



SUBDIVISION COMMITTEE MINUTES

APRIL 9, 2019 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

William Schnauber called the meeting to order at 5:30pm.

2. ROLL CALL

Committee members in attendance: William Schnauber and Gary Israel. Member Alex Zarchan was absent. Staff in attendance: Mark Detter, City Administrator; Jennifer McCausland, Assistant City Administrator; Les Mangus, Director of Public Works & Community Development; Steve Anderson, P.E., City Engineer & Building Official; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. APPROVAL OF THE MINUTES OF THE MARCH 12, 2019 MEETING

Gary Israel made a motion to approve the minutes of the March 12, 2019 meeting as presented. Motion seconded by William Schnauber. Motion carried 2/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Gary Israel noted that the report indicates nine new home permits have been issued to date, and asked how that compares to 2018.

Les Mangus indicated that 2018 new home permits were down approximately 25%, but it looks like 2019 permit numbers are back to normal.

5. REVIEW OF AND RECOMMENDATION ON THE SUMMERLIN ADDITION PLANNED UNIT DEVELOPMENT PLAN LOCATED SOUTH OF WEST 21ST STREET AND EAST OF NORTH 159TH STREET EAST, ANDOVER, KANSAS

Philip Meyer, Baughman & Co., and Nick Cowgill, Nies Homes, were in attendance to represent the application.

Mr. Meyer stated this plat is for 28 lots, 26 of which will be new homes. Reserve F and H will be dry detention facilities. Reserve G will be a neighborhood amenity. A portion of the proposed looped street is planned to have a pavement width of 25 feet. The street would be one-way. The interior of the 25 ft. would be for parking. A sidewalk system is planned and depicted on the plat. Lot 1 is an existing house that will remain, and the access to 159th St. is proposed to remain. Lot 2 is an existing garage/storage facility that will remain. They chose to make this a separate lot in the event that a home could be built on it in the future. The developer plans to use it for maintenance storage for the neighborhood. It is proposed that Lot 2 also have access to 159th St. A berm is planned for Reserve A, which will buffer the existing structures from the 26 lots to be built. Sanitary sewer service will be extended from the Caywood Addition to the east. Drainage follows the natural path east through the existing storm sewer system in the Caywood Addition, although on-site detention is provided. The dry detention will utilize native vegetation.

Steve Anderson asked how the applicant developed this particular concept for the site.

Mr. Meyer responded that they completed multiple layout sketches. The developers are looking to do something a little more unique with this concept. The common area is designed as a gathering spot in the middle of the development.

Mr. Cowgill indicated the goal was to put the amenity package in the center of the neighborhood. The sidewalks are proposed on the interior of the streets creating a full loop around the amenity package. Although open, the expected market is younger families. The proximity to the Redbud Trail is another benefit. Little pocket communities are very popular, and this is the goal of this development. A single, long cul-de-sac would not provide the same level of character that the proposed concept does.

Steve Anderson asked if a single-lane loop with some parking bisecting the amenities in the center may alleviate some of the concerns with one-way traffic.

William Schnauber commented that he believes half of the block will drive the wrong way in order to eliminate the need to drive the full loop.

Mr. Meyer stated his opinion that the community and/or homeowners' association will self-police this situation. A center lane can be discussed, but the concern would center around any possible interruption to the amenities planned.

Les Mangus commented that a reduction in the pavement width where the one-way begins may dissuade some from traveling the wrong way.

Gary Israel indicated his preference on reducing the width at the beginning of the one-way portions, and also believes it will be self-policed.

Mr. Meyer indicated that once the neighborhood is built, the homeowners' association could put in a center turn lane if desired.

Steve Anderson indicated his preference to require Lot 2 to access the interior neighborhood street, as opposed to 159th St., when/if a house is constructed.

Les Mangus indicated, as proposed, Lot 1 and 2 would share the access to 159th St. His preference would be to separate them, with Lot 2 somehow being accessed via the neighborhood street. It may be possible to design the drive to Lot 2 with an alignment that does not totally impact the planned berms.

Mr. Meyer indicated that landscaping could possibly be used instead of a berm at points to prepare for a future driveway.

Gary Israel made a motion to approve the Summerlin Addition Preliminary Planned Unit Development Plan with the following conditions: (1) remove the existing shed from Lots 3 and 4, (2) clarify egress to Lot 2 if redeveloped into a single-family lot, and (3) refine one-way street geometry for better enforcement compliance. Motion seconded by William Schnauber. Motion carried 2/0.

6. MEMBER ITEMS

7. ADJOURN

Gary Israel made a motion to adjourn. Seconded by William Schnauber. Motion carried 2/0. Meeting adjourned at 6:21pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 11th day of June, 2019 by the City of Andover Subdivision Committee.