



PLANNING & ZONING
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SUBDIVISION COMMITTEE MINUTES

OCTOBER 8, 2019 | 5:30pm
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

William Schnauber called the meeting to order at 5:34pm.

2. ROLL CALL

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

3. APPROVAL OF THE MINUTES OF THE SEPTEMBER 10, 2019 MEETING

Alex Zarchan made a motion to approve the minutes of the September 10, 2019 meeting as presented. Motion seconded by William Schnauber. Motion carried 2/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE SANDSTONE MEADOWS ADDITION PRELIMINARY PLAT LOCATED EAST OF NORTH ANDOVER ROAD AND NORTH OF EAST 21ST STREET, ANDOVER, KANSAS

Kirk Miller, KE Miller Engineering, P.A., was in attendance to represent the application.

Les Mangus stated the only outstanding comments relate to some of the proposed street right-of-way widths and information regarding the reserve uses. The Butler County Engineer has requested a meeting to review the preliminary drainage plan, as it currently depicts the runoff from the development utilizing the ditch along North Andover Road, and that specific portion is within Butler County's jurisdiction.

Steve Anderson reiterated the need for Butler County involvement as the land south of the plat is not within the City limits, and drainage law differs in the County as compared to the City. Butler County has improved the east ditch along North Andover Road, which could imply that there was efficacy concerns at some point. Staff spoke with the resident at the southwest corner of the plat, and he indicated that he took water in his garage this past Spring. It would seem the best route for the drainage is to discharge downstream using the historical drainage pattern, which would seem to imply an easement to be safe. The County needs to be involved in making the determination whether the drainage from the plat should be taken to North Andover Road or utilize the historical drainage pattern. The ultimate decision could impact the proposed lot configuration. It is also possible that different drainage plans can be approved for different phases of the development.

Mr. Miller indicated his preference to keep the preliminary plat moving in the process. A final plat will need to be submitted for the first phase. A drainage plan for that phase will also be submitted. The drainage plan can be revised for future phases if necessary. These revisions will be made in consultation with both the City and County.

Steve Anderson reiterated his concern with discharging the entire development into the North Andover Road ditch. If the first phase showed a small amount of discharge that is within the capacity of the ditch, he would not be opposed as long as the County Engineer approves. A revised preliminary plat and drainage plan may be required prior to future phases.

Mr. Miller sought to confirm that a revised preliminary plat could be submitted concurrently with a future phase's final plat.

Les Mangus confirmed a concurrent application would be accepted.

Steve Anderson indicated that if the applicant chooses to proceed with the preliminary plat application ahead of receiving approval of the drainage plan from the County, he would recommend any approval be contingent on the applicant receiving that approval.

Mr. Miller stated that he did not have any concern with potentially having to revise the preliminary plat at a later time, and wants to see this application proceed to the Planning Commission. He has no objection to the approval being conditioned on the Butler County Engineer's approval.

Alex Zarchan made a motion to recommend approval of the Sandstone Meadows Addition Preliminary Plat with the following condition: 1) the Butler County Engineer approve of the preliminary drainage plan. Seconded by William Schnauber. Motion carried 2/0.

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

Kirk Miller, KE Miller Engineering, P.A., was in attendance to represent the application.

Les Mangus indicated that staff is still waiting on corrections to the lot/block numbering and information regarding the reserve uses.

Mr. Miller stated that the reserves at the south of the plat are for landscaping, fencing, monument signs, etc. He will add information to the face of the plat. The lots/blocks numbering will be corrected as well.

Steve Anderson confirmed the drainage plan has been approved.

Alex Zarchan asked about restrictive covenants comments included on the staff report.

Les Mangus indicated the applicant needs to provide staff a copy.

Alex Zarchan asked if the temporary hammerhead turn-around has been approved by the Fire Department.

Mr. Miller indicated a note will be added, and that the turn-around has been approved by the Fire Department. The turn-around will not be required once the street is extended in the manner depicted on the previously-reviewed sketch plan.

William Schnauber made a motion to recommend approval of the Meadowbrook Subdivision Preliminary Plat with the following condition: 1) staff comments be satisfied. Motion seconded by Alex Zarchan. Motion carried 2/0.

7. PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN – REVIEW OF AND RECOMMENDATION ON THE HERITAGE MIXED-USE PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN LOCATED WEST OF SOUTH YORKTOWN PARKWAY AND NORTH OF US 54/400, ANDOVER, KANSAS

Jason Gish, MKEC Engineering, Inc., was in attendance to represent the application.

Les Mangus stated that most of the staff comments have been worked through with the applicant at a meeting this morning. Revised language will be depicted on the submittal to be reviewed by the Planning Commission.

Mr. Gish stated that the language dealing with the dwelling unit density and total dwelling units is being revised. They are taking a closer look at the dwelling unit language for each parcel as opposed to having a general note. They have revised the uses of Parcel 1, which is adjacent to the existing single-family homes, to MXR-type uses with added uses such as assisted living facilities. A portion of Parcel 1 will be renamed Parcel 2a, and Parcel 2 will be renamed Parcel 2b, as their uses are different than the proposed uses for Parcel 1 and similar to each other. Parcel 4, on the interior portion of the plan, will have the most intensive uses from a building mass/volume perspective. The easements and building setbacks are being revised along the proposed 32' right-of-way sections of the plan in response to staff comments. Parcel 7 and Parcel 6 will be renamed Parcel 6a and 6b. The uses will for these parcels will note that standalone multi-family is not permitted; multi-family is permitted, but it must be part of a mixed-use concept. Signage language has also been revised per staff comments. The amount and height of pylon signs has been reduced.

Les Mangus stated that the originally proposed signage text would have allowed 9 pylon signs. As revised, 3 pylon signs will be allowed in addition to shorter monument signage in order to still allow potential tenants to have signage.

Mr. Gish indicated they also reduced the wall coverage maximum from 20% to 15% for wall signs along US 54/400. Access controls along South Sunflower Lane have been added, in addition to revised text allowing only one access point to East Willowbrook Street, with the added note that access will be finalized during the final plan and will prevent headlights from interfering with the habitable portions of existing single-family homes.

Steve Anderson stated that he has not had time to fully review the preliminary drainage report as it was submitted Monday. The report references a downstream culvert that is undersized. The summary of the report indicates that the detention provided by this PUD is in response to both the increase in impervious area within the PUD boundary and the current, undersized culvert off-site. He is requesting further information building on this drainage report and the FEMA study completed by MKEC for the Marketplace development directly south of this plan. There is also a reference in the report to ponding on the frontage road right-of-way. This raises the question whether the ponds proposed on-site are adequate.

Mr. Gish indicated that his guess is that the culvert under the highway, installed when the highway was built, was sized as if this application's property would remain an agricultural field. It may be undersized in the perspective of this development proposal, but was probably sized correctly when it was designed.

Steve Anderson stated that there is approximately 150' of culvert under the highway that was not undersized at the time it was designed, but that there is another 300' of box south of US 54/400 that is arguably undersized. He is requesting further information that would satisfy his concerns that the on-site detention proposed is adequate taking into account the existing downstream structures.

Alex Zarchan asked about the integration of the roads coming into the development from the north.

Mr. Gish replied that when the studies were completed for Yorktown Parkway, the City's consultant wanted to see a better north-south connection west of Yorktown. Shay Road will be that north-south connection.

Les Mangus indicated that the preference is to encourage the use of Yorktown Parkway for through traffic, thus limiting the amount of non-local/residential traffic experienced by the internal streets adjacent to this development.

Alex Zarchan asked if the frontage road will be constructed as part of this project.

Les Mangus replied that no frontage road will be constructed, but an interim road may be an option.

Mr. Gish added that the north-south streets that will eventually connect to the future highway right-of-way will just stop at the right-of-way for now. Once the connection is made, they will all be limited to right-in and right-out movements only.

Alex Zarchan made a motion to recommend approval of The Heritage Mixed-Use Preliminary Planned Unit Development Plan with the following condition: 1) submittal of supplemental drainage information, to be approved by the City Engineer. Motion seconded by William Schnauber. Motion carried 2/0.

8. MEMBER ITEMS

Alex Zarchan asked about the closing date for the property adjacent to the 13th St. Sports Park.

Les Mangus and Jennifer McCausland indicated the closing is scheduled for November.

9. ADJOURN

Alex Zarchan made a motion to adjourn. Seconded by William Schnauber. Motion carried 2/0. Meeting adjourned at 6:41pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 12th day of November, 2019 by the City of Andover Subdivision Committee.