



SUBDIVISION COMMITTEE MINUTES

AUGUST 9, 2022 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Vance Garwood called the meeting to order at 5:32 pm.

2. ROLL CALL

Committee members in attendance: Chairperson Vance Garwood, Marla Canfield, and Gary Israel. Staff members in attendance: Les Mangus, Director of Community Development and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE JULY 12, 2022 MEETING

Gary Israel motioned to approve the minutes of the July 12, 2022 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that the August 2, 2022 Site Plan Review Committee (SPRC) meeting minutes were attached. Mr. Constantino stated that the SPRC reviewed two site plans at the meeting. Mr. Constantino stated that the SPRC approved the new municipal fire station site plan and the elevations for The Heritage Square Mixed-Use development.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

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

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 water service for the subject property is under the jurisdiction of Rural Water District #5/8 and sewer service for the subject property is currently served and will continue to be served by the City of Andover. Mr. Constantino stated that staff is currently working with Rural Water District #5/8 to determine their capabilities of servicing the subdivision. Mr. Constantino stated that there are still a few outstanding staff comments that need to be addressed by the applicant.

Mr. Constantino stated that the Subdivision Committee tabled the 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 plan. Mr. Constantino stated that the applicant has provided staff with a revised plan and traffic study.

Will Clevenger of Garver Engineering, representing the applicant, stated that they have provided a street length plan depicting all street lengths meeting the City requirements, a sidewalk and utility concept exhibit, and new plans depicting collector streets throughout the plan.



Mr. Mangus stated that the City's traffic engineer has reviewed the traffic study and has a few concerns in regards to potential traffic back-up within the development as Andover Road traffic increases over the years and the ability to safely make left turns during peak hours. Mr. Clevenger stated that they would review the traffic study comments from staff.

Mr. Constantino stated that it was a bit awkward that Rock Stream Court bends into a cul-de-sac. Mr. Clevenger stated that the bend in the road was intentional for traffic-calming purposes. Mr. Israel suggested straightening the hitch where Rock Stream Street meets Rock Stream Court. Mr. Mangus stated that a stop sign would likely be placed on the end of Rock Stream Court.

Gary Israel made a motion to approve the Southern Hills Preliminary Plat with the condition that any outstanding staff comments are addressed by the applicant. Marla Canfield seconded the motion. Motion carried 3/0.

5.2 FINAL PUD – REVIEW OF AND RECOMMENDATION ON THE HERITAGE MIXED-USE SECOND ADDITION FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED NORTH OF US 54/400 AND WEST OF YORKTOWN PARKWAY, ANDOVER, KANSAS

Mr. Constantino stated that the Final PUD contains Parcels 1, 2A, 2B, and Reserve A on 10 lots of approximately 15.94 acres of property and that the use of the properties is primarily mixed-use commercial. Mr. Constantino stated that staff had a few minor comments, one being the 64-foot minimum right-of-way width requirement on Willowbrook Street. Mr. Constantino stated that staff met with the applicant and determined that the best course of action was to allow a 58-foot right-of-way while posting "No Parking" signs along the sides of the road. Mr. Constantino stated that there were also a few engineering comments that needed to be addressed.

Mr. Israel asked who would be responsible for posting and maintaining the signs. Mr. Mangus stated that the signs would be installed as part of the paving plan and would be maintained by the City's public works department.

Brian Lindebak of MKEC Engineering, representing the applicant, stated that they would add language to the development guidelines regarding the Sunflower Lane turnaround to the north and south.

Gary Israel made a motion to approve the Southern Hills Preliminary Plat with the condition that any outstanding staff comments are addressed by the applicant. Marla Canfield seconded the motion. Motion carried 3/0.

6. MEMBER ITEMS

Mr. Israel asked who was responsible for maintaining the Redbud Trail and stated that the area before the bridge underpass has uneven paving that could result in a fall. Mr. Mangus stated that it was the responsibility of the Public Works Department. Mr. Constantino stated that he would inform the department of the uneven paving.



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7. ADJOURN

Vance Garwood made a motion to adjourn the meeting. Gary Israel seconded the motion. Motion carried 3/0. The meeting was adjourned at 6:16 pm.

Respectfully submitted by:

Justin Constantino, AICP
Assistant Director of Community Development

Approved on the 8th day of November 2022 by the City of Andover Subdivision Committee.