



PLANNING & ZONING
1609 E. CENTRAL AVE.
POB 295
ANDOVER, KS 67002
316.733.1303

SUBDIVISION COMMITTEE MINUTES

AUGUST 14, 2019 | 5:30pm

****RESCHEDULED FROM AUGUST 13, 2019****

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Gary Israel called the meeting to order at 5:36pm.

2. ROLL CALL

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

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

Alex Zarchan made a motion to approve the minutes of the July 9, 2019 meeting as presented. Motion seconded by Gary Israel. Motion carried 2/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT PLAN – REVIEW OF AND RECOMMENDATION ON THE PROPOSED AMENDMENT TO THE TUSCANY PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND THE TUSCANY 2ND ADDITION FINAL PLANNED UNIT DEVELOPMENT PLAN LOCATED WEST OF SOUTH ANDOVER ROAD AND NORTH OF SOUTHWEST 120TH STREET, ANDOVER, KANSAS

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

Les Mangus stated the only revision being requested is to the current text that refers to the improvements being completed in two phases – it should be one phase.

Gary Israel asked the City Engineer if his information request regarding the fill for the home sites had been resolved.

Mr. Clevenger responded that their engineer stated they will fill the pad sites with dirt from the site as much as possible, and dirt from off-site will be brought in if needed.

Steve Anderson stated that he has discussed this item with the applicant's engineer and is satisfied. He also stated that he spoke with the engineer regarding the depicted street on the 3rd Phase final plan having access to SW. 120th St., as the original preliminary plan did not. The applicant's response was the design prevents construction traffic from using the collector street. The final drainage plan is being finalized, and he considers it approved by staff pending final submittal prior to review by the Planning Commission.

Mr. Clevenger indicated that the through-street also provides marketing benefits to the development, but also provides additional emergency response access to the neighborhood.

Alex Zarchan made a motion to recommend approval of the proposed amendment to The Tuscany Preliminary Planned Unit Development Plan and The Tuscany 2nd Addition Final Planned Unit Development Plan with the

following conditions: 1) provide final drainage plan before review by the Planning Commission, and 2) revise phasing text on the final plan. Seconded by Gary Israel. Motion carried 2/0.

6. SKETCH PLAN & PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE MEADOWBROOK SUBDIVISION SKETCH PLAN AND PRELIMINARY PLAT LOCATED WEST OF SOUTH ANDOVER ROAD AND NORTH OF WEST HARRY STREET, ANDOVER, KANSAS

Kirk Miller, KE Miller Engineering PA; Ron Smith, property owner; and Justin Smith, builder; were in attendance to represent the application.

Les Mangus stated that staff is comfortable with the direction of the sketch plan, although it needs further refinement. Several comments need addressed on the preliminary plat before consideration by the Planning Commission.

Mr. Miller indicated that the revisions requested by staff prior to Planning Commission review will be made.

Les Mangus acknowledged the applicant's desire to keep the hedge trees intact, but noted that the required drainage easement dimension, with the depicted lot depths, may reduce the amount of buildable space on each lot. It is not uncommon to have a 50 ft. easement to protect the trees and to allow room for the drainage swale to be constructed.

Ron Smith indicated that they were planning on putting all the utilities in the front.

Steve Anderson responded that grading would be a concern. How close one can get a piece of equipment to the trees to grade the swale is the real question.

Ron Smith stated they also plan to bring dirt in to provide the sites with view-out basements.

Alex Zarchan asked what the use for Reserve C is.

Mr. Miller stated it will be used for water detention.

Les Mangus indicated that the lot directly west from the preliminary plat would be non-conforming with its current zoning district classification. It would no longer be a buildable lot. Also, he communicated staff's unwillingness to proceed with the preliminary plat until all can agree on the sketch plan.

Steve Anderson stated that any future preliminary plat applications that do not include the required collector street would not be viewed favorably by staff, and thus it needs to be reflected on the sketch plan that has been submitted. He asked if a temporary cul-de-sac was a possibility where the hammerhead turn-around is currently depicted on the preliminary plat.

Ron Smith responded that they chose the hammerhead turn-around because they did not want to cut through the hedge at the north.

Steve Anderson indicated he was fine with the turn-around as long as it meets the requirements of the Fire Marshall.

Gary Israel asked where the utilities will be provided from.

Mr. Miller stated that both sewer and water are available in West Harry Street.

Gary Israel asked if the property is currently zoned residential.

Lance Onstott stated that the property is currently zoned A-1 Agricultural Transition District, but an application to change the zoning district classification is anticipated to be heard by the Planning Commission in September. A final plat would be submitted once the preliminary plat is approved and the zoning district classification change is completed.

Gary Israel made a motion to recommend approval of the Meadowbrook Subdivision Sketch Plan and Preliminary Plat (originally submitted as the Brookhaven Meadows Addition) per staff comments. Seconded by Alex Zarchan. Motion carried 2/0.

7. MEMBER ITEMS

Alex Zarchan asked about the status of the City's property acquisition in front of the 13th St. Sports Park.

Les Mangus indicated the current closing date is October.

8. ADJOURN

Gary Israel made a motion to adjourn. Seconded by Alex Zarchan. Motion carried 2/0. Meeting adjourned at 6:24pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 10th day of September, 2019 by the City of Andover Subdivision Committee.