

ANDOVER PLANNING COMMISSION  
SUBDIVISION COMMITTEE

February 13, 2007

**Minutes**

The Andover City Subdivision Committee met for a regular meeting on Tuesday, February 13, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:29 p.m. Other member attending was J.R. Jessen. Others in attendance were Director of Public Works and Community Development Les Mangus, Administrative Secretary Deborah Carroll, and City Clerk/Administrator Jeff Bridges. Member Jan Cox was absent.

Call to order

**Review the minutes of the September 12, 2006 Subdivision Committee.**

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*Lynn Heath made a motion to approve the minutes as presented. J.R. Jessen seconded the motion. Motion carried 2/0.*

**Communications:**

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**Review the City Council minutes from the January 9, 2007 and January 30, 2007 meetings.** The minutes were received and filed.

**Review the minutes of the January 16, 2007 Planning Commission meeting.** The minutes were received and filed. There was discussion about appointments from the Planning Commission to be made for a joint committee to study the future of the Andover Industrial Park.

**Review the Site Plan Review Committee minutes of the February 6, 2007 meeting.** The minutes were received and filed.

**Review the Potential Residential Development Lot Report.**

**Review the Cornerstone Shopping Center Addition Final PUD.**

Review the Cornerstone Shopping Center Addition Final PUD.

From Les Mangus memo: Final PUD Plan for the Cornerstone Shopping Center Addition, Phase 5 of the Cornerstone General Planned Unit Development This Final PUD is linked with public hearing on the amendment of the Cornerstone PUD scheduled for the February 20, 2007 Planning Commission meeting. The proposed amendment changes the zoning of a portion of Parcel 4

from R-2 to B-3, and all Parcel 2 from B-2 to B-3, and combines all of the changes into Parcel 1. The Final PUD Plan as submitted has several contradictions to the Preliminary PUD, which need to be addressed, including access control, screening, and general circulation within the site. A few technical and clerical items need correction. Staff supports the plan with the satisfaction of the Checklist comments, and contingent on satisfactory approval of the zoning amendments.

Rob Hartman of Professional Engineering Consultants presented the Final PUD of the Cornerstone Shopping Center Addition. He submitted corrected copies of the drawings to the members with corrections suggested by Les.

J.R. asked how this site compared to the Dillon's site. Les said this is 2 times the size of it with Dillon's at 17 acres and this site of 40 acres.

There was discussion about the main entry drive into this site will line up with Marc Avenue across the street. Rob said there are no firm commitments for any tenant space or building in this plan. Rob said there will be 5 separate lots platted.

Jeff Bridges asked about the public infrastructure on this project. Rob said it will be on site storm sewer and a water line may have to be looped around some of the buildings for fire protection. There will be no public streets. Les said there will have to be petitions for accel and decel lanes on 21<sup>st</sup> Street. Les said Dillon's has finally closed on the property south of Kellogg. Les reminded the members that this plan is totally conceptual at this point.

Jeff Bridges asked about signalization at any of the planned entrances along 21<sup>st</sup> Street. There was discussion about the potential entrances from this site onto 21<sup>st</sup> Street. Les asked one of the entrances be shared by Parcels 3 & 4 to make it the furthest from the signalized intersection.

Discussion continued about access management of this development and comparison to access to existing properties.

JR. Jessen stated he does not like the medians built in Andover Road in front of Applebee's. Les said 21<sup>st</sup> Street will be a future boulevard of 4 lanes with access points with left turn dedicated lanes.

Discussion continued about the comments by Les on the checklist. Most of them were taken care of prior to this meeting.

Rob has revised the plan to show the 5' wall easement. There was general discussion about the drainage around the proposed masonry wall.

Les stated the residential parcel entry at Cornerstone Parkway will not serve the commercial property. There was discussion about the new flood plain boundary and the drainage plans. Another Letter Of Map Revision (LOMR) will have to be done to show FEMA this development will not adversely affect property downstream.

Les asked if there would be 2 separate drainage swales on either side of the wall. Rob said it is possible and that cut-outs could be made in the bottom of the wall to allow for storm water to flow. Les was concerned this 80 feet of drainage and utility easement would not be a wise use of the land. Discussion continued. This property will drain west to east under Andover Road into the storm sewer system by the college.

General discussion continued. Parcel 4 will be the 5 acre city park, Parcel 14 is zoned R-3 multi-family residential restricted to duplexes and maximum density of 61. Les said he wants to see a final drainage plan before the final plat is filed.

Reserve A is being platted for potential entry monuments, drainage/detention ponds, landscaping, irrigation, and sidewalks.

There was discussion about the proposed building pad elevations will be 4' above the existing street.

Rob said there is no mortgage holder on this property and he submitted the title report to Les for the file. The final drainage plan is in process and should be delivered by Thursday. JR Jessen continued to be concerned about the drainage on this property.

Rob said he has reduced the number of openings onto Andover Road down to 2. The first entrance may be planned as right-in, right-out if a median is used.

Les asked if there could be text on the plat to state cross lot circulation from Lot 6 to the Ritchie exception property on the plat which is zoned B-3 Central Business. Rob said he would

check into it. Les said they have not platted the commercial property and there is no access control platted on Cornerstone Parkway. There was discussion about the exception property being a 250' square that is zoned commercial. Les also requested pedestrian access from Parcel 14 (Multi-Family) into the shopping center. Rob said that would be possible.

There was discussion about the lack of storm sewer system along 21<sup>st</sup> Street. Les said that may need to be included in the petition. There is only a concept design for improvements to 21<sup>st</sup> Street.

Les supplied Rob with the letter from AT&T requesting additional easements. Rob said he will call them.

*JR Jessen made a motion to recommend approval of this final PUD to the Planning Commission subject to staff approval of all comments on the checklist, addition of access of pedestrian and vehicular circulation, and submittal of a final drainage plan. Lynn Heath seconded the motion. Motion carried 2/0.*

#### **Review the Sketch Plan for the Ami Lane Addition.**

Review the Sketch Plan for the Ami Lane Addition.

From Les Mangus memo: The proposed addition is +/- 135 ac. South and west of SW130th St. and Andover Rd. The developer intends to submit an application for a Planned Unit Development to take advantage of minimum lot sizes less than 10,000 sq. ft., cul-de-sacs greater than 500 feet in length, and to utilize a 15 ft. building setback on one side of corner lots. The southern boundary of the tract abuts the south end of the Andover Planning Jurisdiction. Water and sewer facilities are available for extension nearby, and the tract has access to Andover Rd. at the southeast corner, and SW130th St. along the northern boundary. A public park is planned within the development. With the unusual shape of the tract, and the amount of land devoted to open space the gross density is very low at 2.15 dwelling units per acre, with proposed lot widths from 70-78ft., and lot depths of 125ft. This area is within the Rosehill School District. A collector street is proposed to loop from SW130th St. to Andover Rd., and a future collector is provided to extend west into the adjoining property. The plan appears to be very well thought out, with the combination of several random parcels to create the whole. Staff supports the plan in general.

Kris Rose of Baughman Company represented the applicants and answered questions about this proposed development plan. Kris said this plan is similar to the Prairie Creek Addition only no lots

are planned to front any collector street. The market value of homes will be between \$120,000 and \$150,000 ranges. Minimum lot with would be 70'. Kris said he expects this PUD of 289 lots to be built in 3 phases. There is a dedicated city park area and a neighborhood pool site.

Les said he would like the 2<sup>nd</sup> phase to tie into the 2<sup>nd</sup> access to an arterial street.

Deborah Carroll asked if this development will be entirely single family homes. Kris said yes, there will be no multiple family areas. JR Jessen suggested some multi-family be added to this plan along Andover Road.

Kris explained the 2 existing drainage areas they are working with. Kris said the drainage will be routed around the public park.

JR recommended additional area for neighborhood pools. He said 289 homes will need more than the 2 shown on this sketch.

There was discussion about the length of one of the cul-de-sacs which has 19 lots on it. Les asked Kris to work on it. Options of design changes were discussed.

There was general discussion about the drainage plan. Kris said they are working with the Corp of Engineers on it. Discussion continued about the future annexation of this property.

Les asked for Kris to try to get the collector street closer to the quarter section corners.

Lynn Heath asked how the sewer line would be run into this area. Kris said there is a sewer line on the south side of Flint Hills and they will run the line south along Butler Road. An easement will be needed through the existing draw or the road could be bored under to run the pipe.

*No formal action was taken on this sketch plan.*

Member items. none

*JR Jessen made a motion to adjourn the meeting at 6:55 p.m. Adjourn*  
*Lynn Heath seconded the motion. Motion carried 2/0.*

Respectfully Submitted by

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Deborah Carroll  
Administrative Secretary

Approved this 13<sup>th</sup> day of March 2007 by the Subdivision Committee  
City of Andover.