



1. CALL TO ORDER

The meeting was called to order at 5:30pm by Chairperson Canfield.

2. ROLL CALL

Committee Members present: Chairperson Marla Canfield, Peter Fox, Gary Israel & Clint Teinert (arrived at 5:33pm)

Staff Members present: 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.

3. APPROVAL OF THE MINUTES OF THE OCTOBER 14, 2025 MEETING

Chairperson Canfield made a motion to approve the minutes of the October 14, 2025, meeting as presented.

Motion passed 1-0.

Peter Fox, Gary Israel & Clint Teinert were not present at the October 14, 2025 meeting.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 **SMALL TRACT PLAT — REVIEW AND RECOMMENDATION ON THE HEIN & MAI ADDITION SMALL TRACT FINAL PLAT, ON CERTAIN LANDS GENERALLY LOCATED AT 216 W. HARRY ST., ANDOVER, KANSAS**

Chairperson Canfield called the first agenda item pertaining to the review and recommendation on the Hein & Mai Addition Small Tract Final Plat, on certain lands generally located at 216 W. Harry St.

Julie Boyd introduced the agenda item as a small tract, one step plat due to the size being less than 10 acres and a total of 2 lots. The lots will total 4.6 acres and 1.6 acres respectively and they will both be zoned SF-1 Single Family Residential / Low Density. Everything is within regulation and this area is under the traditional neighborhood place type in the comprehensive plan. The proposed property line that separates the 2 lots has an easement that runs down middle. There is an existing sewer line and there is access to Wichita water on the south side of Harry St. Julie stated that the Fire Marshall did point out that fire protection for this area is a



little bit inadequate. The nearest hydrants are located at the intersection of S Andover Rod and there is another a bit further to the south at Lantern Lan Ct. Both of these hydrants are a little bit outside the range for what the international fire code requires. This means that it is likely another hydrant will be required. Staff prepared some comments for the applicants as shown on the screen. The actual layout of the plat is not something that Staff had any issue with, just some cleanup. With the comments incorporated, Staff recommends that the Committee recommend approval.

Fire Marshall Mike Roosevelt stated that according to the international fire code, any structures moved in, built upon or added into the city have to have a fire hydrant or other approved water supply within 400 feet. Approved water supplies could be a hydrologist rated pond that says it will have a specific number of gallons of water in it during a 100 year drought scenario. He further stated that Andover does not have many of them around, one lake that does qualify is north of Santa Fe Lake. Mike stated that he was not sure that even Lake George is Central Park would qualify, due to how shallow it is. Any new structures built on this plat would need to have a water supply improvement within 400 feet, and the city can help identify the best path forward, when the time comes.

Julie Boyd stated that this plat is pretty much entirely surrounded by single family residential, with agricultural land to the South.

Gary Israel asked if this would be 2 lots with 1 home on each lot. Julie stated that it is correct, they will both be SF-1.

The owner and applicant Jackie Nguyen asked if in the future it would be difficult to potentially change the property into multi-family. Julie responded that he would have to change the zoning, as the current zone does not allow multi-family.

Bill Fox from Garver Survey was present and commented on the plat. He discussed an easement from ATT that runs through the site. He stated that the easement is empty and they are working with ATT to get it vacated. Les Mangus stated that he believes that ATT can vacate by virtue of this plat. Julie asked if Bill Fox could share the contact information of the representative from ATT that he has been corresponding with.

Gary Israel made a motion to recommend approval of the small tract final plat on certain lands generally located at 216 W Harry St. Seconded by Peter Fox. Motion passed 4-0.

5.2 PRELIMINARY PUD — REVIEW AND RECOMMENDATION ON THE HODGES 8TH ADDITION PRELIMINARY PLANNED UNIT DEVELOPMENT, ON CERTAIN LANDS GENERALLY LOCATED AT W. TURNPIKE RD., ANDOVER, KANSAS

Chairperson Canfield called the next agenda item pertaining to the review and recommendation on the Hodges 8th Addition Preliminary Planned Unit Development, on certain lands generally located at W. Turnpike Rd.

Julie Boyd introduced the next agenda item by stating that it is a preliminary planned unit development, which would replat the existing Hodges 7th addition in addition to some of the



land that surrounds what is currently the Hodges 7th addition. The 7th addition was not a PUD, but the 8th Addition will be. The developer seeks to expand the existing duplex development that is already there and make it a much larger complex. There are currently 5 duplexes in the Hodges 7th addition and the intention is to build somewhere in the neighborhood of 43 total buildings, depending on the chosen layout, which would bring the total to approx. 86 dwelling units. This property is located just south of the I-35 right of way and located at West 13th & Andover Rd. The existing W Turnpike Road which runs along I-35 is the access point. The applicant has provided 2 different conceptual final layouts, one that would make Turnpike Rd into a private drive for access and one that would leave it as a public right of way. From previous discussions, it appears the property owner would prefer the private drive option. The underlying zoning for this PUD is MXR Multiple Family / Mixed Residential Use District which fits with the Comprehensive Plan. The existing Hodges 7th duplexes have already been built and have got sanitary sewer and Wichita water. These lines both extend down W Turnpike Road to the north and can easily be accessed by the entire rest of the proposed development. Julie further stated that as this is a preliminary PUD there are several elements that are not going to be finalized in this step and that is to be expected. The parking lot design is one thing that will be dealt with at the site plan process.

Mike Roosevelt asked about addressing and whether every duplex would be addressed on Turnpike Rd or if the entire development would get a single point address and building numbers. Les Mangus replied that if the private road concept is selected that there would be no Turnpike Road anymore and the address would be West 13th Street and a building number.

Clint Teinert asked if the existing inhabitants would have to change their address if the private road is selected. Les Mangus responded that they would change their address.

Kevin Graham asked if the existing duplexes have Certificate of Occupancy. Julie and Les responded that they have CO's but they are not sure if anyone is living in them.

Chairperson Canfield asked Staff to explain the differences and nuances of a private road vs. a public road. Les Mangus stated the key benefit to a private road is that the setbacks would not be required to be the typical front yard setback for a public road, meaning they could move their buildings a little closer to the driveway and potentially room for more dwellings. Les Mangus further stated that he had a conversation with Phil Meyer from Baughman Co. about the private and public layouts. The public road does not make a whole lot of sense as you end up wasting a lot of land on a cul-de-sac which would probably not get used due to the internal loop within the site that allows people to traverse the entire complex.

Gary Israel asked if there was a potential safety issue with the internal loop. Julie and Mike stated that it is not a safety issue at all.

Chairperson Canfield asked if the city would be responsible for maintaining the private road and parking. Julie responded that the city would not be responsible.

Peter Fox asked if an HOA would be established for this development. Phil Meyer stated that the complex could have an HOA, but as it is singly owned, it wouldn't need one. He further stated there is no way to sell the individual units, unless a condominium association is



established. Peter Fox then asked who is responsible for taking care of the road and parking lot. Phil Meyer responded that the owner is responsible and that he wants everyone to think of this development as an apartment complex but with duplexes.

Julie talked about the placement of the street and its access point. The applicant intends to place the intersection with 13th as far to the East as possible due to potential problems turning out of the development.

Phil Meyer stated that at the moment, this is a 3 parcel PUD and the reason for that is due to some of the units already being constructed on one of the lots. He made a separate parcel for the stuff to the west and a separate parcel for the stuff to the east, to help fix with the developers' intended phasing.

Gary Israel asked about Reserve A and if it potentially could be a commons area. Phil Meyer stated that Reserve A is going to be an expansion of the detention facility but the exact size is not known yet. Kevin Graham talked about the sizing of the detention ponds and placement within the development.

Gary Israel asked if the developer is intending to add a playground or commons area for the people renting. Phil stated they have discussed some open area possibilities but nothing concrete has been discussed. A dog park was discussed but has not been decided on. Gary further stated his desire to see more green space or common areas for the inhabitants, so there are not so many buildings jammed together.

Peter Fox asked if this development would be similar to what has been constructed to the South. Julie and Phil responded that they are not that similar, but it is the development that the city is trying to encourage. Les Mangus stated that it is the same developer, but the houses to the South have garages. Phil Meyer stated the new duplexes will match the 5 existing that have already been built.

Peter Fox proposed adding a green space between the two properties as they are owned by the same developer, but further discussion showed that there is not enough room between the properties to incorporate something like that.

Clint Teinert had questions about the proposed detention ponds and their location. Kevin Graham responded that the city does not have a final drainage plan and calculations so drainage is tentatively shown. A final drainage study with the calculations will be provided later on in the process. Phil Meyer stated that the drainage ponds can be shrunk when the final calculations are made, than an additional unit or two could be added, but that is contingent on the drainage calculations.

Julie Boyd asked Phil Meyer if the additional units were added, would the density be able to accommodate. Phil responded that he thinks they will be able to. He stated at the moment with Sketch B he is at 3,190 square feet per dwelling unit and if he added two more units, it would bring it down to around 3,000 square feet per dwelling unit.



Mike Roosevelt stated that depending on what layout is chosen, the east west run of the parking area off to the west end if right at the margin of access travel distance. He stated the best case would be to have some form of turnaround there at the extreme west point, but if that does not happen, the drive is workable but it is right at the ragged edge of not being workable. If the accessible drivable path is greater than 150 feet, there has to be an approved turnaround. He stated it is a little more than 180 feet from the intersection of the western north-south parking area to the extreme end. If you subtract hose line distance, then it puts it right within the ballpark range.

Kevin Graham stated that in addition to the final PUD, this will also have to go before the Site Plan Review Committee.

Chairperson Canfield asked if the Site Plan Review Committee will discuss green spaces as it pertains to development. Julie responded that they will talk about it, but they are generally not focused on it as there is not a requirement for a certain amount of green space.

Gary Israel asked about the potential need for a traffic study as there will be one entrance and exit onto West 13th St. Kevin Graham stated that there will be a very large queuing area into the site and due to its proximity to the turnpike, a traffic signal could not be placed there. Les Mangus stated to Phil Meyer that when the connection to 13th street is built, the city will want it to be 3 lanes, a right-in, a right-out and a left-out. Julie Boyd stated that the traffic impact of multifamily developments intuitively seems like more than it ever really is and that she has read some studies regarding that.

Les Mangus told the committee that traffic numbers across the board have come down since Covid and they have not built back up to previous levels. The decrease in traffic levels was between 20%-25% during the 2 peak Covid years.

Gary Israel made a motion to recommend approval of the preliminary planned unit development for the Hodges 8th Addition. Seconded by Clint Teinert. Motion passed 4-0.

6. MEMBER ITEMS

None.

7. ADJOURN

Chairperson Canfield made a motion to adjourn. Seconded by Gary Israel. Motion passed 4-0.

Meeting adjourned at 6:06pm.