



1. CALL TO ORDER

Meeting was called to order at 5:30pm by Chairperson Canfield

2. ROLL CALL

Committee Members present: Chairperson Marla Canfield, Peter Fox & Gary Israel

Staff Members present: Jennifer McCausland, City Administrator; Jolene Graham, Assistant City Administrator; Les Mangus, Director of Community Development; Julie Boyd, Interim Planning & Zoning Administrator; Dylan Carroll, Interim Planning Technician; Kevin Graham, City Engineer; Mike Roosevelt, Fire Marshall; Dana Engstrom, City Clerk.

3. APPROVAL OF THE MINUTES OF THE MAY 13, 2025 MEETING

Chairperson Canfield made a motion to approve the minutes of the May 13, 2025 meeting as presented.

Seconded by Peter Fox. Motion carried 2-0.

Gary Israel abstained as he was not present at the May 13, 2025 meeting.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None

5. AGENDA

5.1 PRELIMINARY PUD — REVIEW AND RECOMMENDATION ON THE THOROUGHBRED PRELIMINARY PLANNED UNIT DEVELOPMENT, ON CERTAIN LANDS GENERALLY LOCATED AT 515 W. HWY 54, ANDOVER, KANSAS

Julie Boyd introduced the first and only agenda item as a preliminary planned unit development for the parcel of land generally located at 515 W. Hwy 54, just south of US 54 across from the Buffalo Ridge Apartments. The applicant is proposing 4 parcels for development, including the extension of Clyde St to meet with Cloud Ave. There will be a variety of different zoning districts & densities within the PUD, mainly MXR and B-5. Parcel 4 is sectioned off from the rest of the PUD, it is anticipated to become right of way for KDOT expansion of US-54. The City of Andover has an access agreement with KDOT stating that only public streets can access the frontage road, no private drives are allowed. There is an existing building on lot 6 that will be removed prior to construction as well as the billboard on US-54. This PUD is well supported within the City's Comprehensive Plan. The applicants, Joshua



Robinson and Jacob Spillman are in attendance and can answer any questions that the committee may have. There are a couple of outstanding staff comments that the applicants are working to incorporate, staff is in support of the PUD.

Chairperson Canfield asked Julie to clarify that uses of the different parcels, specifically parcel 1. The PUD provisions were brought up stating that parcel 1 will be zoned MXR Multiple Family / Mixed Residential District.

Peter Fox asked the applicants what their primary plan for parcel 1 is. The applicants responded that the main plan for that parcel is to construct an apartment complex on the site. The current preliminary plan is to build 3-story 24plexes on the site.

Peter Fox asked about the surrounding neighborhoods and if staff had received any petitions. Julie Boyd stated that she had spoken with a couple of property owners surrounding the proposed development, but no one had submitted a formal petition.

Les Mangus stated that there is quite a lot of activity along the highway corridor with the freeway expansion plans. He further stated that the subject property is at the point where the elevated freeway meets the existing highway grade, so it is neither elevated nor submerged. The city will have the final concept development from KDOT by the end of the year.

Fire Marshal Mike Roosevelt stated that Fire has some concerns with the name change between Clyde and Cloud Street. He further stated that Cloud is a predominant road throughout Andover and with it suddenly becoming another road that doesn't connect with anything, it could cause some problems from a public safety standpoint.

City Engineer made some comments regarding the drainage plan and how the drainage plan reports two different retention ponds, but the submitted PUD only has one acknowledge. Les Mangus responded that it will be a few months before they submit a final plat for the parcels and the locations and shapes of the drainage ponds can change, with the potential for underground storage.

Brian Lindebak stated that when they begin the process of submitting the final PUD and Plat, they will know exactly where the utilities, drainage ponds and easements will be. As this is just a preliminary PUD, there are certain aspects that are still up in the air.

Chairperson Canfield asked about Cloud and other smaller streets in the area and if they are able to handle the increased traffic coming in and out of the proposed apartment complex. Les Mangus stated this is the reason the PUD has so many points of entry/exit, including being tied to the freeway in two locations and Andover Rd in one location.

Chairperson Canfield asked about the water service in this area, if it was city water or rural water. Les Mangus responded that it is city water in this area.

Les Mangus stated that a detail that will have to be worked out is access to the frontage road. The City of Andover has an agreement with KDOT that states that the city will not allow private driveways to connect to the frontage road system, only public streets. Along parcel 3, there will



have to be a public street to allow access to the frontage road, a private business cannot directly connect their driveway to the frontage road.

Gary Israel asked about the specific uses of parcel 1. The applicants stated that they plan to start construction on parcel 1 first and that they will build 3 story apartment complexes, with the possibility of adding apartments on parcel 2 as well in the future. The applicants further stated that they will let the market determine what goes on these parcels. If there is more demand for apartments, then that is what they will build.

Gary Israel stated that it will be interesting to see apartment complexes on both sides of US-54. Les Mangus stated that this is what was projected in the City's 2011 corridor plan.

Gary Israel stated that he agrees with Mike Roosevelt's earlier point about the confusion with name changes along Cloud/Clyde Street and that it should all be renamed Cloud Street to ease confusion. The applicants stated that they are not tied to the name, and they are fine with whatever the city decides.

Peter Fox asked about potential businesses on parcel 3 and if their backs would be facing US-54 due to there being no access to the north. Les Mangus stated that there are design requirements for three and four finished face buildings along the highway corridor and that any construction would have to conform to those requirements. Julie Boyd stated that any development there would have to go through the Site Plan Review Committee, and the committee takes this highway corridor very seriously when it comes to design and appearance.

Mike Roosevelt asked about the timeframe of when Cloud/Clyde would be extended further to the west, as any roadway that extends 150 feet needs to have an approved turn around, be that a Cul de sac, a T etc. even if it is temporary on the west end of the project. Les Mangus stated that the city is negotiating with KDOT about when that portion of the project could be built, whether it is in phase 1 or phase 2 of the project. Brian Lindebak stated that an option would be to terminate the street at the entrance to the development temporarily, since they are not plating lots 7 & 8 at this time.

Gary Israel asked that if everything is approved and it makes it through Planning Commission, when do the developers propose starting on this development. The applicants stated that they are planning for Q4 of next year for the start of construction.

Les Mangus stated that Brian Lindebak just has a few things to clean up and a few revisions that can be turned back into staff for approval, but otherwise everything has been addressed.

[**Gary Israel made a motion to recommend the Planning Commission approve with modifications the Thoroughbred planned unit development. Seconded by Peter Fox. Motion passed 3-0.**](#)



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SUBDIVISION COMMITTEE MINUTES

SEPTEMBER 9, 2025 | 5:30 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

6. MEMBER ITEMS

None

7. ADJOURN

Chairperson Canfield made a motion to adjourn the meeting. Seconded by Gary Israel. Motion passed 3-0.

Meeting adjourned at 6:07pm.