



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

SUBDIVISION COMMITTEE MINUTES

FEBRUARY 8, 2022 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Vance Garwood called the meeting to order at 5:31 pm.

2. ROLL CALL

Committee members in attendance: Chairperson Vance Garwood, Marla Canfield, and Gary Israel. Staff members in attendance: Jennifer McCausland, City Administrator, Lance Onstott, Assistant City Administrator, Justin Constantino, Assistant Director of Community Development, and Chad Russell, Fire Chief.

3. APPROVAL OF THE MINUTES OF THE NOVEMBER 9, 2021 MEETING

Gary Israel motioned to approve the minutes of the November 9, 2021 meeting as presented. Motion seconded by Marla Canfield. Vance Garwood abstained. Motion carried 2/0.

APPROVAL OF THE MINUTES OF THE JANUARY 11, 2022 MEETING

Gary Israel motioned to approve the minutes of the January 11, 2022 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that the February 1, 2022 Site Plan Review Committee (SPRC) meeting minutes were attached. Mr. Constantino stated that the SPRC reviewed and approved the site plan for the Andover Senior Housing project planned located between Dillons Marketplace and the SunSTONE Apartments on Cloud Avenue.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the City has issued 5 new single-family building permits and 40 total permits in 2022.

5. AGENDA

5.1 FINAL PUD – REVIEW OF AND RECOMMENDATION ON THE REFLECTION LAKE AT CLOUD CITY 4TH ADDITION FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT THE NORTHEAST CORNER OF S. ANDOVER ROAD AND E. MINNEHA AVENUE, ANDOVER, KANSAS

Mr. Constantino stated that the subject property is located at the intersection of N. Andover Road and E. Minneha Avenue. Mr. Constantino stated that the applicant has submitted a corresponding preliminary planned unit development (PUD) amendment application to amend the land uses of Parcel 4 to allow for the use of a municipal fire station. Mr. Constantino stated that the proposed replat of the 3.1 acre property reduces the eastern rear building setback from 80 feet to 35 feet and the proposed replat currently calls for an additional access point along N. Andover Road from two points of access to three. Mr. Constantino stated that the applicant is seeking an additional point of access through Reserve A located south of the subject property, which is currently owned by the Cloud City Homeowners Association and would require approval from the property owner. Mr. Constantino stated that staff has reviewed the replat and provided comments pertaining to the proposed three points of access along Andover Road and the proposed 15-foot area between the 35-foot building setback and the 20-foot



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landscape easement along the eastern property line. Mr. Constantino stated that a Traffic Impact Analysis (TIA) report would be required to justify a third access point along Andover Road. Mr. Constantino added that any approval of the final plat would be conditioned upon the approval of the corresponding preliminary PUD amendment.

Mr. Israel asked if there was going to be a park amenity on the subject property. Ms. McCausland said yes, with visitor parking located on the south end of the subject property.

Mr. Garwood asked about the projected start date of the construction of the proposed fire station. Peter Todd of GLMV Architecture, representing the applicant, stated that they are aiming for an October 2022 start date. Lori Guthridge of GLMV Architecture added that GLMV Architecture will only be designing the fire station and not the corresponding splash pad.

Chief Russell stated that the Fire Department is open to discussion regarding the third access point along Andover Road, saying that the third point of access would be for emergency vehicles only.

Mr. Constantino asked if the proposed access point running through Reserve A to Minneha Avenue would accommodate a fire and emergency vehicles. Chief Russell stated that the drive is approximately 81 feet wide and would accommodate a fire truck. Chief Russell stated that there would be no access off the Minneha Avenue side for the employee parking lot.

Mr. Israel asked if there will be lighted signage added along Andover Road that notify traffic that an emergency vehicle is leaving the station. Chief Russell stated that "Fire Station Ahead" signs will likely be installed along Andover Road and that a wider apron for the access point will likely increase visibility along Andover Road.

Gary Israel made a motion to recommend that the Planning Commission approve the Reflection Lake at Cloud City 4th Addition Final Planned Unit Development Plan pending submittal of the TIA document. Marla Canfield seconded the motion. Motion carried 3/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Gary Israel made a motion to adjourn the meeting. Marla Canfield seconded the motion. Motion carried 3/0. The meeting was adjourned at 6:05 pm.

Respectfully submitted by:

Justin Constantino, AICP
Assistant Director of Community Development

Approved on the 8th day of March 2022 by the City of Andover Planning Commission.