

Agenda

Thursday, July 7, 2022

7:00 p.m.

City Commission Room, City Hall, 1101 Poyntz Avenue
Manhattan, Kansas

1. Call to Order

- 1.1. Roll Call
- 1.2. Public Comments *

2. Consent Agenda **

- 2.1. Approve the [MINUTES of the June 23, 2022](#), Manhattan Urban Area Planning Board meeting
- 2.2. CONSIDERATION of the [Museum of Art and Light plat](#), a Replat of Lots 333–334, 342–344, Ward 1, and a portion of Lot E, Manhattan Town Center 5, into a single-lot subdivision (*applicant: Icon Investments; file no. SUB-22-043*)

Action needed: Consider the request and approve, approve with conditions, or deny based on conformance with Subsec. 26-9C-2F of the Manhattan Development Code
- 2.3. CONSIDERATION of the [Manhattan Town Center 6](#), a Replat of Manhattan Town Center 5, to exclude a portion of Lot E (*applicant: City of Manhattan; file no. SUB-22-044*)

Action needed: Consider the request and approve, approve with conditions, or deny based on conformance with Subsec. 26-9C-2F of the Manhattan Development Code
- 2.4. Consideration of [Lee Mill Village, Unit 4](#), a Replat of Lee Mill Village, Unit 3 (*Applicant: City of Manhattan; file no. SUB-22-035*)

Action needed: Consider the request and approve, approve with conditions, or deny based on conformance with Subsec. 26-9C-2F of the Manhattan Development Code

3. Public Hearings

- 3.1. REMOVE FROM THE TABLE the request for a PUBLIC HEARING to consider amending the **Preliminary and Final Development Plans for an existing Commercial Planned Unit Development**, generally located approximately 300 feet east of Bent Tree



Drive, on the south side of Tuttle Creek Boulevard; Section 25, Township 9 South, Range 7 East; Manhattan Township. (*applicant: No Stone Unturned Foundation, Inc.; file no. RCF-22-020*)

Attachments: [Report](#) [Maps](#) [Prelim. PUD](#) [Final PUD](#)

Action needed: Remove item from the table and conduct a Public Hearing to consider the request and forward a recommendation of approval, approval with modifications, or denial, to the Board of Commissioners of Riley County

Note: items 3.2 and 3.3 will be presented together but voted on separately

- 3.2. A PUBLIC HEARING to consider the **Rezoning** of a 3.49-acre tract of land from “MHP” (Manufactured Home Park) to “SF-3” (Single Family Residential), generally located at the northeast corner of the intersection of Messenger Road and Rannells Road. (*applicant: Fleming; file no. RCF-22-055*)

Action needed: Conduct a Public Hearing and consider the request based on the Riley County Land Development Regulations, and forward a recommendation of approval, approval with modifications, or denial, to the Board of Commissioners of Riley County

- 3.3. A PUBLIC HEARING to consider the **Concurrent Plat** for a 6.89-acre tract of land, generally located at the northeast corner of the intersection of Messenger Road and Rannells Road; Sections 17 and 20, Township10 South, Range 8 East; Manhattan Township (*applicant: Fleming; file no. RCF-22-055*)

Attachments: [Report](#) [Maps](#) [Prelim. plat](#) [Final plat](#)

Action needed: Consider the request based on the Land Development Regulations for Riley County, Kansas, and the review factors in Subsec. 26-9C-3D of the Manhattan Development Code, and approve, approve with conditions, or deny the plat

- 3.4. A PUBLIC HEARING to consider **Rezoning 625 South 10th Street** from IL, Light Industrial, to ICS, Industrial/Commercial Services (*applicant: Howie’s Enterprises; file no. REZ-22-033*)

Action needed: Conduct a public hearing, consider the request based on the review factors for rezoning found in Subsec. 26-9B-2D of the Manhattan Development Code, and forward a recommendation to approve, approve with conditions, or deny to the City Commission

4. Reports and Comments

- 4.1. Planning updates from staff
- 4.2. Comments from Board members
- 4.3. Next meeting: Monday, July 18, 2022

5. Adjournment

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

** *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*