



PLANNING & ZONING
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SUBDIVISION COMMITTEE MINUTES

MAY 12, 2020 | 5:30pm

VIRTUAL MEETING BROADCAST ON CHANNEL 7 AND YOUTUBE
(ANDOVERKSCITY)

1. CALL TO ORDER

William Schnauber called the meeting to order at 5:32 pm.

2. ROLL CALL

Committee members in attendance: William Schnauber, Gary Israel, and Alex Zarchan. Staff in attendance: Jennifer McCausland, City Administrator; Lance Onstott, Assistant City Administrator; Les Mangus, Director of Community Development; and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE FEBRUARY 11, 2020 MEETING

Gary Israel made a motion to approve the minutes of the February 11th, 2020 meeting as presented. Motion seconded by Alex Zarchan. William Schnauber abstained. Motion carried 2/0/1.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Les Mangus presented the 2020 building activity report and stated that residential starts have continued on par with the last few years with both single-family and two-family new starts.

5. PRELIMINARY PLANNED UNIT DEVELOPMENT – REVIEW OF AND RECOMMENDATION ON THE ANDOVER ESTATES PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT THE NORTHEAST CORNER OF ANDOVER ROAD AND DOUGLAS STREET, ANDOVER, KANSAS

Les Mangus stated that staff has met with the applicant's engineer and provided initial redline comments on the application materials and that the City has not yet received a response from the applicant.

Brian Lindebak, MKEC Engineering, was in attendance to represent the applicant. Mr. Lindebak addressed the staff comments, stating that they had cleaned up minor language requests and that they were okay with limiting the hours of operation for restaurants or bars.

Gary Israel asked what types of establishments would be going into these parcels. Mr. Lindebak stated that he anticipated similar businesses to what is currently located on Andover Road, including restaurants, offices, or even bars.

Mr. Lindebak stated that they have restricted uses to the B-3 zoning district but added exceptions to the plan, including a potential residential component to the second story in a potential live-work situation. Mr. Lindebak stated that they have deleted language stating that landscaping in street yards shall be exempt. Mr. Lindebak stated that language pertaining to signage would be removed and changed to reflect the signage language in the Unified Development Manual (UDM). Mr. Lindebak stated that his client is amendable to revising the PUD to reflect the Andover right-of-way being 50 feet by dedicating an additional five feet. Mr. Lindebak stated that an additional 10 feet would need to be added to the rear easement to be discussed with staff.

Jason Gish, MKEC Engineering, stated that he agrees to removing the access at Douglas Avenue but would like to keep access on Rhondda Avenue. Mr. Mangus stated that the City is seeking a traffic report to assess the impact that the development will have on the area. William Schnauber asked when the applicant will have the traffic report. Mr. Gish stated that his client's desire was to have the Preliminary PUD approved contingent upon the future delivery of a traffic report. Mr. Mangus stated that it was difficult for staff to make a determination without having a traffic report from the applicant. Mr. Gish stated that he would follow-up with staff once he receives the traffic report. Mr. Mangus stated that he was concerned with conflicts between existing driveways on the west side of Andover Road and proposed driveways on the east side of Andover Road and how those driveways do not match up with the exception of 1st Street. Mr. Onstott stated that in the past the City has done Preliminary PUDs with language stating that access points would be finalized as part of the Final PUD. Mr. Mangus stated that traffic engineering was needed to determine if access points are possible between 1st Street and Rhondda Avenue as well as conflicts with streets across the street from the subject properties.

Mr. Mangus stated that the two access points other than 1st Street could potentially be right-in/right-out. Mr. Lindebak stated that lot depth should be taken into account due to smaller structures being proposed on the property. Mr. Mangus stated that certain businesses that allow drive-thru lanes could potentially be large traffic generators.

Mr. Israel asked if the easement was changed from 10 feet to 20 feet would that push the proposed buildings to the west. Mr. Lindebak stated that the buildings on the plan are currently considered placeholders.

Mr. Zarchan asked about the west end of the property going up against the mobile homes, and stated that he has an issue with the access point on Douglas Avenue as the area has seen more traffic due to the redesign of the high school and elementary school and additional development along Kellogg Avenue. Mr. Lindebak stated that that the same owner owns the adjacent property and that a screening fence would be installed. Mr. Lindebak stated that they have agreed to take out the access point on the south end of the subject property.

Mr. Mangus stated that during the preliminary meeting with MKEC Engineering, staff had discussed linear detention at the front of the subject property. Mr. Gish stated that the property is long and narrow but that a new drainage easement could be drawn up between the parking and the buildings. Mr. Lindebak stated that he anticipates the property being developed in phases and that each phase and each phase will be providing their own detention. Mr. Zarchan asked if the plan was to remove all of the permanent structures in the area first. Mr. Lindebak stated that it would be up to the owner as to how the property would be developed. Mr. Schnauber asked if that would compound the drainage issues being discussed. Mr. Lindebak stated that he believed it would not. Mr. Mangus stated that the problem with phasing is that the outlets are on Lot 3 and Lot 5 so that development would have to be phased to start with Lot 3 or 5 in order to get the outlet in the right place. Mr. Lindebak stated that he anticipates the drainage to be privately maintained and constructed.

Mr. Mangus stated that due to the lack of traffic detail he has reservations moving the Final PUD along. Mr. Schnauber concurred. Mr. Gish stated that it was the developer's will to develop and sell each parcel individually.

Mr. Israel stated that he was concerned about traffic and drainage due to the dimensions of the property being too long and narrow and asked if the owner has considered deepening the subject property by shifting the rear lot lines to Karen Lane. Mr. Gish stated that the owner does not have that intention. Mr. Lindebak reiterated that MKEC Engineering has provided a drainage report. Mr. Mangus stated that he is seeking language on the PUD document that commits the land area for detention for either above ground or below ground.

Mr. Mangus stated that he was comfortable moving the Preliminary PUD along with notes that limit access to Andover Road, the 1st Street location, one location north, and one location south of 1st Street with the final configuration to be determined at the Final PUD stage.

Gary Israel made a motion to recommend approval of the Andover Estates Preliminary Planned Unit Development Plan with the conditions that the 50 foot right-of-way is implemented, the 20 foot utility easement is implemented, that the City receives a traffic study that addresses access at 1st Street and possible accesses at north and south of 1st Street, removing the Douglas Avenue access, and limiting the accesses on Rhondda Avenue to one access point, and providing language as requested by City staff, City consultants, and utility companies to be finalized for the Final PUD. Seconded by Alex Zarchan. Motion carried 3/0.

6. FINAL PLANNED UNIT DEVELOPMENT – REVIEW OF AND RECOMMENDATION ON THE ANDOVER ESTATES FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT THE NORTHEAST CORNER OF ANDOVER ROAD AND DOUGLAS STREET, ANDOVER, KANSAS

Mr. Mangus stated that he was not comfortable with moving this item forward without more details from the applicant.

Gary Israel made a motion to postpone the Andover Estates Final Planned Unit Development Plan until the committee receives additional information that has been requested for the Preliminary PUD. Seconded by Alex Zarchan. Motion carried 3/0.

7. FINAL PLANNED UNIT DEVELOPMENT – REVIEW OF AND RECOMMENDATION ON THE CORNERSTONE 5TH ADDITION FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT CORNERSTONE PARKWAY AND NORTH ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus stated that staff had received a revised plan from the applicant in which some of the comments from staff have been addressed but that others were not. Mr. Mangus stated that in regards to the setbacks shown on the plan were 22.5 feet and not the required 25 feet, and that the UDM allows for staff to make a 10% administrative adjustment and that staff wanted to show the 10% exception on the face of the plat. Mr. Mangus stated that the plat also showed the applicant's request for a lot size reduction that falls within the 10% administrative adjustment.

Phil Meyer, Baughman Co., stated that they did not request a rear-yard easement because it was his intent to front-load the utilities. Mr. Meyer stated that he had not provided staff with the preliminary Grading Plan as requested by staff but that it would be provided prior to the upcoming Planning Commission meeting.

Mr. Mangus asked if the applicant has had discussions with Westar regarding the front-loading of utilities. Mr. Meyer stated that they had been in communication with Evergy and that Evergy did not have any issues with the easements that were provided.

Gary Israel made a motion to approve the Cornerstone 5th Addition Final Planned Unit Development with the condition that a grading plan is provided. Seconded by Alex Zarchan. Motion carried 3/0.

7. MEMBER ITEMS

Mr. Zarchan asked about the status of the property located near the sports park pertaining to the purchase of the property and removal of the home on the land. Mr. Mangus stated that the City has extended the contract on the property. Ms. McCausland stated that the contract extension date is July 30th, 2020.

Mr. Israel stated that he was thinking of putting up a screening unit to screen his garbage cans and air conditioning unit and requested that staff provide him with information. Mr. Constantino stated that he would reach out to him at a later date and provide him with the information.

Mr. Schnauber stated that he was pleased with the outcome of the meeting being held via Zoom and thanked City staff for getting the meeting set-up.

Gary Israel made a motion to adjourn. Seconded by Alex Zarchan. Motion carried 3/0. Meeting adjourned at 6:47 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the **14th** day of **July** 2020 by the City of Andover Subdivision Committee.