Grand Mere

A Master Planned Golf Course Community

HNTB

Editorial Note:

The Grand Mere Community Master Plan was adopted as a part of the Land Use Element of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, pursuant to K.S.A. 12-747, by adoption of Ordinance No. 6127 by the City Commission on April 4, 2000. The Land Use Element actually consists of four (4) separately bound volumes: the Land Use Element; the Poyntz Avenue Corridor District Plan; the Gateway To Manhattan Plan; and the Grand Mere Community Master Plan.

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January 17, 2000

Mr. Eric Cattell, Assistant Director for Planning
Community Development Department
City Hall, 1101 Poyntz Ave.
Manhattan, KS 66502-5497

Re: Grand Mere Master Plan Submittal Request

Mr. Cattell:

Grand Mere Development and HNTB are pleased to submit the following Master Plan and Development Strategy for the 1054 acre Grand Mere Residential Community. We are confident that the proposed Master Plan, development concept, and land use strategy for the property will lay the groundwork for distinctive residential and neighborhood commercial development. As each phase of development is designed in detail, future applications will be made for plats and development plans. These future plan submittals will detail all development improvements for City of Manhattan Planning Board and City Commission review.

The ultimate result will be a quality and valuable addition to the community of Manhattan, an environmentally conscience design for the property, and a highly desirable place to live. This has been achieved by Grand Mere Development, KSU Golf Course Management & Research Foundation, and HNTB working together to evolve a Community Master Plan for Grand Mere.

We look forward to the adoption of this Master Plan by the City of Manhattan and hope to have initial phases of the residential components under construction in the summer of 2000.

Thank you for your consideration.

Sincerely,

Brick Owens, Landscape Architect
HNTB

Submittal to the City of Manhattan for:

GRAND MERE COMMUNITY MASTER PLAN
An Amendment to the 1991 Comprehensive Land Use Plan

Manhattan, Kansas

Submitted by:	**Contact:**
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Date Submitted:

January 17, 2000

GRAND MERE COMMUNITY MASTER PLAN- OVERALL DEVELOPMENT PLAN

Table of Contents

I. INTRODUCTION

- A. Purpose of Submittal
- B. Project Intent
- C. Vicinity Map

II. SITE ANALYSIS

- A. Existing Conditions
  1. Slope Analysis
  2. Elevation Analysis
  3. Soils Analysis
  4. Site Access
  5. Flood Plain
  6. Existing Vegetation
  7. Wildlife

III. COMMUNITY CONCEPTS AND DEVELOPMENT STRATEGIES

- A. Residential Neighborhoods
- B. Grand Mere Recreation Complex
- C. Streets and Circulation
- D. Pedestrian and Bicycle Circulation System
- E. Parks and Open Space System
- F. Golf Course Club Facility
- G. Golf Course Development
- H. Hotel/ Lodge Complex
- I. Neighborhood Retail/Commercial, Office and Residential Areas
  1. Architectural Treatment
- J. Open Space and Landscape
- K. Signage
- L. Public Facilities
  1. Fire Station
  2. 17.2 Acre Linear Park
  3. Hudson Trail
  4. Bike Paths, Trails and Sidewalks
  5. Golf Course and Training Facilities
  6. Open Space
- M. Current School District Boundaries
- N. Utilities

Appendix

Site Analysis
Slope Analysis
Elevation Analysis
Soils Analysis
Master Plan
Circulation Park & Open Space Plan

I. INTRODUCTION

A. PURPOSE OF SUBMITTAL

This Grand Mere submittal is a proposed amendment to the 1991 City of Manhattan Comprehensive Land Use Plan. It is intended to be the guide for future zoning requests as the Grand Mere Community develops.

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**

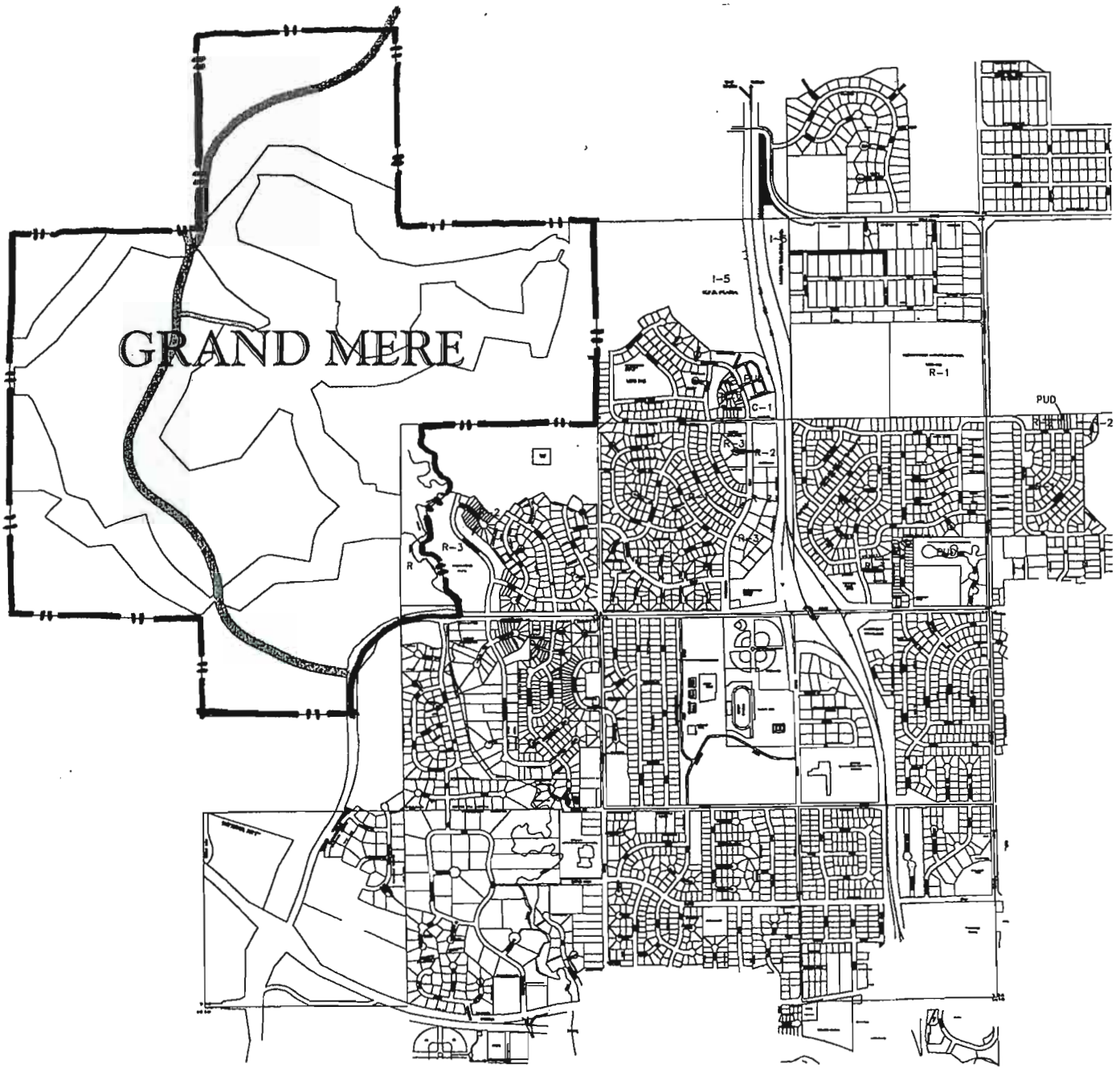
   Provide pedestrian/bicycle connections throughout the development, following the Grand Mere Parkway, open space corridors and the linear park connections provided as part of the Master Plan along Little Kitten Creek and the continuation of the Hudson trail.

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.

C. Vicinity Map

The site is located to the Northwest of the City of Manhattan, Kansas. Kimball Avenue adjoins the Southeast corner of the property and Marlatt on the northern border.



VICINITY MAP

II. SITE ANALYSIS

A. Existing Conditions

The Grand Mere property consists of 1054 (approximate) acres of rolling native grassland and encompasses the 303 (approximate) acres of existing Colbert Hills Golf Course.

Slope Analysis

The existing slopes on the site are very mild to very steep. The severe slopes generally occur just below the ridgelines and along the intermittent streams on the site. The existing golf course generally follows these streams, incorporating the slopes into the play of the course. Steep slopes consist of 15-20% and +20% slopes on the Slope Analysis map (see Appendix). The mild slopes exist on top of the ridges and in the valleys between the ridges. Mild slopes consist of 0-8% and 8-15% slopes on the Slope Analysis map (see Appendix).

Elevation Analysis

Elevations on the site vary from low valleys and high ridgelines. The lowest elevation on the site is 1122 and the highest elevation is 1340. An elevation change of 218 feet. This dramatic change in elevation provides excellent views to the City of Manhattan and surrounding areas.

Generally the highest area of the site is located in the Northwest portion of the property. It slopes down to the Southeast corner of the site into the Little Kitten Creek.

Flood Plain

The Little Kitten Creek crosses the eastern portion of the site and flows to the south below Kimball Ave. This creek has a 100 year flood plain that extends across the site to the north and across a portion of the site to the west.

Soils Analysis

The predominant soil type within the property is the Benfield-Florence complex. This complex consists primarily of Benfield and Florence series soils. Florence soils are located on the tops of ridges and slopes, as well as, at the bottom of slopes. These soils are moderately deep, sloping and steep on upland areas. Florence soils are well drained, surface runoff is medium to rapid, and permeability is moderately slow. The Benfield soils are located between the Florence soil areas. These soils are moderately deep, sloping and moderately steep on upland areas. Benfield soils are well drained, surface runoff is medium to rapid, and permeability is slow. Subsoil of both Benfield and Florence series soils is about 30 inches in depth. Limestone bedrock underlies both series subsoils at a 2 to 3 ½ foot depth. Occurring on the ridgetops with-in the property is the Dwight-Irwin complex. This soil complex consists primarily of Dwight silt loam and Irwin silty clay loam. Dwight series soils are gently sloping on upland areas. These soils are moderately well drained and very slowly permeable. Irwin series soils are deep, gently sloping on upland ridgetops and side slopes. These soils are well drained and have very slow permeability. Subsoil of both Dwight and Irwin series soils is about 43 inches in depth. Limestone bedrock underlies both Dwight and Irwin soils. Located intermittently within drainageways is the Breaks-Alluvial complex. This complex is associated with all the ariable soils on the upland areas above. Generally this soil complex is deep, surface runoff is rapid and permeability is moderately slow. Also present within the property, but not as plentiful are other soil types such as Tully silty clay loam, Clime-sogn and Alluvial land.

Site Access

Access to the site is located generally on the north, east, and south sides of the property. Kimball Ave provides southern access. This is a major loop road for the City of Manhattan and thus will provide a primary entry for the site. Marlatt Avenue is located to the north of the site and serves as a local collector and provides access to Washington Marlatt Park. Access to the east of the site comes from Churchhill Street. It is an existing residential neighborhood street that serves the homes in the area and the Bergman Elementary School.

Existing Vegetation

The majority of the site is home to a large variety of native grasses. Wild herbaceous plants such as bluestem, indiangrass, switchgrass, goldenrod, lovegrass and grama occupy the higher, drier areas of the site. Within the swales, drainageways, seepages and low protected areas woody deciduous and coniferous plants thrive. Oak, cottonwood, sycamore, elm, hackberry, hawthorn, persimmon, redbud and mulberry can be found in the areas with adequate moisture and protection. Pine, spruce, yew and juniper can also be found scattered about the site. In slightly protected areas shrubs such as sumac, buckbrush, blackberry, plum and dogwood also take hold.

Wildlife

Open grass areas contain a variety of wildlife such as quail, pheasant, meadowlark, field sparrow, redwinged blackbird, cottontail rabbit, red fox and marmot. Woodland areas contain thrushes, cardinals, fox, squirrel, red fox, white-tailed deer, mule deer, raccoon and turkey.

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 provides 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.

Villas (RLM)

The villa parcels are located in niches and high quality view areas along the parkway and within the development along the golf course. Villas are single family homes that provide an alternative to the maintenance requirements needed for a typical single family home. The villa concept is an upscale residential product that generally provides the master bedroom on the first floor and expansion space either up or down for additional bedrooms or entertainment. Villa Homes Association dues create the revenue to provide maintenance for the landscape, snow removal, and in some cases, maintenance of the home.

Golf Course Villas

As part of the Colbert Hills Golf Clubhouse complex, villas are planned along the 9th fairway. The villas would occur in a cluster of 10 units in one phase. These homes may be two attached single family dwellings with strong architectural theme and design contróls in concert with the proposed golf clubhouse architecture. Private auto courts with off street parking will access the homes.

Grand Mere Villas

These villas will be attached and detached depending on the parcel and market demands. Two and three car garages would be provided. Each village will have its own theme signage and architectural design controls. The villages would be developed in phases of 5 – 15 acres.

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 building, 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.

Apartments (RMH)

The apartment villages are located on two parcels of ground, 17.0 and 18.4 acres, along the parkway in areas where the architecture can take advantage of and incorporate the topography, soil conditions and golf course buffering. The buildings would be 2 to 3 stories with individual entries. Attached, detached garages, carports and open air parking would be provided for the residents. Slab on grade construction along the parkway would avoid much of the underlying rock and 2 story uphill side and 3 story downhill side architecture, behind the preserved open space and landform ridge, would minimize the grading necessary to incorporate housing along the 6th fairway. The architecture would be designed to provide an overall theme and consistent material quality throughout the neighborhood.

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.

Residential in the Mixed Use Neighborhood Center (MIX-NG)

The Village Center for Grand Mere, located on Kimball Avenue, provides the opportunity to create an alternative residential product as part of the commercial architecture. In the context of the rural town center, 2 story buildings would be in keeping with 'a village green' and provide the opportunity to incorporate the slopes and topography of the site by laying the multi-story buildings up and into the hill. The 2nd floor could be apartments and condominiums which would have a separate access from above and behind the retail store fronts. The spaces above the retail shops could also provide a live-work opportunity for the small home business with the desire for a storefront. An owners association will be responsible for the common grounds.

B. Grand Mere Recreation Complex

A recreation complex for the residents of Grand Mere is planned in the heart of the community accessed by the bike and sidewalk systems along the parkway. The 5.9 acre site would provide a location for all ages and lifestyles to access and use. Components might include a swimming pool, community building, playground, playcourts, shelters, picnic benches, and connection to the residential villages.

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 safety, 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.

E. Parks and Open Space System

The proposed parks and open space system for Grand Mere consists of approximately 161 acres, designed to serve a variety of functions: developed parks to meet the recreational needs of community residents; open space buffers for preserving natural features, providing visual relief between adjacent uses, and protecting view corridors; and trail connections to link neighborhoods, parks, and other public amenities.

In addition to the community parkway system, preserved natural open space areas are dispersed throughout the community villages and are not included in the 161 acres. Natural draws, washes, prominent knolls, and ridges act as passive open space and transitional buffers. The natural open space areas blend into golf course boundaries, increasing the visual abundance of open space amenities.

F. Golf Course Club Facility

As a central feature of Grand Mere, the Colbert Hills Golf Club Facility would bring together a variety of important functions while helping provide a strong architectural and recreation theme or "sense of place" for the community.

The Golf Management and Training Facility will be located near the clubhouse. This facility will be used for overall golf course management training programs, the National First Tee Academy, and other KSU programs.

G. Golf Course Development

A one-of-a-kind golf course venture between Kansas State University and Senior PGA Tour player Jim Colbert will result in a 303 acre community golf course and innovative golf/training facility for the University. The course will serve as home base for Kansas State's golf teams, but also as a living laboratory for its innovative Golf Management Program. The course will be open to the public.

The golf course layout utilizes the natural terrain and frames premium views and vistas. The overall concept creates superior residential areas overlooking the golf course. Overall community utility layout and design has been integrated/coordinated into both the golf course and community design.

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.

H. Hotel Site

A hotel site of approximately 10.4 acres has been located near the intersection of the Grand Mere Parkway and Colbert Hills Drive. The site provides enough room for a destination oriented lodging facility in support of the golf course with possible conference opportunities. Building architecture and design will be in keeping with the overall design guidelines for Grand Mere.

I. Neighborhood Retail/Commercial, Office and Residential Areas

The Community Master Plan proposes a 21.3 acre neighborhood commercial center along Kimball Avenue near the entry to the community. The intent of this commercial 'village' is to provide a rural town setting with a traditional village square public gathering space enframed by 2 story buildings with residential over retail. The street scene would depict on street parking and minimize the large expanses of asphalt parking. In preliminary discussions with the Manhattan Fire Department the public building, traditionally the center piece in the rural town square, would be a Fire Station. This location would provide restaurant, retail, commercial, and office services conveniently accessible to residents in other nearby neighborhoods. Potential commercial uses would follow the C-2 Neighborhood Shopping District classification.

The 4.4 acre northern neighborhood commercial area would provide neighborhood services to the future residents and villages of Grand Mere. The building would be 1-story in character in keeping with the Grand Mere design guidelines.

Two (2) parcels for corporate offices are located along the east property line near the Little Kitten Creek (8.3 acres) and in the northern part of the development at the future Marlatt entry (13.5 acres). All uses and architecture would follow the Grand Mere Community Architectural Guidelines and are subject to the review by Grand Mere Architectural Review Committee. The intent is to provide 1 and 2 story buildings along Little Kitten Creek and 2 to 3 story buildings laid into the slopes below the ridges on the northern parcel. Parking would be provided in small masses with existing trees and landscaping to buffer and screen views from adjacent roads and homes.

Architectural Treatment

Commercial and office structures shall have similar quality elevation treatments on all building sides. Service and loading areas must be enclosed with architectural treatment and the design intent shall be submitted as a part of the Final Site Planning Submittal, and will respond to the Grand Mere Community Architectural Guidelines.

It is the intent that neighborhood retail/commercial areas and the office parcels will be developed as individual parcels in phases with an overall architectural palette and theme in accordance to the Grand Mere Community Architectural Guidelines.

J. Open Space and Landscape

Within each village or land use area an additional amount of open space will be provided for drainage, preservation of sensitive environments, and internal value created by islands and informal landscaping. These areas will be specifically designed and incorporated into the development plans as each phase or village develops. All development plans will conform or exceed the City of Manhattan, Kansas development standards and ordinances.

K. Signage

Signage shall be developed to meet City guidelines and Grand Mere design standards.

L. Public Facilities

Over 50% of the Grand Mere development is dedicated to public facilities. These improvements include:

Fire Station

As part of the Neighborhood Commercial and Village Center, a public building, fire station, is proposed to be a component adjacent to Kimball Avenue and the Linear Trail edge.

17.2 Acre Linear Park

The 17.2 acre park is proposed along the Little Kitten Creek to link the Manhattan Linear Park system from Kimball Ave. north and east to the Hudson Trail.

Hudson Trail

The existing trail will be planned to continue north along a 15' wide dedicated open space provided by Grand Mere.

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

Golf Course and Training Facilities

The 303 acre golf course will provide a permanent green space for all to enjoy and perfect their professional skills and express their recreational spirit.

Open Space

Sensitive and distinct open space has been preserved to minimize environmental disturbance and provide internal value to the community. These spaces will be protected and maintained by the Grand Mere Homes Association.

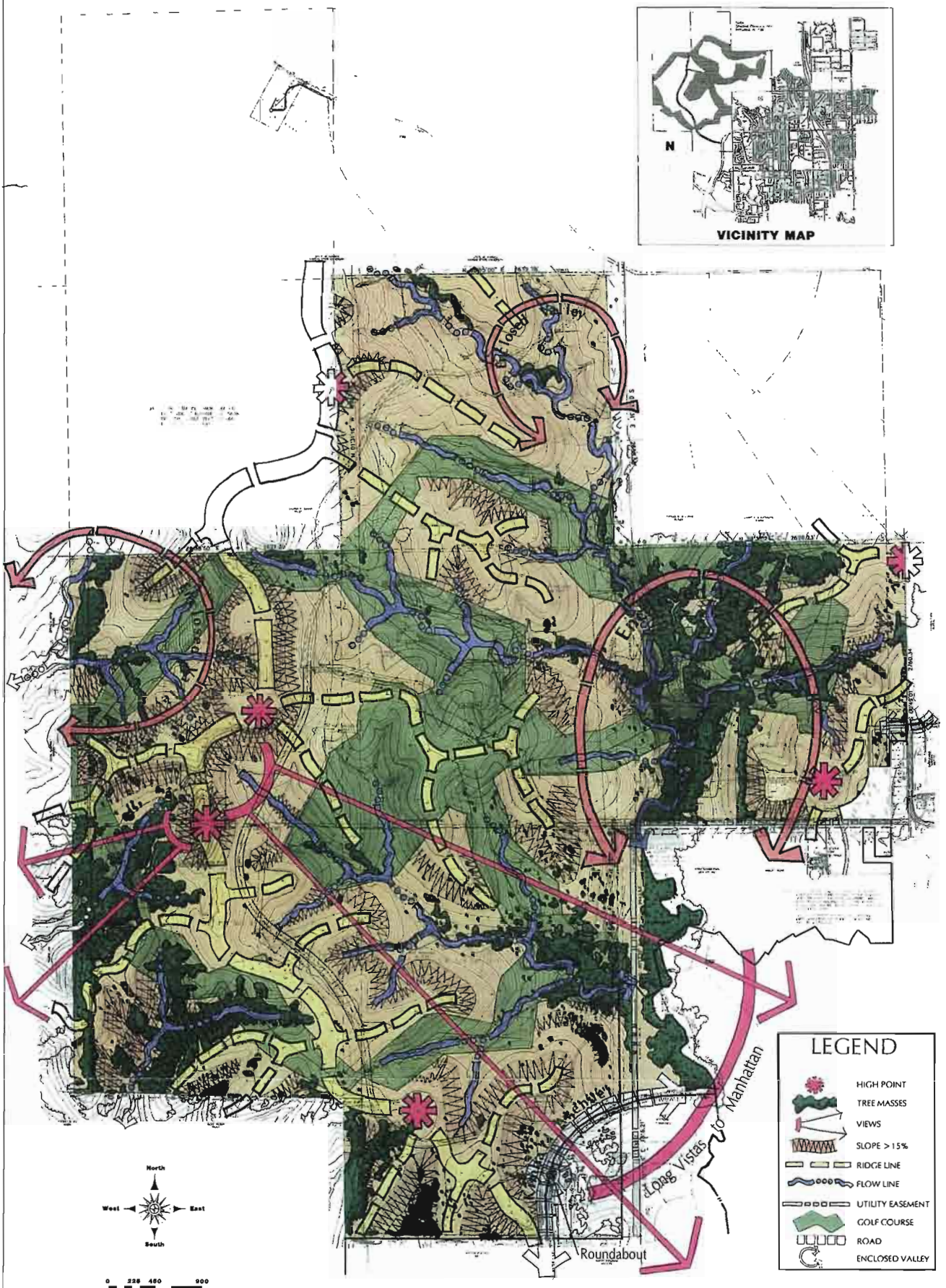
M. Current School District Boundaries

The school district boundary between Manhattan U.S.D. 383 and Riley County U.S.D. 378 divides Grand Mere into east and west jurisdictions crossing the property beginning at the S.W. Corner of Section 3-10-7 and continuing north to the N.W. Corner of Section 3-10-7.

N. Utilities

Water, sewer and the road system shall be coordinated with the Public Works Department of the City of Manhattan.

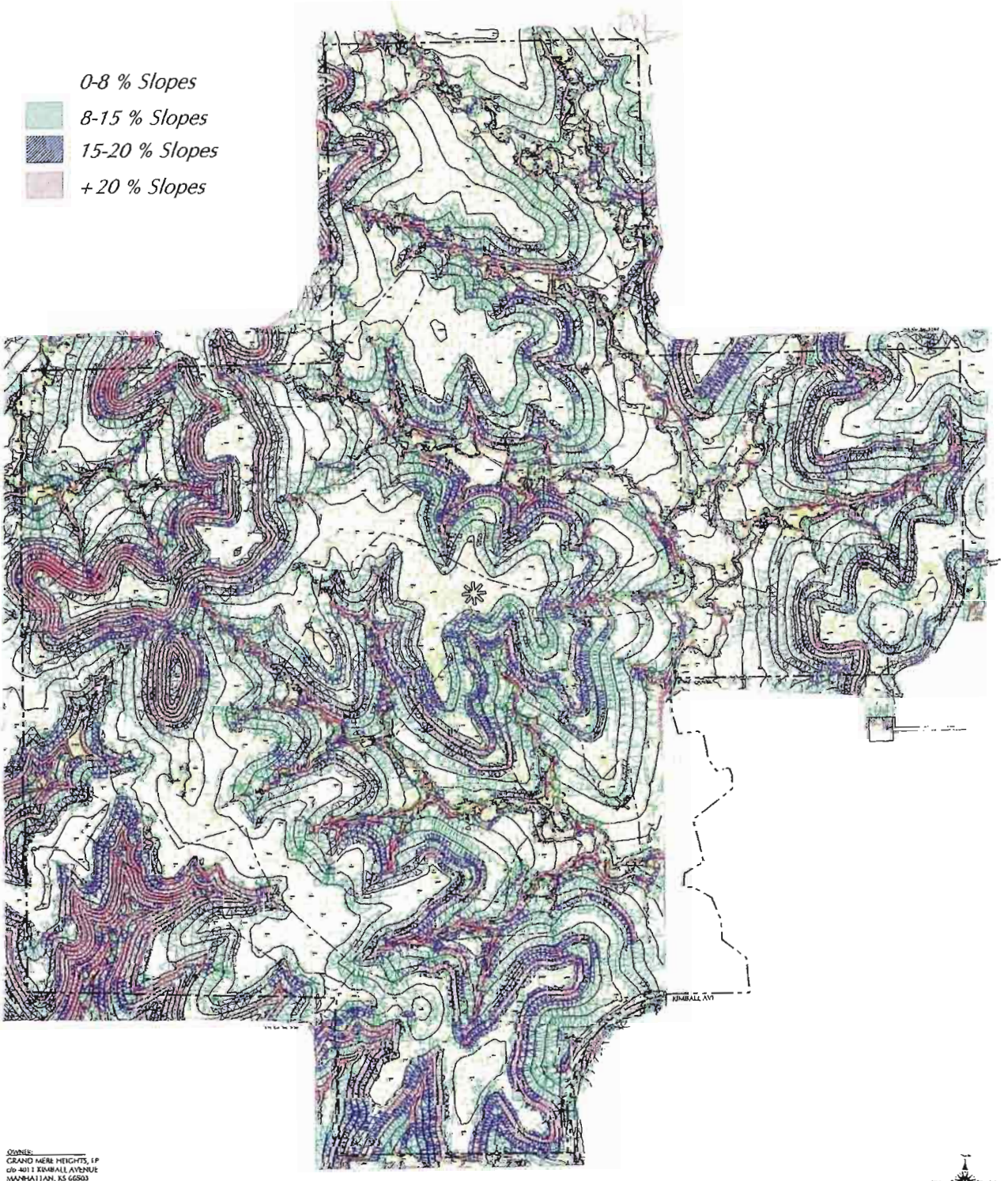
APPENDIX



Site Analysis
GRAND MERE
A Master Planned Golf Course Community
Manhattan, Kansas

HNTB
ARCHITECTS
ENGINEERS
PLANNERS

GRAND MERE
Slope Analysis



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COURSE OPER. & DEVELOPER:
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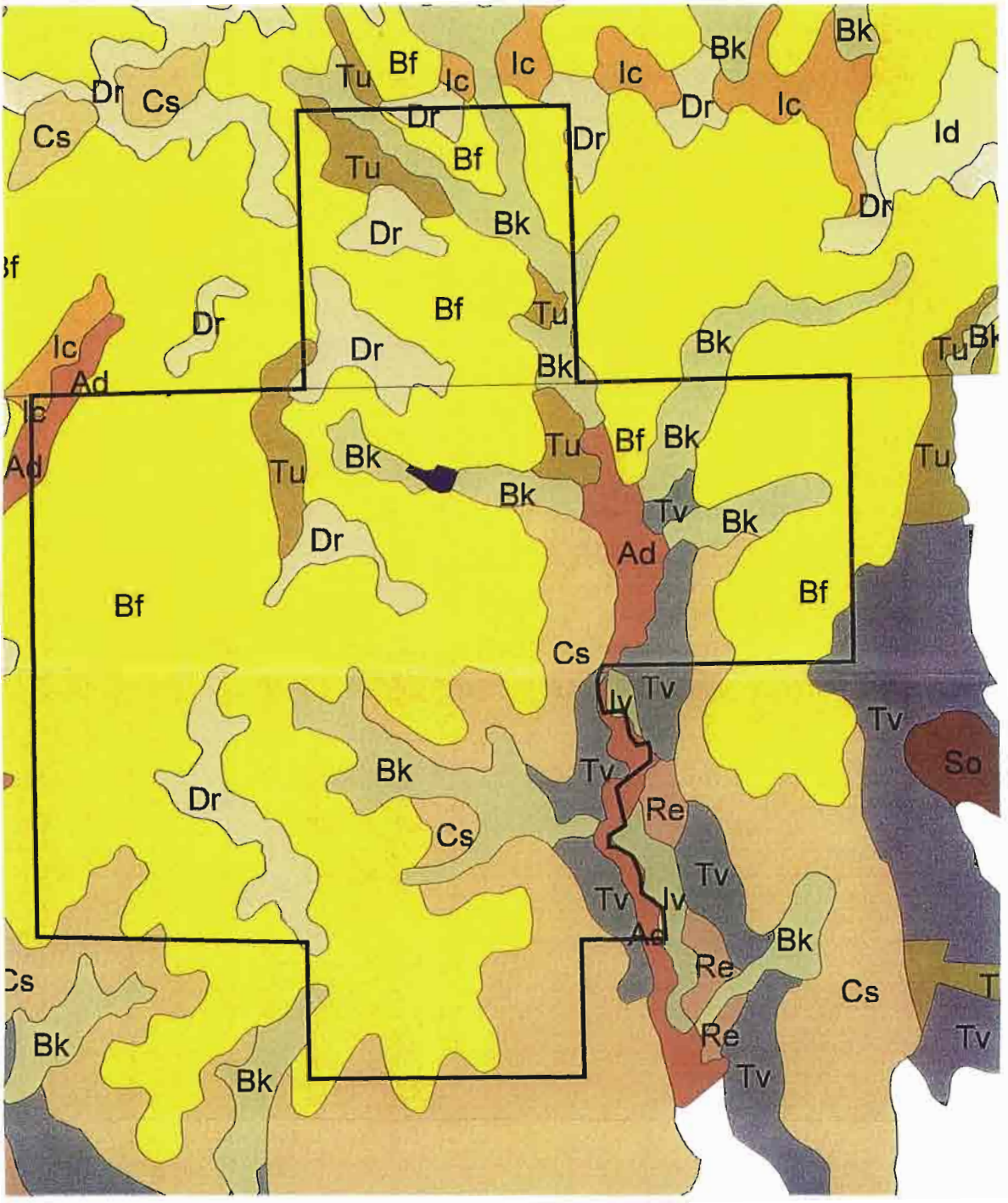
AND RESEARCH FOUNDATION
C/O THE OFFICE OF THE VICE PRESIDENT
FOR INSTITUTIONAL ADVANCEMENT
122 ANDERSON HALL
KANSAS STATE UNIVERSITY
MANHATTAN, KS 66506-0119

EXISTING USE OF PROPERTY: AGRICULTURAL USE

Scale 1" = 300'

HNTB

Grand Mere
Soils Map



- Ad Alluvial Land
- Bf Benfield Complex
- Bk Breaks-Alluvial Land Complex
- Cs Clime-Sogn
- Dr Dwight-Irwin
- Ic Irwin Silty Clay Loam
- Id Irwin Silty Clay Loam, Eroded
- Iv Ivan and Kennebec Silt Loams
- Re Reading Silt Loam
- So Smolan Silty Clay Loam, Eroded
- Tu Tully Silty Clay Loam
- Tv Tully Silty Clay Loam, Eroded
- Water

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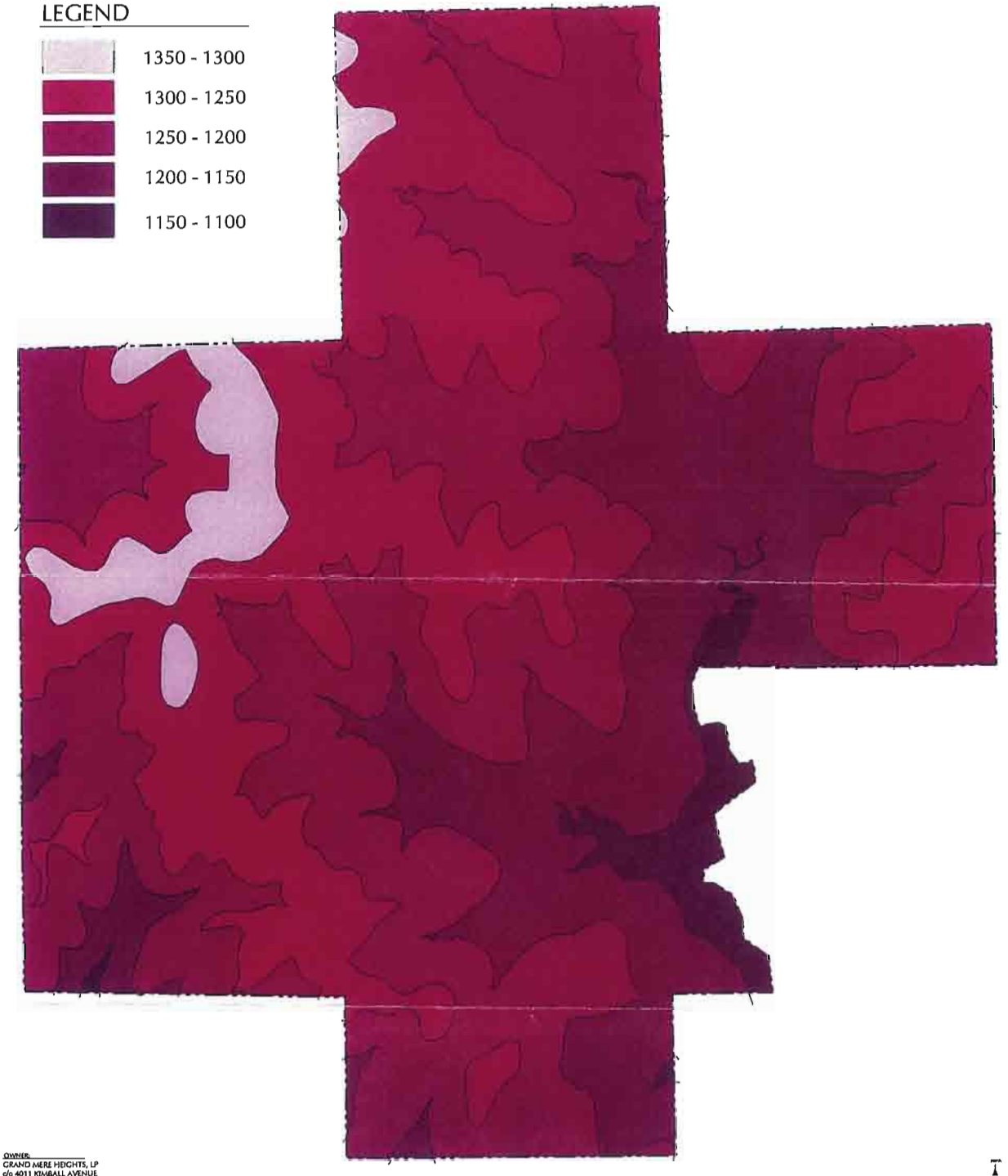
GRAND MERE
Elevation Plan

LEGEND

- 1350 - 1300
- 1300 - 1250
- 1250 - 1200
- 1200 - 1150
- 1150 - 1100



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COLBERT HILLS DEVELOPER:
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FOR INSTITUTIONAL ADVANCEMENT
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EXISTING USE OF PROPERTY: AGRICULTURAL USE

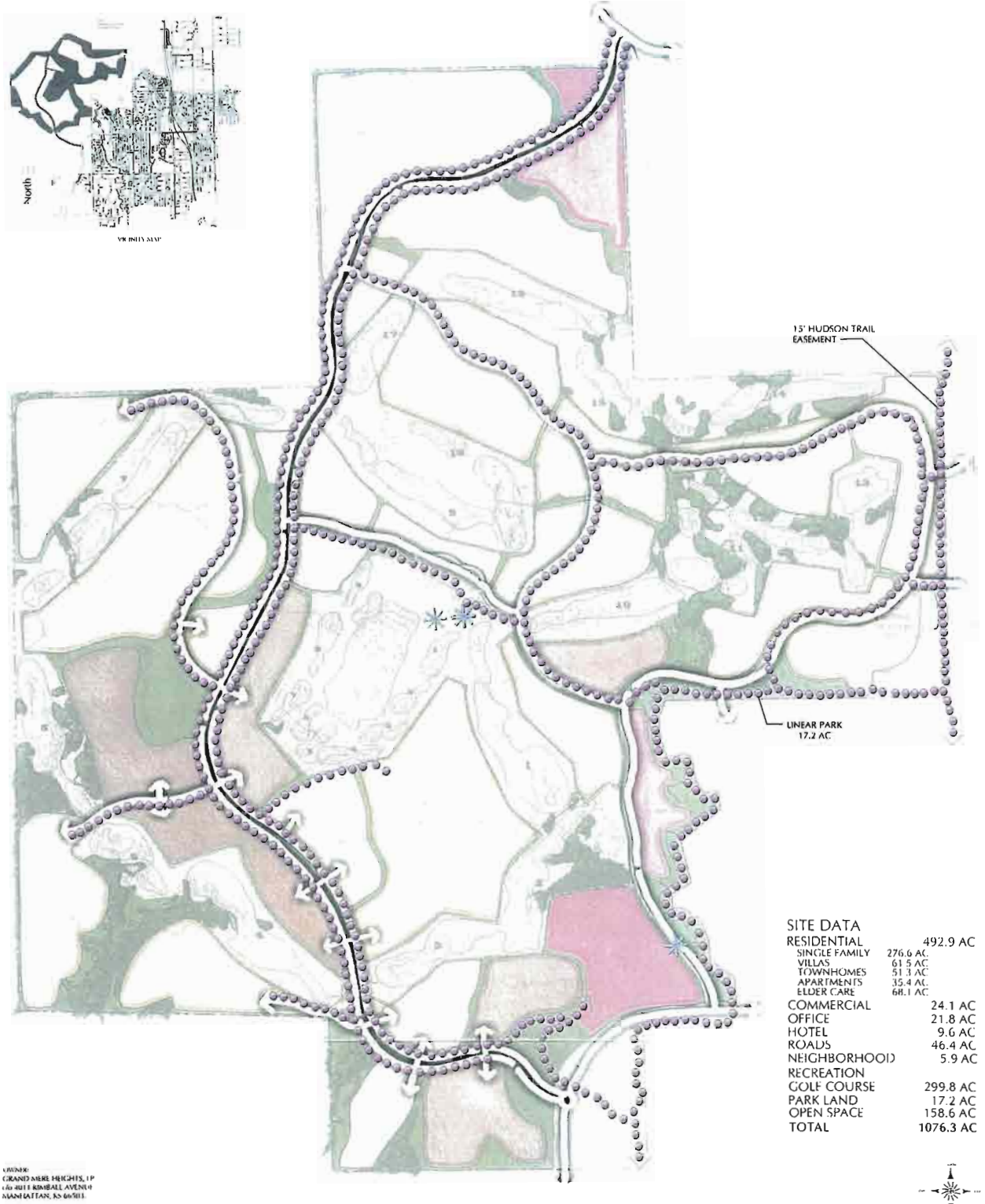
Scale: 1" = 300'

OCTOBER 12, 1999

HNTB

GRAND MERE

Circulation Park & Open Space Plan



SITE DATA

RESIDENTIAL	492.9 AC
SINGLE FAMILY	276.6 AC
VILLAS	61.5 AC
TOWNHOMES	51.3 AC
APARTMENTS	35.4 AC
ELDER CARE	68.1 AC
COMMERCIAL	24.1 AC
OFFICE	21.8 AC
HOTEL	9.6 AC
ROADS	46.4 AC
NEIGHBORHOOD	5.9 AC
RECREATION	
GOLF COURSE	299.8 AC
PARK LAND	17.2 AC
OPEN SPACE	158.6 AC
TOTAL	1076.3 AC

OWNER:
GRAND MERE HEIGHTS, LP
66 4011 KIMBALL AVENUE
MANHATTAN, KS 66503

ENGINEER/SUBDIVIDER:
SCHWAB-EATON, P.A.
1125 GARDEN WAY
MANHATTAN KS 66502

GOLF COURSE ARCHITECT:
GOLFSCAPES
2, 25 E. RANDOL MILL ROAD
SUITE 218
ARLINGTON, TX 76011

GRANDMERE HEIGHTS LP, DEVELOPER:
GRAND MERE DEVELOPMENT, INC
4011 KIMBALL AVE
MANHATTAN, KS 66503

GILBERT GILES DEVELOPER
KANSAS STATE UNIVERSITY GOLF MANAGEMENT
AND RESEARCH FOUNDATION
C/O THE OFFICE OF THE VICE PRESIDENT
FOR INSTITUTIONAL ADVANCEMENT
122 ANDERSON HALL
KANSAS STATE UNIVERSITY
MANHATTAN, KS 66506-0119

EXISTING USE OF PROPERTY: AGRICULTURAL USE

Scale: 1" = 100'

NOVEMBER 12, 1999

HNTB

GRAND MERE
Master Plan

SITE DATA	
RESIDENTIAL	489.2 AC
SINGLE FAMILY	273.4 AC
VILLAS	61.0 AC
TOWNHOMES	51.3 AC
APARTMENTS	35.4 AC
ELDER CARE	68.1 AC
COMMERCIAL	24.1 AC
OFFICE	21.8 AC
HOTEL	9.6 AC
ROADS	46.4 AC
NEIGHBORHOOD RECREATION	5.9 AC
GOLF COURSE	303.4 AC
PARK LAND	17.2 AC
OPEN SPACE	136.5 AC
TOTAL	1054.1 AC

HNTB

(First Published in THE MANHATTAN MERCURY on _____, 2000)

ORDINANCE NO. 6127

AN ORDINANCE REESTABLISHING, ADOPTING AND AMENDING THE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE MANHATTAN URBAN AREA AND THE CITY OF MANHATTAN, KANSAS, BY INCORPORATING BY REFERENCE THAT CERTAIN PUBLICATION TITLED, "LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE MANHATTAN URBAN AREA AND THE CITY OF MANHATTAN, KANSAS".

WHEREAS, K.S.A. 12-747 provides authority for the City of Manhattan, Kansas, to adopt a Land Use Element as a part of the Comprehensive Plan for the development of the City; and

WHEREAS, K.S.A. 12-747 was adopted by the Legislature in 1991, and it revised and repealed similar authority that was previously found in K.S.A. 12-704, and became effective on January 1, 1992; and

WHEREAS, K.S.A. 12-704, in 1991, provided that the adoption of the Comprehensive Plan, and elements thereof, to be by action of the Manhattan Urban Area Planning Board, and did not require an ordinance to be adopted by the City Commission; however, K.S.A. 12-747 requires such Plan, and elements thereof, to be adopted by both a resolution of the Manhattan Urban Area Planning Board, and by an ordinance of the City Commission; and,

WHEREAS, the Manhattan Urban Area Planning Board of the City of Manhattan, Kansas, held a public hearing on May 20, 1991, to consider adoption of the Comprehensive Land Use Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, and subsequently adopted the Comprehensive Land Use Plan on June 17, 1991, pursuant to K.S.A. 12-704; and

WHEREAS, the City of Manhattan, Kansas, by action of the Manhattan Urban Area Planning Board on June 17, 1991, pursuant to K.S.A. 12-704, which was in effect at that time, has previously adopted the Comprehensive Land Use Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, (hereinafter the "Original Land Use Element"); and

WHEREAS, the City of Manhattan, Kansas, by Resolutions of the Manhattan Urban Area Planning Board and Ordinances of the City Commission, pursuant to K.S.A. 12-747, has previously amended the Original Land Use Element on various occasions, as reflected in Ordinance No. 4839, adopted on February 1, 1994; Ordinance No. 4968, adopted on April 2, 1996; Ordinance No. 5096, adopted on February 17, 1998; Ordinance No. 6057, adopted on February 2, 1999; and Ordinance No. 6113, adopted on December 7, 1999; and

WHEREAS, The Manhattan Urban Area Planning Board and the Governing Body of City of Manhattan, Kansas, desire to once again amend the Original Land Use Element and at the same time to adopt, by ordinance, the entire Original Land Use Element, as previously amended, and as amended by this ordinance, by the incorporation of a publication to be known as the "Land Use Element of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas"; and

WHEREAS, the Manhattan Urban Area Planning Board of the City of Manhattan, Kansas, held a public hearing on February 7, 2000, pursuant to K.S.A. 12-747, to consider amending the Original Land Use Element, as previously amended, by adopting the Grand Mere Community Master Plan, and adding it as a part of the Original Land Use Element; and

WHEREAS, the Grand Mere Community Master Plan consists of written documentation and maps prepared HNTB, and submitted to the City under cover letter from HNTB, dated January 17, 2000. Said Plan supplements the Original Land Use Element and also amends the Original Land Use Element by specifically amending portions of Figure 5, Land Use Plan Map - Planning Areas No. 3, 4 and 7 of the Original Land Use Element. Said Plan is referred to hereinafter as The Grand Mere Community Master Plan; and

WHEREAS, following the public hearing, the Manhattan Urban Area Planning Board of the City of Manhattan, Kansas, approved Resolution No. 020700, amending the Original Land Use Element, as previously amended, by adopting The Grand Mere Community Master Plan and adding it as a part of the Original Land Use Element; and

WHEREAS, on March 7, 2000, the Governing Body of the City of Manhattan, Kansas, gave due consideration to The Grand Mere Community Master Plan and found it will promote the health, safety, prosperity and general welfare, as well as coordinated and harmonious development of the community; and

WHEREAS, the Manhattan Urban Area Planning Board of the City of Manhattan, Kansas, held a public hearing on February 10, 2000, pursuant to K.S.A. 12-747, to consider amending the Original Land Use Element, as previously amended, by adopting the Growth Vision and incorporating it as a new section preceding the Goals and Objectives on page 21 of the Original Land Use Element; and

WHEREAS, following the public hearing, the Manhattan Urban Area Planning Board of the City of Manhattan, Kansas, approved Resolution No. 021000, adopting the Growth Vision and incorporating it as a new section preceding the Goals and Objectives on page 21 of the Original Land Use Element; and

WHEREAS, on March 7, 2000, the Governing Body of the City of Manhattan, Kansas, gave due consideration to the Growth Vision, as adopted by the Manhattan Urban Area Planning Board, and overrode the Manhattan Urban Area Planning Board's recommendation by a two-thirds majority vote (4-1) of the membership of the Governing Body and modified the Growth Vision, as set forth hereinafter, to meet the needs of the City, as perceived by the Commission, and found that the modified Growth Vision will promote the health, safety, prosperity and general welfare, as well as coordinated and harmonious development of the community; and

WHEREAS, the Land Use Element, subsequent to the adoption of this Ordinance, is accurately reflected by that certain publication now known, and identified, as the "Land Use Element of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas" (hereinafter the "Land Use Element"); and

WHEREAS, the Land Use Element consists of: the Original Land Use Element, and all previous amendments to such Original Land Use Element, as set forth above, including the Poyntz Avenue Corridor District Plan, and the Gateway To Manhattan Plan; and also the current amendments to the Original Land Use Element, which include The Grand Mere Community Master Plan and the Growth Vision, as modified; and

WHEREAS, the Governing Body of the City of Manhattan, Kansas, has considered this Ordinance at two meetings;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MANHATTAN, KANSAS:

SECTION 1. The Original Land Use Element, as previously amended, is hereby amended by adopting The Grand Mere Community Master Plan, and adding it as a part of the Original Land Use Element.

SECTION 2. The Original Land Use Element, as previously amended, is hereby amended by incorporating The Growth Vision, as modified by the Governing Body of the City of Manhattan, Kansas, and as set forth below. The Growth Vision is hereby adopted and incorporated as a new section before the Goals and Objectives found on page 21 of the Original Land Use Element. The language of The Growth Vision is, as follows:

Growth Vision

The Growth Vision is the highest level statement of land use policy for the City of Manhattan, reflecting the values of the community and its vision for the future growth and development of Manhattan.

The intent of the Growth Vision is not to dictate specifically where, or at what rate, growth should take place. Instead, its focus is on ensuring that the growth that takes place is well-planned and enhances the quality of life for the entire community. The Growth Vision serves as a policy framework for more detailed and focused land use plans, neighborhood and corridor plans, and implementation documents.

The Growth Vision is comprised of:

- **Purposes**, which state in general terms the aim of the Growth Vision;
- **Community Vision Statements**, which are the essence and heart of the Growth Vision and express the type of growth and development that the community believes will maintain and enhance the quality of life for present and future residents; and
- **Policies and Procedures**, which guide and regulate inter-local coordination and agreements, the establishment of urban service areas, and the annexation of land.

The Growth Vision is based on the premise that the health of the community and the quality of life of its residents are not dependent on any one factor. The underlying approach of the Growth Vision is an understanding that the community must seek a balance between environmental, economic and social considerations. Each of these components are interrelated and essential to the continued health and sustainability of the community. Viewed together, they provide a balanced and flexible overall basis for formulating the Growth Vision. The Growth Vision reflects the community's ideals for the future: an economically vital community which provides employment and income opportunities to its residents and financial support for quality of life programs; a caring community which offers its residents equal opportunities to seek a higher quality of life; and a community which recognizes the importance of conserving and enhancing its natural environment.

A. Purposes

In addition to reflecting the values of the community and its aspirations for the future, the intent of the Growth Vision is to:

1. Promote land use and development practices that consider current and future economic, social, and environmental impacts.
2. Encourage the sustainable use of economic, social, and environmental assets that will ensure the ability of future generations to meet their own needs.
3. Preserve environmentally sensitive areas from development.
4. Promote the sustainable use of land, energy and other resources by encouraging orderly, contiguous growth and minimizing low-density, dispersed development.
5. Make efficient use of public resources by locating facilities and providing services within areas planned for future growth.
6. Direct urban development into planned areas where basic services such as sewers, water facilities and fire protection can be efficiently and economically provided while maintaining the quality of services to areas within the City.
7. Minimize negative fiscal impacts of scattered urban development on both the City and Counties.
8. Promote land use and development that protects investments, and provides opportunities for individual initiative and choice.
9. Provide property owners, developers, and investors information to enable them to make economic decisions in long range planning.
10. Identify areas for future expansion of the City which can be serviced and are compatible with the City and its systems.
11. Incorporate into the City areas which are physically, socially, and economically a part of the City.
12. Guide urban development to ensure its compatibility with the community's values and visions.
13. Equitably distribute the cost for urban services over the areas which enjoy the benefit of such services and among those entities responsible for extending such services.

14. Ensure and promote opportunities for public participation in the community planning process.
15. Foster coordination and cooperation between the City and other governing bodies.

B. Community Vision Statements

Land Use

1. Coordinate and plan growth that meets the diverse needs of the community while proceeding in an orderly and efficient manner.
2. Direct urban development into designated Urban Service Areas where basic services such as sewers, water facilities, and fire protection can be efficiently and economically provided.
3. Establish a balance between contiguous outward growth and inward redevelopment, rehabilitation, and reuse, in order to promote the sustainable use of land, infrastructure, energy and other resources.
4. Coordinate the land use goals, objectives, and policies of the City of Manhattan and other governmental agencies within the region.
5. Strengthen and promote downtown Manhattan as the City's primary business, office, governmental, and cultural center. Recognize other retail centers that exist and coordinate development of new centers.
6. Provide opportunities for businesses, landowners, and the public sector to rehabilitate, redevelop, and revitalize the downtown.
7. Encourage the development of neighborhood scale commercial and office centers throughout the community.
8. Promote cluster development as an option to protect environmentally sensitive areas and provide for common, community open space.

Transportation

1. Plan for a balanced, multi-modal transportation system of streets, sidewalks, bikeways and public transit to meet the current and future mobility needs of the community.
2. Promote street patterns that provide maximum safety and mobility for all modes of transportation, while preserving neighborhood integrity.
3. Promote greater connectivity between different neighborhoods and commercial areas by providing appropriate access for automobiles, bicycles and pedestrians.
4. Promote urban patterns and densities that will support public transit.
5. Provide improved access to the downtown area for all modes of transportation, including the provision of additional public parking, to enhance opportunities for downtown redevelopment.

Housing and Neighborhoods

1. Maintain, conserve, rehabilitate and/or redevelop the housing and neighborhoods in the older areas of Manhattan, including the downtown.
2. Provide opportunities for a greater mix of housing types, which are appropriately located, scaled and designed in relation to surrounding neighborhoods.

3. Provide housing opportunities for all income levels.
4. Promote neighborhood design which allows for multi-modal connectivity between adjacent neighborhoods, commercial areas, and parks and open space.
5. Promote energy efficiency in building construction and site design.
6. Provide appropriate park space and recreation areas in all neighborhoods.

Natural Environment

1. Identify and conserve environmentally sensitive areas, including wetlands, key wildlife habitats, steep slopes, and riparian areas.
2. Create opportunities for the establishment of buffers between urban development and environmentally sensitive areas to reduce negative impacts upon natural habitat, protect water quality and reduce storm water runoff.
3. Facilitate the creation of a system of open space corridors, providing linkage between non-contiguous parks and environmentally sensitive areas.
4. Provide incentives for developers who incorporate environmentally sensitive design.

Aesthetics/Urban Design

1. Balance the community's desire for quality, compatible design, with private property rights and individual creative expression.
2. Identify areas within the community where building and site design guidelines would be appropriate.
3. Encourage creative, attractive commercial and multi-family design, compatible in scale and character with surrounding neighborhoods.
4. Promote pedestrian friendly, human scale design within residential neighborhoods and commercial/office districts.
5. Encourage design within the gateway corridors of the community that creates an attractive, welcoming entrance.
6. Encourage infill redevelopment that is compatible with and enhances the surrounding neighborhood character.
7. Identify and preserve significant ridgelines and viewsheds, to maintain the character and integrity of the scenic, natural landscape.
8. Provide for adequate open space and recreational parks in all future development.

Economic Development

1. Maintain and promote Manhattan's role as a regional center for economic, educational, health care, social, and cultural activities.
2. Provide opportunities for larger scale commercial developments along major corridors, that are designed and scaled to be consistent with the character of the surrounding neighborhoods.
3. Encourage the development of existing and new technological/industrial sites to provide growth opportunities for current and future employers in the community.
4. Promote a strong, diversified economy that provides a wide range of employment and career opportunities for current citizens and future generations.

C. POLICIES AND PROCEDURES

Inter-Local Coordination and Agreements

The Manhattan City Commission will seek the cooperation of the County Commissions in the implementation of these policies; coordination of planning efforts and development of regulations affecting these policies; and concurrence in the intent of these policies to promote the orderly development of the Community.

Urban Service Areas

1. Urban Service Areas shall be established which delineate districts that are suitable for urban development based on physical characteristics, service capability and growth visions. The criteria for setting the boundaries of the Urban Service Areas should include:

    - Natural features such as ridge lines, streamways, prime farmlands, flood plains, and soil types;
    - Capacity for sewer service from a gravity flow system;
    - Economic and fiscal capacity factors;
    - Land use needs for various activities and choices of economic level and life style;
    - Growth objectives and priorities as established by the Growth Vision and the Capital Improvements Program; and
    - Land use and transportation patterns as they exist and as projected by the Comprehensive Land Use Plan.
2. A map of the Urban Service Areas shall be attached to this policy. The map and the Urban Service Areas shall be reviewed annually as a part of the Capital Improvements Program.
3. Future urban development shall be contained within the geographical limits of the Urban Service Areas. All development within these areas shall be compatible with the future expansion of the City.
4. The area outside the Urban Service Areas, not proposed for future urban expansion, shall be maintained with low density living areas, open space, agricultural activities and other uses compatible with the intent of the Comprehensive Land Use Plan and the Growth Vision.
5. The City and Counties should coordinate efforts to manage rural development located outside the Urban Service Areas, so that it does not impede future urban growth.
6. The Manhattan City Commission shall work toward the development of the most efficient, effective, sustainable and equitable method of providing urban services to the development within these Urban Service Areas.

Annexation

1. The Manhattan City Commission shall encourage the orderly annexation of the land within the Urban Service Areas.
2. Petitions for annexation shall be heard by the Manhattan Urban Area Planning Board which shall make a recommendation on the proposed annexation based on the Comprehensive Land Use Plan, the Growth Vision, and the Capital Improvements Program.
3. The Manhattan Urban Area Planning Board shall not hold a public hearing on the zoning for the area proposed to be annexed until after their recommendation on the annexation has been considered by the City Commission.
4. In cases where future land uses are known, the option shall be provided for the consideration and review of concurrent annexation, zoning and platting of land.
5. The second reading of the annexation ordinance shall immediately proceed to the second reading of an ordinance designating the zoning for the area being annexed.
6. The Manhattan Urban Area Planning Board may recommend, or the City Commission may initiate, the unilateral annexation of an area when any of the following conditions exists:

    - Service to an existing area in the City or area being annexed would be improved;
    - To ensure the logical extension of future services or that adequate land is available for future development;
    - To incorporate existing urban development which is socially, economically, and physically a part of the City; or
    - To implement the growth visions of the City.

SECTION 3. The publication known as the "Land Use Element of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas", as approved and amended as set forth above, by the Governing Body of the City of Manhattan, Kansas, on April 4, 2000, is hereby readopted and incorporated by reference. The publication consists of four (4) separately bound volumes, the Land Use Element, Poyntz Avenue Corridor District Plan, the Gateway To Manhattan Plan, and the Grand Mere Community Master Plan. No fewer than three (3) copies of such publication shall be marked or stamped "Official Copy as Adopted by Ordinance No. 6127", and shall be attached to a copy of this ordinance and filed with the City Clerk and open for inspection and available to the public at all reasonable hours. All administrative departments of the City charged with enforcement of the Land Use Element shall be supplied, at the cost of the City, such number of official copies, similarly marked, as may be deemed expedient.

SECTION 4. This Ordinance shall take effect and be in force from and after its passage and publication in The Manhattan Mercury.

PASSED AND ADOPTED THIS 4TH DAY OF APRIL, 2000, BY THE GOVERNING BODY OF THE CITY OF MANHATTAN, KANSAS.

(SEAL)

ATTEST: _____ _____

RICHARD L. DOAN, CMC, CITY CLERK ROGER P. REITZ, M.D., MAYOR