



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

SUBDIVISION COMMITTEE MINUTES

JULY 12, 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 Director of Community Development, Les Mangus, Director of Community Development, and Justin Constantino, Assistant Director of Community Development.

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

Gary Israel motioned to approve the minutes of the March 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 July 5, 2022 Site Plan Review Committee (SPRC) meeting minutes and June 21, 2022 Planning Commission meeting minutes were attached. Mr. Constantino stated that the SPRC reviewed two site plans at the meeting. Mr. Constantino stated that the SPRC approved revisions to the Andover Senior Living Facility Site Plan located on Cloud Avenue and asked for more information regarding the new municipal fire station located on Andover Road.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the City has issued 76 single-family building permits in 2022, with the most issued in the Heritage First and Shadow Rock subdivisions.

5. AGENDA

5.1 **PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE SOUTHERN HILLS SUBDIVISION PRELIMINARY PLAT GENERALLY LOCATED SOUTHEAST OF SW 130TH STREET & SW BUTLER ROAD, ANDOVER, KANSAS**

Mr. Constantino stated that the applicant is proposing single-family residential housing on 330 lots on approximately 153 acres of property. Mr. Constantino stated that the subject property is currently zoned R-2, now SF-2 Single-Family Residential / Medium Density District, and is intended for low to medium density residential neighborhoods of single-family detached dwellings. Mr. Constantino stated that the Riverstone Reserve Addition Preliminary PUD District was established in September 2007, and a Final PUD was accepted by the City Council in February 2010. Mr. Constantino stated that the Final PUD was vacated in November 2011, but the preliminary PUD is still valid. Mr. Constantino stated that while the preliminary PUD is still valid, it states that the development cannot exceed 200 dwelling units and the streets are designated as private, so staff recommends that the applicant abandon the preliminary PUD, retain the SF-2 zoning, and start fresh with this preliminary plat.

Will Clevenger of Garver Engineering, representing the applicant, stated that there is a pipeline that runs across the center of the property. Mr. Clevenger stated that they have reached out to Coffeyville Resources regarding the pipeline and that the owner will remove any site contamination for the



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easement release. Mr. Clevenger stated that Hill Top Road follows along the ridgeline and that the drainage easement is located in the low area between Green Pastures Street and Rock Stream Court.

Mr. Clevenger asked if there could be any leeway on the cul-de-sac length requirements as many of the cul-de-sacs exceed the maximum length permitted, with the longest at 778 feet. Mr. Mangus stated that the plan would have to be converted to a PUD that would allow for the greater lengths desired by the applicant. Mr. Israel asked if the Planning Commission could grant any relief and asked if the 10% relief language was applicable in this situation. Mr. Mangus stated that the maximum allowable length is 500 feet and the 10% adjustment would only allow for 550 square feet. Mr. Mangus stated that a PUD would be required to exceed the cul-de-sac length limit.

Mr. Clevenger stated that the street names on several of the cul-de-sacs have been changed at the request of staff and has renamed blocks from letters to numbers. Mr. Clevenger stated that they are waiting on title work for the setbacks regarding the transmission line.

Mr. Mangus stated that the current plans show the sanitary sewer located in the rear behind the homes and that they needed to be located in the front. Mr. Clevenger stated that they would review their plans. Mr. Mangus stated that the property is served by two water lines, one 12-inch City line and one line served by Rural Water District #5/8. Mr. Mangus stated that the subject property would be served by the City of Wichita as Rural Water District #5/8 likely doesn't have the ability to serve the subject property. Mr. Mangus stated that a traffic study would be required to address queue length along Andover Road. Mr. Clevenger stated that their staff could provide a traffic report.

Mr. Garwood asked about the timeline of the development. Mr. Clevenger stated that they would like to begin soon and that the project would be broken into phases, with Phase 1 beginning at the northerly end of the property.

Mr. Israel asked about the future of Hill Top and if there are plans to ultimately connect the street. Mr. Clevenger stated that there would be a future connection similar to E. Waterfall Street. Mr. Onstott stated that a connection to Hill Top from the south could be difficult given the layout of the neighboring properties. Mr. Onstott stated that converting Mount Edge and Rock Stream Court from local streets to collector streets could potentially be a solution. Mr. Onstott stated that any connection to an arterial must be paved, so the paving of 13th Street would be required without curb and gutter.

Mr. Israel asked if every street that connects to an arterial needs to be a collector. Mr. Mangus said no. Mr. Mangus stated that the traffic report could also address the feasibility of converting some local streets to collector streets. Mr. Onstott stated that a collector street would need to have 66 feet of right-of-way and the City would pay the difference.

Mr. Israel asked if it would be advantageous to have larger lots. Mr. Clevenger stated that the lots are currently larger than the average lot.

Gary Israel made a motion to table the Southern Hills Preliminary Plat to allow the applicant additional time to produce a traffic study, address cul-de-sac length throughout, and formally abandon the old preliminary PUD. Marla Canfield seconded the motion. Motion carried 3/0.



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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 6:42 pm.

Respectfully submitted by:

Justin Constantino, AICP
Assistant Director of Community Development

Approved on the 9th day of August 2022 by the City of Andover Subdivision Committee.