

**Agenda**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
City Commission Room, City Hall  
1101 Poyntz Avenue  
Monday, June 5, 2017  
7:00 p.m.

**I. OPEN PUBLIC COMMENTS**

*Public Comments may be made on any subject other than those items listed on the Agenda.*

**II. CONSENT AGENDA**

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

1. Approve the [MINUTES of the May 15, 2017](#), Manhattan Urban Area Planning Board meeting.
2. Consider the [FINAL DEVELOPMENT PLAN of Alexander Ridge](#), a Residential Planned Unit Development generally located at the intersection of Deep Creek Road and Pillsbury Drive, on the west side of Pillsbury Drive (*Applicant: Caleb Rubash*).
3. Approve the [REPLAT of KSU Foundation Addition, 2nd Plat](#), located at 1800 Kimball Avenue. (*Applicant/Owner: KSU Foundation; Agent: BHC Rhodes*)  
*File no. SUB-17-043*
4. Approve the [FINAL PLAT of the Townhomes at Miller Ranch, Unit 7](#), generally located at Brianna Court and Miller Parkway. (*Applicant/Owner: Frazee Development*)  
*File no. SUB-17-050*

**III. GENERAL AGENDA**

1. Remove from the **TABLE** and conduct a **PUBLIC HEARING** to consider **REZONING** an approximate 1.1-acre tract of land, generally located at the rear of the property at **1320 Sharingbrook Drive**; and **AMENDING** Ordinance No. 7060 and the [FINAL DEVELOPMENT PLAN OF THE BODY FIRST WELLNESS & RECREATION CENTER, Commercial Planned Unit Development](#), to allow for a proposed building expansion. (*Applicant/Owner: Body First, LLC Doug Sellers.*)  
*File no. PUD-17-037*

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



It is our policy to provide individuals with disabilities an equal opportunity to participate in, and enjoy the benefits of our services, programs, and activities. This meeting is being held in the City Commission Room at City Hall, 1101 Poyntz Avenue. In accordance with provisions of the ADA, every attempt will be made to accommodate the needs of persons with disabilities. Please contact the Human Resources Department (587-2443) for assistance.

*Note: the electronic link for this item includes the following related agenda item.*

2. Consider the **FINAL PLAT of Lot 9, Sharingbrook Addition, Unit 2**, located at 1320 Sharingbrook Drive and an unplatted lot west of the intersection of Hudson Avenue and Claflin Road. (*Applicant/Owner: Body First, LLC Doug Sellers & Karen Wall Trust*) *File no. SUB-17-038*

Action Needed: Consider the request based on conformance with the Manhattan Urban Area Subdivision Regulations, and approve, approve with conditions, or deny the plat.

3. A **PUBLIC HEARING** to consider [ANNEXATION of a 6.96-acre lot](#) located west of the intersection of Grand Mere Parkway and Grand Champion Drive. (*Applicant/Owner: First Christian Church*) *File no. ANX-17-044*

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

*Note: The electronic link for this item includes the following related agenda item.*

4. A **PUBLIC HEARING** to consider **REZONING** a 6.96-acre lot located west of the intersection of Grand Mere Parkway and Grand Champion Drive from County R-PUD, Residential Planned Unit Development District, to R-1, Single-Family Residential District. (*Applicant/Owner: First Christian Church*) *File no. REZ-17-045*

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

5. **REPORTS** and **COMMENTS** by Board Members and staff.