



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

SUBDIVISION COMMITTEE MINUTES

AUGUST 13, 2024 | 5:30pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Canfield called the meeting to order at 5:33 P.M.

2. ROLL CALL

Committee members in attendance: Chairperson Marla Canfield; Gary Israel; Peter Fox; and Clint Teinert.

Staff members in attendance: Les Mangus, Director of Community Development; Jolene Graham, Assistant City Administrator; David Westphall, Zoning Administrator; and Connor Boyd, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE JUNE 11, 2024 MEETING

Gary Israel made a motion to approve the minutes of the June 11, 2024 meeting as presented. Motion seconded by Peter Fox. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 **PRELIMINARY PUD – REVIEW OF AND RECOMMENDATION ON THE JAGUAR ESTATES ADDITION PRELIMINARY PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT 322 S. ARCHER DRIVE, ANDOVER, KANSAS**

Mr. Westphall introduced the subject property, zoned MXR, and located between Traditional Neighborhood and a Highway Corridor Place Types. He explained that the applicant intends to construct duplexes on the property, and that Staff is unsure as to why the project is being undertaken by way of a Planned Unit Development.

Mr. Mangus added that the submitted plans do not feature any noteworthy deviations from the zoning regulations that would apply to the lot, such as setbacks or building features, which would usually result in the application of a PUD (rather than a simple Plat).

Chairperson Canfield asked if the establishment of a PUD would cause any complications with the property or the surrounding area in the future. Mr. Mangus replied that it would not, and that the applicant is free to create the PUD if they so desire.

Ms. Boyd added that the plans had been originally submitted as a plat, then changed to be a Planned Unit Development before the July meeting. She continued that a sketch Site Plan had been reviewed by the Site Plan Review Committee some months ago, depicting the possible duplex development.

Mr. Fox asked if the amount of multi-family housing being approved of late was in line with the Comprehensive Plan and Future Land Use intentions of the City of Andover. Mr. Mangus replied that it was, adding that multi-family housing makes up a very small fraction of the housing in Andover. He



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continued that the Comprehensive Plan calls for an increase in the amount of multi-family housing specifically in and around the Highway Corridor area.

Mr. Kevin Graham, contracted City Engineer, asked if Archer Drive would be receiving improvements alongside this project. Mr. Mangus confirmed that it would need paving, storm sewer, and water lines.

Mr. Israel asked how many of the nearby single family homes would be demolished as a part of the Highway 54 improvement project. Mr. Mangus answered that not many will be affected, and that the nearby coffee shop is a good metric to see the eventual location of the new Right of Way line.

Mr. Israel noted that the development would be completely surrounded by single family homes. Ms. Boyd noted that no neighbors had expressed any concerns after being given notification of the Preliminary Planned Unit Development, and Mr. Mangus stated that the City intends to encourage an increase in the overall density of the area in the future.

Ms. Boyd noted that Staff had not received a corrected plan with responses to Staff comments, and asked that a motion include a condition that references the need for this to be submitted before the Planning Commission sees the plans.

Gary Israel made a motion to recommend that the Planning Commission approve the Preliminary PUD plan for the Jaguar Estates Addition, on the condition that Staff receive and approve of an updated plan implementing Staff comments. Motion seconded by Clint Teinert. Motion carried 4/0.

5. MEMBER ITEMS

Mr. Israel asked for an update on ongoing construction in Andover, referencing the in-progress building at Highway 54 and Yorktown. Mr. Mangus replied that that building would be a dentist office, which featured extra tenant space for future businesses to move in, including a drive-thru in order to potentially attract a restaurant to the busy corner. Mr. Mangus mentioned the Senior Living Center project, which has been under construction for some time, stating that it was currently stalled due to yet another funding issue. He added that the industry as a whole is in a tough spot right now, with high interest rates and an inability for developers to secure needed Letters of Credit.

Chairperson Canfield asked about the house that was demolished along N. Andover Road. Mr. Mangus replied that this was a case the City was actively investigating, as it seems that the owner(s) did not obtain a demolition permit before beginning the demolition.

Mr. Teinert asked what will become of the Andover Community Center, given the ongoing development in the 13th Street Sports Park. Mr. Mangus replied that a new activity center will be constructed closer to the 13th Street frontage, and the existing building will become a Parks maintenance building.



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6. ADJOURN

Clint Teinert made a motion to adjourn the meeting. Motion seconded by Gary Israel. Motion carried 4/0.

Meeting adjourned at 6:03 P.M.