



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

## **SUBDIVISION COMMITTEE MINUTES**

**MARCH 9, 2021 | 5:30pm**

**VIRTUAL MEETING\***

### **1. CALL TO ORDER**

*Gary Israel called the meeting to order at 5:33 pm.*

### **2. ROLL CALL**

Committee members in attendance: Gary Israel and Vance Garwood. Member Marla Canfield was absent. Staff in attendance: 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 9, 2021 MEETING**

*Gary Israel motioned and seconded to approve the minutes of the January 12, 2021 meeting as presented. Vance Garwood abstained. Motion carried 1/0/1.*

### **4. COMMUNICATIONS**

#### **A. COMMITTEE & STAFF REPORT**

Mr. Constantino welcomed new Subdivision Committee members Marla Canfield and Vance Garwood. Mr. Constantino stated that the purpose of the Subdivision Committee was to review preliminary and final plats and make recommendations to the Planning Commission.

Mr. Constantino also stated that the preliminary agenda that was sent to the Subdivision Committee members had been revised as the applicant needed additional time to work with staff prior to presenting to the Subdivision Committee.

#### **B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

Mr. Mangus stated that there has been normal building activity and a brief lull at The Heritage project, but fully expects an active 2021.

### **5. AGENDA**

#### **5.1 FINAL PLANNED UNIT DEVELOPMENT – REVIEW OF AND RECOMMENDATION ON THE CORNERSTONE ELEVENTH ADDITION FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED EAST OF N. 159<sup>TH</sup> STREET EAST AND NORTH OF W. 21<sup>ST</sup> STREET, ANDOVER, KANSAS**

Mr. Constantino stated that the Cornerstone Eleventh Final PUD is the final phase of the single-family residential component of the preliminary planned unit development (PUD) plan and consists of 40 lots on approximately 16.6 acres. Mr. Constantino stated that staff provided initial comments to the applicant, and that the applicant has addressed the majority of the comments with the exception of lot width, outstanding engineering comments, and outstanding comments from the Fire Department.

Mr. Mangus stated that the front setback requirement was 25 feet as opposed to 20 feet and that the lot width is measured at the setback line and is required to measure 75 feet.

Brian Lindebak of MKEC Engineering, representing the applicant, stated that the PUD allows for the Subdivision Committee and Planning Commission to accept the PUD as presented. Mr. Lindebak stated



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that increasing the 20 foot building setback to 25 feet would reduce the buildable area and the amount of backyard space allowable for recreation and the ability to construct swimming pools.

Mr. Lindebak stated that since the creation of the Cornerstone Addition Preliminary PUD, there have been many iterations of the Unified Development Manual (UDM) in which the zoning regulations have changed. Mr. Constantino stated that he compared the retired R-2 zoning with the current SF-2 zoning district and both districts require a 25 foot building setback and 75 foot lot width. Mr. Mangus stated that when the new UDM was created the bulk regulations for the zoning districts were carried over from the old manual to the new manual.

Mr. Israel asked about the square footage of proposed homes. Mr. Lindebak stated that the homes would be approximately 1500 square feet on the main floor but could be as large as 1900 to 2000 square feet overall.

Mr. Israel asked about the minimum requirements for square footage. Jeff Mullen, the applicant, stated that there were not two different covenants for the Copper Crest and Lakeway sides of the development and that the building process would be monitored throughout construction.

Mr. Israel asked how the setback line was measured. Mr. Onstott provided a visual diagram depicting an example of the lot width to depth ratio and how the width is measured.

Mr. Mangus stated that the applicant has the ability to exercise the 10% administrative adjustment which allows for a 10% adjustment to both the 25-foot front yard setback and the 75 lot width requirement.

Mr. Israel asked which lots would be affected by the setback requirements. Mr. Mangus stated that lots 3 through 9 and 21 through 24 should be reviewed.

Mr. Israel asked if the applicant had addressed the requirements for Pond H and H South. Mr. Lindebak stated that all requirements have been met with the exception of the setback requirements.

Mr. Constantino stated that Deputy Fire Marshal Mike Roosevelt provided comments regarding the location of several fire hydrants that he would provide following the meeting. Mr. Constantino stated that the setback requirements, engineering comments, and Fire Department comments were the remaining outstanding items.

Mr. Garwood asked about the timeframe for construction. Mr. Lindebak stated that there is typically a nine-month duration of filing and construction preparation but expects construction to begin this summer.

Mr. Israel asked if the applicant would have revisions complete by the Planning Commission meeting next Tuesday. Mr. Lindebak said yes.

*Gary Israel made a motion to recommend that the Planning Commission approve the Cornerstone Eleventh Addition Final Planned Unit Development Plan with modifications that the setbacks are corrected in conjunction with the 10% administrative adjustment and that any outstanding comments from both*



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*engineering and the Fire Department be addressed. Vance Garwood seconded the motion. Motion carried 2/0.*

Mr. Garwood left the meeting.

### **6. MEMBER ITEMS**

None.

### **7. ADJOURN**

*Gary Israel motioned and seconded to adjourn the meeting. Motion carried 1/0. The meeting was adjourned at 6:24 pm.*

Respectfully submitted by:

Justin Constantino  
Assistant Director of Community Development

Approved on the \_\_\_\_ day of \_\_\_\_ 2021 by the City of Andover Subdivision Committee.