



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

SUBDIVISION COMMITTEE MINUTES

MAY 9, 2023 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Vance Garwood called the meeting to order at 5:30 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, Les Mangus, Director of Community Development, and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE JANUARY 10, 2023 MEETING

Gary Israel motioned and seconded to approve the minutes of the December 13, 2022 meeting as presented. Members Marla Canfield and Vance Garwood abstained. Motion carried 1/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino briefly discussed the recent Site Plan Review Committee and Planning Commission meetings.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that the City has 11 single-family year-to-date permits. Mr. Constantino stated that the City had 17 single-family permits at this time last year.

5. AGENDA

5.1 **FINAL PLAT – REVIEW OF AND RECOMMENDATION ON THE COTTAGES AT CORNERSTONE FINAL PUD & PLAT GENERALLY LOCATED NORTH OF W. 21ST STREET AND WEST OF N. ANDOVER ROAD, ANDOVER, KANSAS**

Mr. Constantino stated that the applicant has submitted a corresponding application to amend Parcels 15A and 15B of The Cornerstone Addition Preliminary PUD to allow for MF-2 zoning. Mr. Constantino stated that the MF-2 Attached Single-Family Residential zoning district is intended for medium density residential neighborhoods of single-family attached and detached dwellings, two-family dwellings, and townhouses, and that the corresponding zoning application was recommended for approval by the Planning Commission at their April 18th meeting.

Mr. Constantino stated that the water and sewer service for the 80 lots within the proposed Cottages at Cornerstone 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 Cornerstone Parkway to the north and will also have a 30-foot emergency access easement onto N. Andover Road.

Mr. Constantino stated that staff has reviewed the Final PUD plan and provided comments pertaining to side yard setbacks on properties adjacent to alleys, access control along Cornerstone Parkway, street/alley naming, and easement clarification from the City Engineer.



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Jason Gish of MKEC Engineering, representing the applicant, walked through the outstanding staff comments and provided details on the project.

Mr. Israel asked if there was adequate space for traffic queueing at the entrance/exit to the subdivision. Mr. Gish said yes.

Gary Israel motioned to recommend that the Planning Commission approve the Cottages at Cornerstone Final PUD Plan pending any outstanding staff comments. Motion seconded by Marla Canfield. Motion carried 3/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Gary Israel motioned to adjourn the meeting. Motion seconded by Marla Canfield. Motion carried 3/0. The meeting was adjourned at 6:18 pm.

Respectfully submitted by:

Justin Constantino, AICP
Assistant Director of Community Development

Approved on the 13th day of June 2023 by the City of Andover Subdivision Committee.