

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE

April 10, 2007

Minutes

The Andover City Subdivision Committee met for a regular meeting on Tuesday, April 10, 2007 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:30 p.m. Other member present was Jan Cox. Others in attendance were Director of Public Works and Community Development Les Mangus, Administrative Secretary Deborah Carroll, and City Clerk/Administrator Jeff Bridges.

Call to order

Review the minutes of the March 13, 2007 Subdivision Committee.

Review the minutes of the Mar. 13, 2007 Subdivision Committee.

Jan Cox made a motion to approve the minutes as presented. Lynn Heath seconded the motion. Motion carried 2/0.

Communications:

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Review the City Council minutes from the February 27, 2007 and March 13, 2007 meetings. The minutes were received and filed.

Review the minutes of the March 20, 2007 Planning Commission meeting. The minutes were received and filed.

Review the Site Plan Review Committee minutes of the April 3, 2007 meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

Review the Reflection Lake at Cloud City 3rd Addition Final Plat.

Final PUD Plan for the Reflection Lake 3rd Addition of the Cloud City General Planned Unit Development

From Les Mangus memo: This Final PUD is the final phase of the residential development of Cloud City. The developer desires to complete the remainder with single family dwellings, in lieu of the two & three family dwellings allowed by the PUD. The street layout has been modified so as not to create another connection to the Marketplace Commercial area at Yorktown Rd. as agreed upon earlier. Staff supports the plan with the satisfaction of the items still remaining on the checklist.

Les said this property has part R-2 and some R-3 zoning but it is the developer's intention for the entire area to be single-family

dwelling. The applicant has added this into the General Provisions of the Final PUD.

Kirk Miller from KE Miller Engineering was present to answer questions of the committee.

Lynn Heath was concerned about the future if someone wanted to demolish the single family home and construct a duplex. Les said the general provision will prevent that unless there was an amendment of the Final PUD.

Jan Cox asked for an explanation of the location of this phase. Les said this is directly south of the Marketplace Commercial Addition and ½ mile east of Andover Road.

Jan Cox asked if a sidewalk would be built on one side of Reflection Lake. Kirk Miller said the Community Unit Plan calls for that. Jan Cox noted the application states there will be no sidewalk. Discussion continued about the location of this plan.

Les said the main east/west street is Minneha and only a few houses are built north of that but not many. Les said Hedgewood Street will make an "L" shape around the perimeter.

Jan Cox asked if a drainage plan has been submitted. Les said yes.

Jan Cox asked if this property is in a flood plain. Les said no it is not in a flood plain.

Les stated sidewalk will connect Minneha up to Cloud Avenue through the detention pond reserves.

There was discussion about the community pool lot which will be built on a portion of Lot 1 Block 3. Les said the community pool should be a reserve and needs to be called out in the text and show the permitted use as a pool. The lots will be renumbered to reflect the changes.

Jan Cox also noted some additional changes on the plat are needed for name for the Senior Vice President of Equity Bank and the Secretary of the Planning Commission is Janice Cox.

Jan Cox made a motion to recommend the Final PUD Plan for the Reflection Lake 3rd Addition of the Cloud City General Planned Unit Development be accepted by the Planning Commission with the following conditions:

1. *Change of street names.*
2. *Call out the Lot 1 as a Reserve.*
3. *Plat name changed.*

Lynn Heath seconded the motion. Motion carried 2/0.

Review the Business Center Sketch Plat located at 118 E. 13th Street.

Sketch Plat of
the Business
Center Addition

From Les Mangus memo: The proposed addition is +/- 2 acres currently zoned I-1 Industrial at 118 E. 13th St. The property is currently used for a contractor's shop and storage yard. The owner desires to create a Planned Unit Development with mixed business and industrial uses, with a common access easement. The layout could possibly accommodate 4 separate users. Staff supports the concept.

Kim Quasted said he would like to break this property into 4 lots and tear down the existing building. Once one of the lots is leased or sold. A new building will be built for the property owners on the northern most lot. His construction company exists in the existing building now and will be moved to the north site when it is completed. He said he would like to have B-3 zoning on the front along 13th Street which would change from the current Industrial zoning.

Les said what Kim intends to submit a PUD with a private street and intermingling of some of the permitted uses. Lot 1 would be retail and lot 4 would be B-6/I-1 but lots 2 and 3 would mix permitted uses. Les said the entire property is I-1 Industrial zoning now. The B-6 zone is virtually all the same uses of the I-1 Industrial, only it makes the building more of a store front operation.

Jan Cox asked about the fence between the subject property and the adjacent residential property. Kim said right now there is a 6' wooden fence. She asked if that is suitable screening. Les said that meets the minimum regulations. Kim stated most of the homeowners along Lavern Street have their existing fences 1'-2' onto his property. Kim said they have built the screening fence 2 feet inside their own property line to not upset the neighbors.

Jan Cox asked if there were any potential tenants. Kim said some people are interested in lots, but they asked for their identity to remain confidential.

Jan Cox asked if the neighbors have expressed any concerns about

the changes of this property. Kim said no one has said anything to him.

There was general discussion about the curve in the driveway because of the telephone pedestal, power pole and curb inlet.

Lynn Heath asked if Kim has tried to buy the property at 110 E. 13th. He said he has tried but the owner is not interested in selling.

The surrounding neighbors have not been notified of this change because this is only a sketch plat. Notices will be mailed when the PUD application is filed.

There was discussion about why the applicant wants his business on the far rear of the property.

Lynn Heath asked if only 1 tenant space would face 13th Street. Kim said not necessarily and that he already has someone interested in the entire frontage space.

Kim asked the members if there were any other comments that he could relay to his architect. Les suggested designing the lot sizes the minimum standards for the district to allow for flexibility. Les further explained the ability to modify the bulk regulations.

Kim said he would not have the PUD application and documents ready for the April Planning Commission meeting.

No formal action was necessary on this sketch plat.

Review the Cornerstone 2nd Addition Final Plat.

Final PUD Plan
for the
Cornerstone 2nd
Addition

From Les Mangus memo: The proposed addition fills in the area north of Cornerstone Parkway between Andover Rd. and Fieldstone St. The proposed layout creates 27 lots on what is essentially an 800 ft. cul-de-sac, which is nearly twice the maximum number suggested by the Subdivision Regulations and 50% more than the conceptual layout of the Preliminary PUD. Staff feels this layout is unacceptable, particularly given that Fieldstone St. serves as a ¼ mile long cul-de-sac until such time when the loop is connected at the north end in future phases. The developers engineer may come to the meeting with an alternative layout or solution.

Greg Allison of MKEC Engineering presented the plan. Greg

explained how the lots in this phase have been turned to face 4 lots off the cul-de-sacs instead of onto Fieldstone.

Deborah Carroll asked why the 2 cul-de-sacs had the same name. Greg Allison said this would be changed.

Les asked Greg if he is still replatting a portion of the Cornerstone 1st Addition Final PUD. Greg said one of the lots from Cornerstone 1st is being replatted into this phase. Les said this needs to be in the title to “and a portion of Cornerstone 1st Addition Lot __ and Block __”.

Lynn Heath asked if there would be sidewalks on the Courts. Les said no, but there is one along the west side of Fieldstone Street.

There was general discussion about previous drainage complaints along 21st Street. Greg Allison said the runoff amount has improved since the Cornerstone development Stormwater system has started.

Les said he has received an incorrect drainage plan from MKEC for this area. Les asked if with the development of these 34 lots, if Greg has recalculated everything so that they are not exceeding the existing conditions on Andover Road. Greg said he will get that information to Les. Les said after this entire development is complete, the drainage flow amount will be considerably better. Discussion continued about the detention areas planned to service this development.

Lynn Heath said he believes all comments from Les have been discussed.

Greg Allison said the depth of the lots has been increased. Discussion continued about the layout of this plat and surrounding properties. The average size of these lots is 12,235 square feet with a mixture of market prices. Les said the new way is to not make cul-de-sac lots pie shaped, but to push the cul-de-sac back further towards the back property line. Greg said they want to minimize the number of lots that back up to Andover Road.

Jan Cox asked about the green area. Greg said the green space and park are in the other phases.

Discussion continued about the current effectiveness of the round about. Les said it has only been used by contractors so far.

Les said there have been 2 utility letters received since the packets were delivered.

Deborah asked Greg Allison for a pdf file of this plat for use at the Planning Commission meeting. Greg said he would take care of it.

Jan Cox made a motion to recommend approval of this plat by the Planning Commission conditional upon all staff and applicant comments being addressed. Lynn Heath seconded the motion. Motion carried 2/0.

Member items.

Member items.

Lynn Heath said 2 other members are needed on this Subdivision Committee board.

Jan Cox asked which cases are supposed to be heard by the Subdivision Committee. She wondered why the apartments on the southeast corner of Andover Road and 21st Street. Les said that is because the land is not being subdivided. They were just establishing the underlying zone. It would come to this committee to establish the lots and blocks.

Jan was also concerned about the old layout would be twice the maximum number of suggested lots by the Subdivision Regulations. Les said the Regulations suggest 500 feet for the length of cul-de-sacs or the equivalent of the average of 7 lot frontages.

Jan Cox said at the last Planning Commission meeting this issue was raised about non-conforming lots. She asked for further information. Les said you can continue to do what is legally allowed before the change, but once you make the change you cannot go back. Discussion continued.

Lynn Heath made a motion to adjourn the meeting at 6:40 p.m. Jan Cox seconded the motion. Motion carried 2/0.

Deborah Carroll
Administrative Secretary

Approved this 8th day of May 2007 by the Andover City Subdivision Committee, City of Andover.