



1. CALL TO ORDER

Chairperson Canfield called the meeting to order at 5:30 P.M.

2. ROLL CALL

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

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

3. APPROVAL OF THE MINUTES OF THE AUGUST 13, 2024 MEETING

Gary Israel made a motion to approve the minutes of the August 13, 2024 meeting as presented. Motion seconded by Peter Fox. Motion carried 3/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 PRELIMINARY PUD – REVIEW OF AND RECOMMENDATION ON THE PENNER ADDITION PRELIMINARY PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED IN THE 2700 BLOCK OF N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Westphall began by stating that the applicant intends to develop the parcel as a mix of MF-2 and SF-3 zoning districts, and added that Staff has expressed multiple concerns over the initial presented plans. He stated that the extensively marked-up plans provided to the Committee represent Staff and fire department comments, which range from issues regarding density, to street width, to access points and road layout.

Jason Gish with MKEC Engineering was in attendance as the applicants' agent. He stated that MKEC was working to implement Staff comments, especially when it came to the development provisions of the preliminary plan; he stated that a revised version of the provision text may be ready as soon as the 11th. Mr. Gish continued by discussing the dwelling unit density issues raised by Staff; he stated that, while the original provisions had allowed for approximately 4 D.U. per acre, a more parcel-sized plan would be established that specified dwelling unit density in the various areas of the development. He specifically named the southeast quarter of the property as possibly allowing for the aforementioned 4 D.U./acre, but that other areas may feature more or less density. Mr. Gish stated that, per Staff recommendation and best practices, the densest portion of the development would be located near N. Andover Road, in order to ease traffic overall on internal streets.

Mr. Mangus stated that Staff are certainly not opposed to the development in general, but that the plans as originally submitted were not prescriptive enough. He continued that similar developments were



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already featured around town, citing the Heritage and Cornerstone as similarly modern plans. Mr. Mangus stated that Staff prefers splitting the Planned Unit Development into parcels for the purposes of defining individual requirements for density and utility planning.

Mr. Gish stated that they may retain the ~4 D.U./acre density to the east, near N. Andover Road, and that the revised plans will feature a chart showing individual subparcel densities. He continued that there is some 'fuzzy' language in the provision section, to try to keep from having to come back to the Subdivision Committee over and over with small amendments.

Mr. Mangus stated that the discussion regarding access points was still in progress with the fire department, but that he expected less resistance on this than on the divided streets that were planned. He stated that the fire code prescribes a 20 foot minimum road width for fire access, which many municipalities (Andover included) have allowed to describe a divided road with 10+ foot halves, but that the fire department was not in full agreement with this interpretation.

Mr. Gish stated that the road is planned to be very similar to the in-progress Founders Parkway, which had been approved by the fire department, and that secondary fire access was planned to the north. He stated that what will initially be a secondary entrance for the first phase of the development will, in the future, be blocked off for fire access only, as additional streets are paved and connected for resident use.

Mr. Mangus concurred, stating that this strategy is how the Flint Hills development was handled, and that today most residents are not even aware of the fire-only access road to the subdivision.

Mr. Gish continued addressing the concerns of the fire department, stating that all alleys would be limited to approximately 150 feet, and that they may be widened to 20 feet in order to give the most possible room for fire access. He added that the road connection to the south may not be a part of the final road layout plan, and that MKEC was in communication with the property owner to the south. Mr. Gish stated that additional green space was also being added as the road layout was reworked. He stated that they plan on adding a splash pad, and possibly a pool in the future.

Mr. Israel asked if the raw number of dwelling units, or the dwelling units per acre, was the preferred measurement for each parcel. Mr. Mangus stated that either works, as they can be derived from the other.

Mr. Graham stated that, in reference to the desired 'fuzziness' of the provisions, he anticipated PUD amendments in the future regardless. Mr. Mangus concurred, and stated that the original plan was not prescriptive enough, but that too much would also be a problem.

Mr. Graham stated that, in a recent meeting with Evergy (electric utility), he was informed that the company was moving away from allowing rear yard electric utility lines. He stated that it may be a good idea for MKEC to get in contact with their intended electric provider to ensure that the lines are placed appropriately. Mr. Graham also stated that the intent is to avoid entering residents' yards.

Chairperson Canfield asked if Staff feels that all comments had been adequately addressed. Mr. Mangus stated that Staff is still working with the applicants to implement comments.



Chairperson Canfield asked if the property had been annexed into the city. Mr. Mangus confirmed that it had.

Mr. Graham asked if a lift station would be installed for the sewer system in the northeast corner of the development. Mr. Gish replied in the affirmative, but stated that an exact location had not yet been established.

Mr. Israel asked if Staff thought that the project could be updated and turned around to appear at the following week's Planning Commission meeting as planned. Mr. Gish stated that this would be their preference. Mr. Mangus stated that, given the magnitude of changes needed to the plan and overall layout, he would like the project to return to the Subdivision Committee at the next meeting (October 8th); the Committee then discussed procedural options for either tabling the item at the Subdivision Meeting, or taking it to the Planning Commission. He stated that he doubts that the concerns of the fire department will be resolved before the Planning Commission meeting.

Ms. McCausland asked if residents would be notified should the hearing be deferred. Ms. Boyd stated that they would.

Mr. Graham asked if the applicant had had any discussion with the fire department regarding street parking. Mr. Gish stated that they had, and Mr. Mangus concurred, stating that the fire department had been included in a meeting the week before that Staff held with the applicant(s).\\

Mr. Graham stated that he recalled the Heritage development needing provisions for ladder setup, due to the height of the Skylofts apartments, but that this should not be an issue here, due to the maximum structure height of 35 feet.

Ms. McCausland asked if the lane widths of the divided roads would be the same as those in the Heritage. Mr. Mangus confirmed that they would be.

Mr. Fox stated that he is not comfortable making a motion for approval at this time, and would like to see the modified and updated plans.

Ms. McCausland asked what would go into the dividers (plantings, etc.). Mr. Gish stated that this was not yet finalized, but that it would feature greenery, though only trees if this was deemed possible by the fire code.

Gary Israel made a motion to table discussion of the Penner Addition Preliminary Planned Unit Development until the next meeting of the Subdivision Committee, on October 8th. Motion seconded by Peter Fox. Motion carried 3/0.

5. MEMBER ITEMS

Mr. Israel stated that he is very impressed by the success of the 13th Street Sports Park thus far, and noted that it seems to be full of residents enjoying themselves every time he visits. Ms. McCausland concurred, stating that she recently attended an event at the Park which ended at 8 P.M., and at this time, new groups were still showing up to the park to recreate for the evening.



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6. ADJOURN

Chairperson Marla Canfield made a motion to adjourn the meeting. Motion seconded by Gary Israel. Motion carried 3/0.

Meeting adjourned at 6:43 P.M.