

ANDOVER PLANNING COMMISSION
SUBDIVISION COMMITTEE
April 8, 2008
Minutes

The Andover City Subdivision Committee met for a regular meeting on April 8, 2008 at 909 N. Andover Road in the Andover Civic Center. Chairman Lynn Heath called the meeting to order at 5:33 p.m. Other members present were John Cromwell and Jan Cox. Others in attendance were Director of Public Works and Community Development Les Mangus and Administrative Secretary Kandace Hunt.

Call to order

Review the minutes of the March 11, 2008 Subdivision Committee meeting.

Review the minutes of the March 11, 2008 Subdivision Committee.

Jan Cox made a motion to approve the minutes as presented. John Cromwell seconded the motion. Motion carried 3/0.

Communications:

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Review the minutes of the February 26, 2008 and March 11, 2008 City Council meetings. The minutes were received and filed.

Review the minutes of the February 19, 2008 and February 25, 2008 Planning Commission meetings. The minutes were received and filed.

Review the minutes of the February 5, 2008 and February 13, 2008 Site Plan Review Committee meetings. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

L/S 2008-02 Review and recommend to the Planning Commission on a Lot Split for the Meadows Third Addition. L/S 2008-02

From Les Mangus' Memo: The proposed lot split of the Lot 1, Block 1 of the Meadows Third Addition is an effort to provide for separate ownership for the Fountains Skilled Nursing Care Facility. A flag lot is created by the lot split, but the unusual conditions warrant the deviation from the standards. The existing utility services to the Preferred Medical Associates clinic are affected by this lot split, which will require adequate easements to preserve service. Staff supports the lot split with the satisfaction of

the checklist and comments.

Applicants Dennis Bush and Bob Kaplan along with agent Phil Meyer of Baughman Company represented the application.

Chairman Heath asked Les Mangus if he had any comments on the application. Les Mangus explained Mr. Kaplan had given him the easement he had asked to review because the utilities that feed the existing medical clinic would pass across the flag that connects the site for the nursing home. After review of the easement Les Mangus said he only had a few simple comments which were to reference the lot split in the easement and the easement in the lot split.

Chairman Heath asked if the applicants had any comments.

Mr. Kaplan explained the lot split would allow an additional facility to be built directly north and behind the Lemons and Lehr medical building.

Chairman Heath asked Les Mangus if all his comments had been addressed. Les Mangus said yes.

Chairman Heath asked if the area was big enough for a road and sidewalk. Mr. Kaplan said there are common ingress and egress easements for utilities as well as a cross lot easement which is required for automobile traffic and installation of utilities. Mr. Meyer said both facilities will be serviced by a private drive and the flag will allow access to the public right-of-way for access to the private drive.

John Cromwell made a motion to recommend Lot Split L/S 2008-02 for Lot 1, Block 1 of the Meadows Third Addition to the Planning Commission. Jan Cox seconded the motion. Motion carried 3/0.

Recommendation on the annexation of the property known as the Andover Farm at Cedar Park.

Recommendation on annexation.

From Les Mangus' Memo: This petition for annexation is for the proposed +/- 140 acres to be added to the Cedar Park PUD. The property abuts the City on two sides, and streets and utilities are available adjacent to the property or can be extended. Staff supports the petition for annexation.

Applicant Hal McCoy along with agent Phil Meyer of

Baughman Company and consultants Dave Neal and Susan Kaplan were present to represent the application.

Chairman Heath asked Les Mangus for comments on the annexation. Les Mangus explained the applicants are petitioning for annexation so they can come before the Planning Commission for a zoning hearing. He continued by saying the property abuts the City on two sides, and streets as well as water and sewer utilities are available adjacent to the property or can be extended.

Chairman Heath made a motion to recommend the annexation of the property known as Andover Farms at Cedar Park to the Planning Commission. John Cromwell seconded the motion. Motion carried 3/0.

Z-96-07 Review and recommend to the Planning Commission on the third amendment to the Preliminary PUD for the Cedar Park Addition.

From Les Mangus' Memo: This proposed amendment to the Cedar Park PUD is the result of new ownership of the undeveloped portion of the original PUD, and the addition of the adjacent +/- 140 acres to the PUD. The General and Parcel Provisions of the original PUD remain virtually intact, and the provisions for the new addition take little or no exception to the bulk regulations for the R-2 Single Family Residential District. The only point of discussion that the Staff has is that the proposed 4.1 acre public park does not meet the Parks & Open Space Master Plan requirements for a Neighborhood Park.

Applicant Hal McCoy along with agent Phil Meyer of Baughman Company and consultants Dave Neal and Susan Kaplan were present to represent the application.

John Cromwell asked why the park did not meet specifications. Les Mangus explained the Park and Open Space Master Plan calls for a five acre neighborhood park in every square mile and the park being proposed for Andover Farms at Cedar Park is shy at 4.14 acres and has a main power transmission line that bisects the area. He continued by saying the proposed park is a narrow strip of land which would limit the options for use.

A list of general staff comments on the Andover Farm at Cedar Park PUD Amendment number three was given to the committee. Mr. Meyer said he had no problem addressing all of

staff's comments.

Mr. Meyer gave the applicants a brief history of the proposed project. He explained the project is now being filed as a PUD instead of a plat. He continued by saying Parcel 1 is everything in the existing Cedar Park development. Chairman Heath asked if there was anything done in Parcel 1. Mr. Meyer said yes, the lighter area shown in the plan is what is already developed.

Mr. Meyer next explained the phasing map that had been submitted. He said Phases 3 and 4, which will be developed at the same time, will be developed first since Phases 1 and 2 are within the existing Cedar Park area. Phase 3 will have smaller lots and Phase 4 will encompass the community building and have access off of 13th Street. Mr. Meyer said lot configuration was basically the same as the sketch plan that had previously been presented.

Mr. Meyer felt the issue that needed the most discussion was the size of the park. He stated he understood the park was less than the required five acres and the concerns of the power lines overhead, but they are asking the Planning Commission to consider the reserves throughout the overall development and approve the smaller park.

Next Mr. Meyer went over the sidewalk plan with the committee. Mr. Meyer said he thought the committee's standard was a five foot sidewalk on all through streets, and they have placed sidewalks on some through streets and some reserves, but have skipped some through streets. Their hope is to have the sidewalks through the reserves be an equal trade for the through streets skipped. Les Mangus asked if in some cases a detention pond would be between a house that did not have a sidewalk and a sidewalk on the other side. Mr. Meyer said yes.

Jan Cox asked why the Lakeside Drive sidewalk was only a five foot sidewalk instead of an eight foot since the Lakeside is a collector street. Les Mangus explained it starts as a four foot sidewalk and then moved to five foot over the last 12 years with changes in policies. He continued by saying the sidewalk was located in the existing neighborhood and built to the policy at that time. Jan Cox said she did not think the sidewalk she was speaking of was built yet. Les Mangus explained it was built up to a point so it did not make sense to build eight foot sidewalks for that block with the four foot already existing.

Jan Cox said the general information of the PUD stated there will be multi-housing and wondered if that was in the existing Cedar Park area. Les Mangus said yes and reminded the committee the PUD application had to be comprehensive and cover everything that was platted as Cedar Park 12 years ago, as well as the new development.

Jan Cox asked if all the lots would be 10,000 square feet or larger. Mr. Meyer said yes.

Jan Cox noted the text of the PUD mentioned Parcel 4. Mr. Meyer said there should no longer be a Parcel 4. Les Mangus explained Parcels 1 and 2 are the existing Cedar Park, Parcel 3 is the new 140 acres.

Jan Cox commented that names of some of the reserves on the PUD did not match the names on the sidewalk plan. Reserve M on the sidewalk sheet is Reserve O on the PUD, Reserve K on the sidewalk sheet is M on the PUD, Reserve I on the sidewalk sheet is N on the PUD and Reserve P on the PUD is Reserve N on the sidewalk plan. Mr. Meyer said the reserve names on the PUD were the correct ones and the names would be adjusted on the sidewalk plan. Jan Cox said if that was the case, the text on the PUD needed to be cleaned up as there were references she felt were confusing such as "Q" and "I", which she could not find. Les Mangus said all the letter references could be removed from the sidewalk sheet because they were not needed.

Chairman Heath asked if all the street names were good. Les Mangus said Bickley Foster, City of Andover Planning Consultant, did not like Breeder's Circle because it is actually a court. Hal McCoy asked if the street names had to be approved tonight. Les Mangus said no, the committee will get into street names when it comes to the final PUD.

Jan Cox asked about Les Mangus' comment that the drainage plan did not meet the one and a half percent minimum slope for rear yards. Les Mangus explained the City Engineer had found a few spots he thought were less than one and a half percent but that was a detail that could be worked out in the final. Mr. Meyer said they would comply with the requirement.

Lynn Heath said he was not sure what to do with the sidewalk situation. Jan Cox asked if it had been decided that the sidewalks were a good trade off for the smaller park. She continued by saying she did not want to set precedence by

shaving off a few acres of the park for one person because the next person might want something like that too. Les Mangus explained the first five acre neighborhood park the City has done detailed design for fits a regulation size soccer field, a little bit of landscaping, a small multi-purpose concrete court, small play structure and a small parking lot. He continued by saying he was afraid because of how narrow and long the park was, along with the transmission line over the top, it would be difficult to have a functioning park. Mr. McCoy explained one of the reasons the park is smaller is because there is a nice tree line they do not want to cut down. Les Mangus noted a landscape architect may be able to draft a plan for the oddly shaped 4.1 acre park. Jan Cox asked if the park had to hold items such as a soccer field and play equipment or if it could just be used as a nice park with a pond. Les Mangus said the neighborhood already has a half dozen ponds and one of the items that was specific in the Park and Open Space Plan is these are open areas to be used for recreation, not detention ponds. Mr. Meyer said he hoped all the internal walking reserves, open spaces, the community center and the connection to the trail could be considered as a trade off for the one acre they are short with the park. Les Mangus explained he has not taken a hard line with the issue because he wants to hear what the Planning Commission and City Council have to say about the smaller park.

Mr. McCoy explained the hope is that within the reserves, any homeowner can get fairly close to a path to walk in the entire area. The types of trees, bushes and shrubbery they will be planting will be such that it will be conducive for wildlife and produce, the best they can, the country experience. Mr. McCoy stated it was unknown to them what would be happening with the abandoned railroad tracks along the property. Les Mangus said the hope was the tracks would be turned into a 10 foot bike path that connects to the Wichita/Sedgwick County bike path and would connect all the way to the 13th Street Sports Park.

Mr. McCoy said he would like for some of the walking paths to be natural instead of sidewalks to go along with the country feel of the area. Mr. Meyer and Mr. McCoy decided to rework the sidewalk plan before the Planning Commission meeting.

John Cromwell made a motion to recommend the third amendment to the Preliminary PUD for the Cedar Park Addition to the Planning Commission with the corrections to the PUD text and staff comments. Chairman Heath seconded

the motion. Motion carried 3/0.

Member Items

Member items: John Cromwell asked who was responsible for the road on Harry between Aspen Creek and Montana Hills. Les Mangus said it is the responsibility of the Bruno Township.

Jan Cox made a motion to adjourn the meeting at 6:37 p.m. John Cromwell seconded the motion. Motion carried 3/0.

Kandace Hunt
Administrative Secretary

Approved this 13th day of May 2008 by the Andover City Subdivision Committee, City of Andover.