

## Agenda

Monday, **March 1, 2021**

7:00 p.m.

**Location:** In the interest of public health and safety, the Board will conduct a virtual meeting.

You can **watch** the meeting remotely in the usual ways: through this [City website link](#) or on Cox Cable channel 3 instead of in City Hall.

If you want to **testify** during any hearing listed under item 3, General Agenda, register via [this website link](#). You may submit **written** comments at [communitydevelopment@cityofmhk.com](mailto:communitydevelopment@cityofmhk.com) by 10:00 a.m. on the day of the meeting.

The Board will not be taking public comment on non-agenda items at this meeting per [Resolution no. 121520-D](#).

### 1. Call to Order

- 1.1. Roll Call
- 1.2. No public comments due to virtual meeting

### 2. Consent Agenda \*

- 2.1. Approve the [MINUTES of the 2/1/2021](#) Manhattan Urban Area Planning Board meeting
- 2.2. Approve the [MINUTES of the 2/15/2021](#) Manhattan Urban Area Planning Board meeting
- 2.3. Consider the [FINAL PLAT of Meadowlark Hills, Unit Five](#), a 55.8-acre partition of Lot 1 of Meadowlark Hills Retirement Community, Unit Four, located at 2121 Meadowlark Road (*applicant: Meadowlark Hills Retirement Community; file no. SUB-21-025*)
- 2.4. Consider the [FINAL PLAT of K-State Research Park, Unit Five](#), a replat of Lot 5, K-State Research Park, Unit One, and Lot 1, K-State Research Park, Unit Four, into a single lot for property located on the west side of N Manhattan Avenue between Research Park Drive and Research Park Court (*applicant: Stormont-Vail HealthCare, Inc.; file no. SUB-21-020*)



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 virtually via video conference with the board members, staff, and presenters participating remotely. The meeting will be accessible live on Cox Cable Channel 3 and on the City's website at <http://cityofmhk.com/tv>. 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.

- 2.5. Consider the [FINAL PLAT of Northwest Middle School, Unit Two](#), a replat of Lot 1, Northwest Middle School, into three-lots for property located at 2501 Browning Ave (*applicant: USD 383; file no. SUB-21-021*)
- 2.6. Consider the [FINAL PLAT of Chavey Addition](#), a 5.02-acre, 5-lot subdivision located at 2200 Casement Road (*applicant: M&T Investments; file no. SUB-20-031*)

### 3. Public Hearings

*Note: items 3.1–3.3 will be presented together*

- 3.1. REMOVE FROM THE TABLE and conduct a PUBLIC HEARING to consider the [REZONING of 1826 Anderson Avenue](#) from R-3/UO, Multiple-Family Residential District with University Overlay, to PUD, Planned Unit Development District, to incorporate the property as part of the St. Isidore’s Catholic Student Center PUD at 711 Denison Avenue (*applicant: Roman Catholic Diocese of Salina, Kansas; file no. REZ-21-013*)

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. REMOVE FROM THE TABLE and conduct a PUBLIC HEARING to consider an [AMENDMENT to the St. Isidore’s Catholic Student Center PUD](#) at 711 Denison Avenue (*applicant: Roman Catholic Diocese of Salina, Kansas; file no. PUD-21-014*)

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

- 3.3. REMOVE FROM THE TABLE and consider the [FINAL PLAT of St. Isidore’s Catholic Student Center, Unit Two](#), a 1.9-acre replat involving Lot 1, St. Isidore’s Catholic Student Center and adjoining unplatted tract at 1826 Anderson Avenue (*applicant: Roman Catholic Diocese of Salina, Kansas; file no. SUB-21-015*)

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

- 3.4. A PUBLIC HEARING to consider an [AMENDMENT of Westloop Shopping Center Commercial PUD](#) concerning a change to permitted signage (*applicant: Brixmore SPE 3; file no. PUD-21-016*)

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

- 3.5. A PUBLIC HEARING to consider an **AMENDMENT of Bluemont & N Manhattan Hotel PUD** at 1212 Bluemont Avenue to permit alcohol sales and update sign regulations for ground floor tenant spaces (*applicant: Excep Group, LLC; file no. PUD-21-027*)

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

- 3.6. A PUBLIC HEARING to consider the **CONCURRENT PLAT of Campus Acres Addition No. 6**, a replat of Lot 73, Campus Acres Addition together with vacated Jardine Drive, to create a two-lot subdivision located at 1544 Harry Drive (*applicant: Roberta D. Flaherty Trust; file no. SUB-21-022*)

Action needed: Conduct a public hearing and consider the request and approve, approve with conditions, or deny based on conformance with Secs. 6-306 and 6-403 of the Subdivision Regulations

- 3.7. A PUBLIC HEARING to consider the **CONCURRENT PLAT of Campus Acres Addition No. 7**, a replat of Lot 50, Campus Acres Addition together with vacated Jardine Drive, to create a two-lot subdivision located at 1547 Harry Drive (*applicant: David & Marcy Uphoff; file no. SUB-21-023*)

Action needed: Conduct a public hearing and consider the request and approve, approve with conditions, or deny based on conformance with Secs. 6-306 and 6-403 of the Subdivision Regulations

## 4. Work Session

- 4.1. **Capital Improvements Program**. Annual Planning Board discussion of its recommendations for the 2022–26 CIP

## 5. Reports and Comments

- 5.1. Planning updates from staff
- 5.2. Discussion and decision on resuming in-person meetings or continuing virtual
- 5.3. Comments from Board members
- 5.4. Next meeting: Monday, March 15, 2021

## 6. Adjournment

\* *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*