



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

SUBDIVISION COMMITTEE MINUTES

MARCH 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, Les Mangus, Director of Community Development, and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE FEBRUARY 8, 2022 MEETING

Gary Israel motioned to approve the minutes of the February 8, 2022 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that the March 1, 2022 Site Plan Review Committee (SPRC) meeting minutes were attached. Mr. Constantino stated that the SPRC reviewed two landscape plans at the meeting, with the SPRC approving a new landscape plan for the Andover Square shopping center along Andover Road.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SMALL TRACT FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE RIGGIN ADDITION SMALL TRACT FINAL PLAT GENERALLY LOCATED AT 115 W. ALLISON STREET, ANDOVER, KANSAS

Mr. Constantino stated that the subject property is generally located at the southwest corner of N. Andover Road and W. Allison Street and that the applicant is proposing a partial replat of one lot on approximately 0.18 acres. Mr. Constantino stated that the applicant has indicated that they are interested in constructing an office building on the subject property, an allowable use within the B-2 zoning district. Mr. Constantino stated that water and sewer service for the subject property are currently served by the City of Andover and the subject property will receive access from the existing W. Allison Street. Mr. Constantino stated that staff provided initial comments to the applicant regarding the request for additional right-of-way along W. Allison Street and potential access control along W. Allison Street.

Mr. Mangus stated that staff's request for additional right-of-way was requested to match the parcel just east of the subject property. Mr. Riggins stated that he could potentially move his proposed parking lot further south to accommodate the additional right-of-way. Mr. Constantino stated that the Site Plan Review Committee has the ability to reduce the parking space requirement.

Mr. Riggins asked if there was a proposed sidewalk along Allison Street. Mr. Mangus said not on the southern end of the street along the subject property. Mr. Riggins asked if vehicles could park along Allison Street. Mr. Mangus stated that he could not.



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Brian Peltier of Merestone Surveying, representing the applicant, stated that they were working on revisions to staff comments and would submit a revised document.

Gary Israel made a motion to recommend that the Planning Commission approve the Riggin Addition Small Tract Final Plat conditioned upon the applicant addressing any outstanding staff comments. Marla Canfield seconded the motion. Motion carried 3/0.

5.2 FINAL PUD – REVIEW OF AND RECOMMENDATION ON THE TUSCANY ADDITION FOURTH PHASE FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT THE NORTHWEST CORNER OF S. ANDOVER ROAD AND SW 120TH STREET, ANDOVER, KANSAS

Mr. Constantino stated that the subject property is generally located at the northwest corner of S. Andover Road and SW 120th Street. Mr. Constantino stated that the applicant is proposing 20 total lots on approximately 9.7 acres of property within the Tuscany Addition Preliminary Planned Unit Development PUD Plan. Mr. Constantino stated that water and sewer service for the subject properties will be served by the City of Andover and will need to be extended to serve the newly proposed lots, and that the subject properties will receive access from the existing S. Vintage Drive located off SW 120th Street. Mr. Constantino stated that staff has reviewed the Final PUD plan and provided comments pertaining to drainage and utility easements, signature blocks, and text amendments, and has requested that the applicant submit a preliminary drainage plan and preliminary grading plan as required per the submittal application. Mr. Constantino stated that Evergy has requested additional easements and is currently working with the applicant to obtain them.

Ken Lee of Garver Engineering, representing the applicant, addressed the utility easement concerns and stated that there would be no easement needed across the reserve and that previous plats stated that the utilities were not confined to easements. Mr. Lee stated that he had reviewed their preliminary grading and drainage plans with the City's Public Works Department staff and would send the formal documents to the Planning Department.

Gary Israel made a motion to recommend that the Planning Commission approve the Tuscany Addition Fourth Phase Final Planned Unit Development Plan conditioned upon the applicant addressing any outstanding staff comments and submitting preliminary drainage and grading plans. Marla Canfield seconded the motion. Motion carried 3/0.

5.3 FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE COURSE AT GREEN VALLEY GREENS 11TH ADDITION FINAL PLAT GENERALLY LOCATED NORTH OF US 54/400 BETWEEN S. ANDOVER ROAD AND S. ONEWOOD DRIVE, ANDOVER, KANSAS

Mr. Constantino stated that the subject property is generally located north of US 54/400 between S. Andover Road and S. Onewood Drive, Andover, Kansas. Mr. Constantino stated that the applicant is proposing apartment dwelling units on 1 lot of approximately 15.9 acres of property located on Parcel 16 within the Green Valley Greens Final Planned Unit Development (PUD). Mr. Constantino stated that the subject property will receive access from the existing Onewood Drive and the proposed Founders Parkway, and that the preliminary replat was approved by the Planning Commission at their November 16th meeting. Mr. Constantino stated that staff had a few outstanding comments regarding utility easements and access to Onewood Drive.



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Matt Tucker of Kaw Valley Engineering, representing the applicant, stated that there would be access control along Onewood Drive with the exception of one right-in / right-out access point. Mr. Mangus stated that the future freeway project was set to end at Onewood Drive.

Mr. Tucker stated that there was a 10-foot utility easement along Reserve A and Everyg has requested a 20-foot easement to cover existing underground utilities along Onewood Drive. Mr. Mangus stated that the 20-foot easement request could cause conflict with the required berm, fencing, and landscape buffering requirements in the area. Mr. Tucker stated that he would work with staff and Everyg to reach a solution regarding the requested 20-foot utility easement.

Gary Israel made a motion to recommend that the Planning Commission approve the Course at Green Valley Greens 11th Addition Final Plat conditioned upon the applicant addressing any outstanding staff comments. 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 6:25 pm.

Respectfully submitted by:

Justin Constantino, AICP
Assistant Director of Community Development

Approved on the 12th day of July 2022 by the City of Andover Subdivision Committee.