

Agenda

Monday, July 15, 2019

7:00 p.m.

City Commission Room, City Hall, 1101 Poyntz Avenue

1. CALL TO ORDER

- 1.1. Roll Call
- 1.2. Public Comments

Public comments may be made on any subject other than those items listed on the agenda or those advertised for future meetings

2. CONSENT AGENDA

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

- 2.1. Approve the [MINUTES of the July 1, 2019](#), Manhattan Urban Area Planning Board meeting

3. GENERAL AGENDA

Note: items 3.1 and 3.2 will be presented together

- 3.1. A **PUBLIC HEARING** to consider the [REZONING of 6.3 acres](#) from R-S, Single-Family Residential, to PUD, Colbert Hills Stay-and-Play Planned Unit Development, for property located on the south side of Colbert Hills Drive approximately 650 feet east of Grand Mere Parkway (*file no. REZ-19-035; applicant: Kansas State Univ. Golf Course Mgmt. & Research Fndtn.*)

Action needed: Conduct a public hearing and consider the request based on the factors for rezoning found in Section 15-403 (A) of the Zoning Regulations, and forward a recommendation to approve, approve with conditions, or deny to the Manhattan City Commission

- 3.2. A **PUBLIC HEARING** to consider the **PRELIMINARY PLAN of Colbert Hills Stay-and-Play**, a 6.3-acre commercial PUD consisting of four lodges, a short-game course, and indoor practice facility on property located on the south side of Colbert Hills Drive approximately 650 feet east of Grand Mere Parkway (*file no. PUD-19-036; applicant: Kansas State Univ. Golf Course Mgmt. & Research Fndtn.*)

Action needed: Conduct a public hearing and consider the request and approve, approve with conditions, or deny based on conformance with Secs. 9-104 and 15-403 of the Zoning



Regulations, and forward a recommendation to approve, approve with conditions, or deny to the Manhattan City Commission

Note: items 3.3 and 3.4 will be presented together

- 3.3. A **PUBLIC HEARING** to consider the [AMENDMENT of Lee Mill Village PUD](#), a 25.5-acre, 52-lot (204-dwelling unit) residential planned unit development located largely west of South Wreath Avenue, approximately 600 feet north of Miller Parkway. The purposes of the amendment are to convert the travel easements to public rights-of-way, convert Lot 52 to a potential community building site, and open up housing options to include single-family and two-family dwellings in addition to four-unit townhomes as currently restricted (*file no. PUD-19-044; applicant: City of Manhattan*)

Action needed: Conduct a public hearing and consider the request and approve, approve with conditions, or deny based on conformance with Secs. 9-104 and 9-108 of the Zoning Regulations

- 3.4. Consider the [FINAL PLAT of Lee Mill Village, Unit 2](#), a 25.5-acre, 52-lot residential subdivision located largely west of South Wreath Avenue, approximately 600 feet north of Miller Parkway (*file no. SUB-19-045; applicant: City of Manhattan*)

Action needed: Consider the request and approve, approve with conditions, or deny based on conformance with Sec. 6-403 of the Subdivision Regulations.

4. WORK SESSION

- 4.1. Review proposed [2020–2024 Capital Improvements Program](#) for conformance with the Manhattan Urban Area Comprehensive Plan

Action needed: Review and make findings on CIP's conformity with Comprehensive Plan, and forward comments to City Commission

5. REPORTS AND COMMENTS

- 5.1. Planning updates from staff
5.2. Comments from Board members
5.3. Next meeting: August 5, 2019

6. ADJOURNMENT