



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

SUBDIVISION COMMITTEE AGENDA

OCTOBER 10, 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 P.M.

2. ROLL CALL

Committee members in attendance: Gary Israel; chairperson Vance Garwood; and Marla Canfield.

Staff members in attendance: Les Mangus, Director of Community Development; Justin Constantino, Assistant Director of Community Development; and Connor Boyd, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE AUGUST 8, 2023 MEETING

Gary Israel made a motion to approve the minutes of the August 8, 2023 meeting as presented. Motion seconded by Marla Canfield. Motion passes 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino reviewed the recent committee meetings, for which most members were present.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

Mr. Constantino stated that development is up, nearly double this time last year, mostly due to the Heritage and Cornerstone developments.

5. AGENDA

5.1 FINAL PUD – REVIEW OF AND RECOMMENDATION ON THE PRAIRIE POINTE AT CORNERSTONE 3RD ADDITION FINAL PUD, GENERALLY LOCATED AT 1616 W. 21ST STREET, ANDOVER, KANSAS

Mr. Constantino introduced the subject property, which is the final planned addition to the Cornerstone development, the preliminary PUD of which was established back in 2017.

The applicants and developer were in attendance, and gave some more background on the project. Ms. Canfield asked a question about the intended color of the houses- the applicant responded that the houses will continue the trend of others in the development, being of different complementary colors, so as to foster a neighborhood feel. The applicants further explained their response to a particular staff comment regarding an easement at the north of the PUD; there exists a 10 ft. easement on the south side of the Prairie Pointe 2nd Addition to the north, so that combined with the proposed 10 ft. easement to the north of the Prairie Pointe 3rd Addition constitutes a total of 20 ft., more than the requested 15 ft. easement.

Gary Israel made a motion to recommend that the Planning Commission approve the Prairie Pointe at Cornerstone 3rd Addition Final PUD, on the condition that engineering review the most recent revision of the plan. Motion seconded by Marla Canfield. Motion passes 3/0.



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5.2 SMALL TRACT FINAL PLAT – REVIEW AND RECOMMENDATION ON THE WESLEY MEDICAL ER SMALL TRACT PLAT, GENERALLY LOCATED AT 126 W. CLOUD AVENUE, ANDOVER, KANSAS

Mr. Constantino introduced the subject property, which is very well known to the Committee at this point. He explained the key features of this replat, which is intended to relocate a 20 ft. easement that bisects the property. The proposed plat also shows two access points for the property, along Cloud Ave. and Riverview St. Mr. Constantino also pointed out the existing frontage road at the north of the property- this is planned to be extended east in the future, but will not interfere with the planned building on the lot.

Mr. Israel asked for information regarding anticipated traffic along Riverside St., given that the emergency entrance (and therefore ambulance traffic) is near that entrance. Mr. Mangus explained that the connection to US-54 is a 'right-in, right-out' intersection, which limits through traffic considerably, but neither he nor the applicant had estimated traffic numbers. Mr. Mangus did state that most ambulance trips are likely to come from Andover Rd.

Marla Canfield made a motion to recommend that the Planning Commission approve the Wesley Medical ER Small Tract Final Plat, on the condition that engineering review the most recent revision of the plan. Motion seconded by Gary Israel. Motion passes 3/0.

5.3 SMALL TRACT FINAL PLAT – REVIEW AND RECOMMENDATION ON THE BLACKWELL ADDITION SMALL TRACT PLAT, GENERALLY LOCATED AT 1501 S. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Constantino moved on to the last plat, a single lot along Andover Rd. near other business and residential lots. Staff noted that the plat had a small text-only issue, identifying the lot with the incorrect zoning district. The correct zoning district classification was communicated to the applicant for revision of the plat.

Gary Israel made a motion to recommend that the Planning Commission approve the Blackwell Addition Small Tract Final Plat, on the condition that the listed zoning district classification be corrected. Motion seconded by Marla Canfield. Motion passes 3/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Gary Israel made a motion to adjourn the meeting. Motion seconded by Marla Canfield. Motion passes 3/0. The meeting was adjourned at 6:16 P.M.

Respectfully submitted by:
Connor Boyd
Planning Technician

Approved on the _____ day of _____, 2023 by the City of Andover Subdivision Committee.