the Kansas Department of Transportation for economic improvements to the intersection of Fort Riley Boulevard (K-18) and Wildcat Creek Road.

CONSENT AGENDA (CONTINUED)

EXECUTE AGREEMENTS – 2006 EMERGENCY SHELTER GRANT

The Commission authorized the Mayor and City Clerk to execute the grant agreement with the Kansas Housing Resources Corporation for the award of 2006 Emergency Shelter Grant Funds and execute contracts with local social service agencies to allocate the 2006 Emergency Shelter Grant as recommended. (*See Attachment No. 3*)

BOARD APPOINTMENT

The Commission approved appointment by Mayor Snead of Nancy Kopp, 3445 Treemill Drive, 66503, to a four-year term on the Library Board. Ms. Kopp's term begins immediately, and will expire on April 30, 2010.

After discussion, Commissioner Hatesohl moved to approve the consent agenda. Commissioner Morris-Hardeman seconded the motion. On a roll call vote, motion carried 5-0.

GENERAL AGENDA

RESOLUTION OF INTENT - ANNEX - SCENIC MEADOWS ADDITION

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

Leon Brown, Schwab-Eaton, the applicant's consultant, provided additional information about the item and answered questions from the Commission regarding preservation and drainage issues.

Frank Tillman, Owner/Developer, provided additional information about the project and answered questions from the Commission regarding the price of the land and proposed development.

Rob Ott, City Engineer, provided his assessment of the proposed development and shared areas of concern that will need to be addressed.

Frank Tillman, Owner/Developer, responded to questions from the Commission regarding the project and comments from the Manhattan Urban Area Planning Board meeting.

Rob Ott, City Engineer, answered questions from the Commission.

GENERAL AGENDA (CONTINUED)

RESOLUTION OF INTENT - ANNEX - SCENIC MEADOWS ADDITION (CONTINUED)

Leon Brown, Schwab-Eaton, the applicant's consultant, informed the Commission that there will be some revisions and answered additional questions from the Commission.

Bill Frost, City Attorney, provided additional information on the process and the proposed annexation of the Scenic Meadows Addition.

Eric Cattell, Assistant Director for Planning; Bill Frost, City Attorney; and Rob Ott, City Engineer, answered additional questions from the Commission.

After discussion, Commissioner Klimek moved to approve Resolution No. 071106-A, requesting that the Board of Riley County Commissioners make certain findings regarding the island annexation of the proposed Scenic Meadows Addition. Commissioner Hatesohl seconded the motion. On a roll call vote, motion carried 5-0.

RESOLUTIONS OF INTENT - ANNEX - HERITAGE SQUARE DEVELOPMENT

Eric Cattell, Assistant Director for Planning, presented the item.

Ron Fehr, City Manager, answered questions from the Commission and provided additional information on the proposed development.

Eric Cattell, Assistant Director for Planning, and Bill Frost, City Attorney, provided additional information on the item and answered questions from the Commission.

Roger Schultz, Applicant/Developer, informed the Commission that they have been discussing this project with Pottawatomie County and City of Manhattan officials, and desire to have this development annexed into the City of Manhattan.

Dee Robert Ross, 2304 Brockman, informed the Commission that water pressure has always been low in the area and there is a need for fire protection; however, he thought the developers should pay for the improvements and not the taxpayers. He asked how far the water main would go and if annexation was envisioned beyond this development, and if the annexation would affect existing businesses along the corridor.

Roger Schultz, Applicant/Developer, stated the corridor is going to be huge with more commercial and residential development, and provided additional information on his development. He stated that the tenants included a retail concern and a relocation.

GENERAL AGENDA (CONTINUED)

RESOLUTIONS OF INTENT - ANNEX - HERITAGE SQUARE DEVELOPMENT (CONTINUED)

Rob Eichman, Applicant/Developer, stated that he needs annexation to ensure that proper water flows are received.

Ron Fehr, City Manager, and Bruce Snead, Mayor, responded to questions and provided additional information on the item.

Roger Schultz, Applicant/Developer, responded to questions raised on the proposed development, infrastructure costs, and the annexation request.

Ron Fehr, City Manager, provided additional information on the item and process if the request is approved tonight.

After discussion, Commissioner Hatesohl moved to approve Resolution Nos. 071106-H and I, requesting that the Board of Pottawatomie County Commissioners make certain findings regarding the separate island annexations of the two proposed sites. Commissioner Phillips seconded the motion. On a roll call vote, motion carried 5-0.

The Commission took a brief recess at 9:25 p.m.

AMEND - CHARTER ORDINANCE - COURT COSTS IN MUNICIPAL COURT

Bill Frost, City Attorney, presented the item and answered questions from the Commission.

After discussion, Commissioner Morris-Hardeman moved to approve first reading of a Charter Ordinance, reestablishing court costs in the Municipal Court, which are in addition to any fees imposed by the state of Kansas. Commissioner Phillips seconded the motion. On a roll call vote, motion carried 5-0.

FIRST READING – AMEND - THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, EDITION OF 2005 - DRIVING WITH A CANCELED, SUSPENDED, OR REVOKED DRIVER'S LICENSE, AND RELATING TO DRIVING WHEN A HABITUAL VIOLATOR

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

Bill Frost, City Attorney, provided additional information on the item.

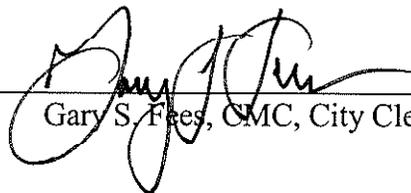
GENERAL AGENDA (CONTINUED)

FIRST READING – AMEND - THE STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES, EDITION OF 2005 - DRIVING WITH A CANCELED, SUSPENDED, OR REVOKED DRIVER’S LICENSE, AND RELATING TO DRIVING WHEN A HABITUAL VIOLATOR (CONTINUED)

After discussion, Commissioner Morris-Hardeman moved to approve the first reading of the ordinance amending the provisions of the 2005 Standard Traffic Ordinance for Kansas Cities relating to driving with a canceled, suspended, or revoked driver’s license, and relating to driving when a habitual violator. Commissioner Phillips seconded the motion. On a roll call vote, motion carried 5-0.

ADJOURNMENT

At 9:43 p.m. the Commission adjourned.



Gary S. Fees, CMC, City Clerk

STAFF REPORT

**ON AN APPLICATION TO REZONE PROPERTY FOR THE PROPOSED
BARTON PLACE ADDITION**

FROM: County G-1, General Agricultural District.

TO: R, Single-Family Residential District.

APPLICANT: Frank Tillman.

ADDRESS: 1328 Sharingbrook Drive, Manhattan KS 66503.

OWNER: Tillman Partners LP.

ADDRESS: 1328 Sharingbrook Drive, Manhattan KS 66503.

LOCATION: south of Wildcat Creek Golf & Fitness, and generally 950 feet west of that portion of Amherst Avenue in the Miller Ranch subdivision.

AREA: Approximately 60 acres.

DATE OF PUBLIC NOTICE PUBLICATION: Monday, May 15, 2006

DATE OF PUBLIC HEARING: PLANNING BOARD: Monday, June 5, 2006

CITY COMMISSION: Tuesday, June 20, 2006

EXISTING USE: Flint Hills grazing land.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: The site is typical Flint Hills land form, with native grasses and mature trees. The site drains to the north to Wildcat Creek, which is in the northwest corner of the site. There is an existing pond on the site constructed in the 1930's.

SURROUNDING LAND USE AND ZONING:

(1) **NORTH:** Wildcat Creek Golf course and WildcatCreek; G-1 District.

(2) **SOUTH:** Miller Ranch Addition, Unit Three future single-family residential and grazing land; R District and G-1 District.

Attachment No. 1

(3) EAST: Miller Ranch Addition, Unit Three future single-family residential, Amherst Avenue and Miller Ranch Addition, Unit Two single-family residential; R District and R-1, Single-Family Residential District.

(4) WEST: Single-family homes on large unplatted tracts; G-1 District.

GENERAL NEIGHBORHOOD CHARACTER: Low density single-family residential.

The 60 acre site is adequate in area to allow for County G-1 District general agricultural activities.

COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The proposed use adjoins Miller Ranch Addition, Unit Three, which is zoned R District. Minimal impact is expected as the proposed R District is consistent with the low density single-family character of the neighborhood.

CONFORMANCE WITH COMPREHENSIVE PLAN: The proposed site is shown on the Future Land Use map in the Southwest Planning Area as a combination of Residential Low Medium (RLM), Preserved Open Space, and Flood Hazard area (100-Year Flood Plain). A possible wetland is shown in the approximate center of the tract. A portion of the Wreath Avenue extension from the Miller Ranch area, which is intended to eventually connect to Anderson Avenue, is also shown on the tract.

ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED: The site has been zoned County G-1 District for an undetermined period of time. There are no structures on the site.

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, Single-Family Residential District, is designed to provide a single-family dwelling zone at a density no greater than one dwelling unit per 10,000 square feet. Minimum lot area is 10,000 square feet. The 60 acre site is adequate in area to conform to the requirements of the Zoning Regulations. The lot sizes in the proposed Preliminary Plat of Barton Place Addition exceed minimum lot area.

Attachment No. 1

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. It may be a hardship to the applicant if the rezoning is denied.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Adequate streets, sanitary sewer and water are, or will be available, to serve the site. Street connections from future Hemlock Avenue and Silverleaf Drive in Miller Ranch Addition, Unit Three, will be extended in the near future for access.

OTHER APPLICABLE FACTORS: The proposed Preliminary Plat of Barton Place Addition is scheduled for the June 19, 2006, Manhattan Urban Area Planning Board. Approval of the plat is subject to the requirements of the Manhattan Urban Area Subdivision Regulations.

STAFF COMMENTS:

City Administration recommends approval of the proposed rezoning of Barton Place Addition from County G-1, General Agricultural District, to R, Single-Family Residential District.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of Barton Place Addition from County G-1, General Agricultural District, to R, Single-Family Residential District, stating the basis for such recommendation.
2. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
3. Table the proposed rezoning to a specific date, for specifically stated reasons.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of Barton Place Addition from County G-1, General Agricultural District, to R, Single-Family Residential District, based on the findings in the Staff Report.

PREPARED BY: Steve Zilkie, AICP, Senior Planner

DATE: May 30, 2006

06011

STAFF REPORT

ON AN APPLICATION TO REZONE PROPERTY

FROM: I-1, Research Park District.

TO: C-1 Restricted Business District.

APPLICANT: Kelly Adams for Kel-Ter Real Estate holdings LLC.

ADDRESS: 205 South Seth Child Road, Manhattan, KS 66502.

OWNER: Kansa Development Inc. (Gery Schoenrock).

ADDRESS: 901 West 6th Street Junction City, KS 66441.

LOCATION: 2630 Claflin Road, which is on the northeast corner of Heywood Drive and Claflin Road. The Kansas Wheat Commission has occupied the building since 1984.

AREA: approximately 1.01 acres; Lot 5, Foundation Technical Park Addition.

DATE OF PUBLIC NOTICE PUBLICATION: Monday, May 15, 2006

DATE OF PUBLIC HEARING: PLANNING BOARD: Monday, June 5, 2006
CITY COMMISSION: Tuesday, June 20, 2006

EXISTING USE: Vacant office/research building formerly occupied by the Kansas Wheat Commission.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS: A developed site with a one story limestone building, landscaped yard, off street parking, and curb cut off Heywood Drive. Lot 5 is a corner lot with access prohibited off Claflin Road. An existing driveway off Heywood Drive provides access to an existing parking lot on the north side of the site.

SURROUNDING LAND USE AND ZONING:

(1) **NORTH:** tennis court and apartments; Planned Unit Development (PUD).

Attachment No. 2

- (2) **SOUTH:** single-family and two-family dwelling units, medical and professional offices; R, Single-Family Residential District and C-1 District.
- (3) **EAST:** KSU forestry facilities, apartment buildings, bank; U, University District, and PUD.
- (4) **WEST:** apartment buildings; PUD.

GENERAL NEIGHBORHOOD CHARACTER: The site is on the north side of a major street corridor, Claflin Road. Within the corridor between College Avenue and Browning Avenue, the dominate use is multiple-family residential apartment buildings and a KSU forestry service site. A bank is located on the northwest corner of Claflin Road and College Avenue. Professional office and retail commercial are the majority use on the south side of the street, with low density residential dwellings to the immediate south of the site.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The permitted use of the I-1 District is Research Facilities. Group day care centers are a conditional use in the I-1 District. Minimum district size is 10 acres. Minimum lot size is one-half acre. The site is suitable for a small scale research facility or group day care center.

Research Facility is a defined in the Manhattan Zoning Regulations and means, “Facilities engaged in scientific research, investigation, testing, experimentation and prototype production.”

Group Day Care Center is defined in the Manhattan Zoning Regulations and means, “A facility which is primarily designed, intended, or used for the providing of care for seven (7) or more children, for part or all of a day, away from the home of the parent or legal guardian.” The Manhattan Board of Zoning Appeals considers Group Day Care Centers after a public hearing, and approves, approves with conditions, or denies requests, based on adopted standards.

COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY PROPERTIES AND EXTENT TO WHICH IT MAY HAVE DETRIMENTAL AFFECTS: The C-1 District is intended to be compatible with residential districts. The site adjoins a residential PUD and a large KSU service activity. Any increase in light, noise and traffic would be consistent with the character of the Claflin Road corridor.

CONFORMANCE WITH COMPREHENSIVE PLAN: The proposed site is shown on the Future Land Use map in the Northwest Planning Area as Residential Medium High Density (RMH).

ZONING HISTORY AND LENGTH OF TIME VACANT AS ZONED: The site was annexed in 1972. Lot 5 is the remaining lot of the original Foundation Technical Park, the majority of which was rezoned for the Georgetown Apartment PUD and the Williamsburg Residential PUD. The Kansas Wheat Commission building was constructed in 1983-1984.

Zoning

1972-1984: R District; R District/UO, University Overlay District; and, Residential PUD.
1984-Present: I-1 District.

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 C-1, Restricted Business District, is designed to provide for non-retail commercial, and business and professional activities adjacent to arterial and collector streets. The district is intended to be compatible with adjacent residential districts. Claflin Road is designated a collector street. The site is in close proximity to multiple-family apartment buildings and single-family and two-family residential uses, which are separated from the site by Claflin Road. Minimum lot size in the C-1 District is 15,000 square feet. The site is 1.01 acres in area.

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. It may be a hardship to the applicant if the rezoning is denied.

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

OTHER APPLICABLE FACTORS: None.

STAFF COMMENTS: Given the character of the neighborhood along Claflin Road, the existing use of the building, and the intent of the C-1 District, City Administration recommends approval of the proposed rezoning of Lot 5, Foundation Technical Park Addition from I-1, Research Park District, to C-1, Restricted Business District.

ALTERNATIVES:

1. Recommend approval of the proposed rezoning of Lot 5, Foundation Technical Park Addition from I-1, Research Park District, to C-1, Restricted Business District, stating the basis for such recommendation.
2. Recommend denial of the proposed rezoning, stating the specific reasons for denial.
3. Table the proposed rezoning to a specific date, for specifically stated reasons.

POSSIBLE MOTION:

The Manhattan Urban Area Planning Board recommends approval of the proposed rezoning of Lot 5, Foundation Technical Park Addition from I-1, Research Park District, to C-1, Restricted Business District, based on the findings in the Staff Report.

PREPARED BY: Steve Zilkie, AICP, Senior Planner

DATE: May 30, 2006

06010

Attachment No. 3

**2006 EMERGENCY SHELTER
AWARD**

	Crisis Center	MESI	Salvation Army	City	Total
Rehab					\$0
Operations	\$12,000	\$12,000			\$24,000
Essential Services	\$3,000	\$10,000			\$13,000
Homeless Prevention	\$2,000	3,000	10,000		\$15,000
Admin				\$1,368	\$1,368
Total	\$17,000	\$25,000	\$10,000	\$1,368	\$53,368