



PLANNING & ZONING
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SUBDIVISION COMMITTEE MINUTES

JUNE 11, 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, Gary Israel and Alex Zarchan. Staff in attendance: Mark Detter, City Administrator; Jennifer McCausland, Assistant City Administrator; Les Mangus, Director of Public Works & Community Development; DJ Gering; Management Intern; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. APPROVAL OF THE MINUTES OF THE APRIL 9, 2019 MEETING

Gary Israel made a motion to approve the minutes of the April 9, 2019 meeting as presented. Motion seconded by Alex Zarchan. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. REVIEW OF AND RECOMMENDATION ON THE PROPOSED AMENDMENT TO THE TUSCANY PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN LOCATED WEST OF SOUTH ANDOVER ROAD AND NORTH OF SOUTHWEST 120TH STREET, ANDOVER, KANSAS

William Clevenger, Garver, LLC, was in attendance to represent the application.

Les Mangus stated the plan has changed a few times since its original adoption. A portion of the original plan that has remained undeveloped has been sold recently. The new owner has proposed the creation of Parcel 6 from a portion of the original Parcel 2. Parcel 6 is proposed for two-family dwellings.

Mr. Clevenger confirmed Parcel 6 is proposed for a duplex development. They have fronted this parcel directly off SW 120th St. in order to provide separation from the existing and future single-family lots. The remainder of Parcel 2 that is not currently developed will remain single-family.

Les Mangus stated that the first submittal of this proposed amendment included one lot with direct access to SW 120th St., but staff and Garver, LLC worked to eliminate this lot to prevent direct access in response to traffic concerns. Public comments received include the request to continue the existing screening wall along SW 120th St.

Mr. Clevenger asked what requirement sets forth the need for a wall.

Les Mangus indicated that the existing planned unit development plan calls for a screening wall along SW 120th St. Residents in the area and the developer to the east are requesting the screening wall to extend across the proposed Parcel 6.

Mr. Clevenger stated that the developer does not intend to install a screening wall, and this version of the plan does not require it based on a revision of the language.

Les Mangus stated that the screening wall will be discussed further during the public hearing of the zoning application scheduled for June 18, 2019. The Subdivision Committee's task at this meeting is to review the layout and provide the developer comments. A final planned unit development plan will be required at a later time.

Alex Zarchan asked for further details regarding the screening wall.

Les Mangus stated that a screening wall currently exists along SW 120th St. for the developed Winchester Estates Final PUD, but ends where its east boundary meets the proposed Parcel 6.

Alex Zarchan asked if Parcel 4 depicted on the original plan is developed.

Mr. Clevenger responded that the clubhouse for the Tuscan Addition is located on Parcel 4, but that is the only development of that parcel currently.

Alex Zarchan asked if there will be screening of Parcel 6 from the rest of the development.

Mr. Clevenger indicated that no screening is proposed as both adjoining land uses are residential.

Alex Zarchan asked what the specific proposed zoning is for Parcel 6.

Les Mangus stated the developer has made application for the MF-1 Single-Family and Two-Family Residential District.

Gary Israel stated that it would not surprise him if the Planning Commission received comments at the public hearing for the zoning amendment related to the screening of this development along SW 120th St. and from the remainder of the existing development.

Alex Zarchan asked if Parcel 6 would have access to the ponds and other reserve areas in the plan.

Les Mangus indicated that staff has received comments from the existing homeowners' association regarding whether Parcel 6 will be required to be a part of the association.

Mr. Clevenger responded that he will need to look into that with the developer.

Gary Israel asked if Parcel 6 will have the ability to access the ponds on foot.

Mr. Clevenger responded that Parcel 6 does have reserve access to the public streets, which could provide access to the reserve areas.

Alex Zarchan asked if the developer planned on renting or selling the units.

Mr. Clevenger stated he is not sure of the developer's intention.

Alex Zarchan indicated that there is more transition in rentals as compared to ownership. He could see the need for a walled-division between the owner-occupied single-family lots and renter-occupied two-family lots, especially if the two-family lots will not be part of the existing homeowners' association.

Mark Detter asked how staff has typically handled screening of two-family lots from adjoining single-family lots.

Les Mangus stated that screening/buffering is not required, but the topic has come up in the past when a rezoning to two-family is proposed. This issue will be discussed further at the public hearing for the zoning application.

Jennifer McCausland stated that it would make sense that if Parcel 6 was to be part of the homeowners' association and have access to the reserve areas, that it would not be required to have a screening wall – if not a part of the association with no access to reserve areas, it would make sense to possibly require a screening wall.

Alex Zarchan stated he prefers to have separation/screening between single-family and two-family, much like is evident in the Prairie Creek PUD, which has both a screening wall and a public street that separates the two. He asked if Parcel 4, included in the original plan, is zoned multi-family.

Les Mangus confirmed Parcel 4 is also multi-family.

Jennifer McCausland asked what the plan is for the remainder of the undeveloped portions of Parcel 2.

Mr. Clevenger responded it is planned for single-family lots, and confirmed the only proposed two-family is Parcel 6.

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

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

Les Mangus stated the preliminary PUD was recommended for approval by the Subdivision Committee and Planning Commission and was ultimately approved. This review is of the final PUD.

Gary Israel asked if the Fire Department had a chance to review the plan.

Les Mangus indicated the Fire Department has reviewed and relayed no concerns. The only outstanding comment relates to the routing of the sewer.

Mr. Rose replied that they are working with the City Engineer to ensure the easements are the proper width and that the depths are okay. They will also be working with staff on the curb bump-outs at both the entrance and exit of the one-way street to discourage wrong-way circulation.

Alex Zarchan asked if Lot 1 and Lot 2 have existing structures and what their current access is.

Mr. Rose confirmed they have existing structures on them. They currently access N. 159th St. E. south of the structures. The access will be shifted north.

Alex Zarchan asked for clarification of the access directly to an arterial from these two lots.

Mr. Rose responded that the lots currently have direct access. Additionally, they are a different style home, and they would like to keep them separate from the rest of the development. Lot 2, which currently has only an accessory structure on it, will be required to connect to Rockhill Pl. at such time a residence is constructed. Lot 1's access to N. 159th E. will remain.

Gary Israel asked if the developer planned on retaining the north ten feet of Lot 4 that was the subject of public comment at the April 16, 2019 zoning hearing.

Mr. Cowgill indicated they will retain it.

Gary Israel asked if there would be a homeowners' association.

Mr. Cowgill confirmed there will be a homeowners' association.

Alex Zarchan asked if there was a need for stormwater retention.

Kris Rose replied that Reserves F and H are detention areas.

Gary Israel made a motion to recommend approval of the Summerlin Addition Final Planned Unit Development Plan. Seconded by Alex Zarchan. Motion carried 3/0.

7. REVIEW OF AND RECOMMENDATION ON THE CENTRAL PARK REPLAT LOCATED WEST OF SOUTH PRAIRIE CREEK ROAD AND SOUTH OF EAST CENTRAL AVENUE, ANDOVER, KANSAS

Les Mangus indicated this plat reflects the realignment of Yorktown Parkway. Staff thought it prudent to have a replat completed as opposed to vacating the current right-of-way and recording a revised right-of-way dedication.

Alex Zarchan asked about the plans for structure relocations in response to the revised right-of-way.

Les Mangus stated the shelter is currently being relocated. The fire pit is still there. The conference cabin will be on the west side of Yorktown Parkway.

Gary Israel made a motion to recommend approval of the Central Park Replat Final Plat. Seconded by Alex Zarchan. Motion carried 3/0.

8. MEMBER ITEMS

9. ADJOURN

Alex Zarchan made a motion to adjourn. Seconded by Gary Israel. Motion carried 3/0. Meeting adjourned at 6:38pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 9th day of July, 2019 by the City of Andover Subdivision Committee.