



**PLANNING & ZONING**  
1609 E. CENTRAL AVE.  
POB 295  
ANDOVER, KS 67002  
316.733.1303

## **SUBDIVISION COMMITTEE MINUTES**

**AUGUST 10, 2021 | 5:30pm**

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

### **1. CALL TO ORDER**

*Chairperson Vance Garwood called the meeting to order at 5:31 pm.*

### **2. ROLL CALL**

Committee members in attendance: Chairperson Vance Garwood, Marla Canfield, and Gary Israel. Staff members in attendance: Jennifer McCausland, City Administrator, Lance Onstott, Assistant City Administrator, Les Mangus, Director of Community Development, and Justin Constantino, Assistant Director of Community Development.

### **3. APPROVAL OF THE MINUTES OF THE JULY 13, 2021 MEETING**

*Gary Israel motioned to approve the minutes of the July 13<sup>th</sup>, 2021 meeting as presented. Motion seconded by Marla Canfield. Motion carried 3/0.*

### **4. COMMUNICATIONS**

#### **A. COMMITTEE & STAFF REPORT**

Mr. Constantino stated that the meeting packet contained the minutes of the July 20<sup>th</sup> Planning Commission meeting and the August 3<sup>rd</sup> Site Plan Review Committee meeting. Mr. Constantino stated that the Site Plan Review Committee approved a revised landscaping plan for the new auto body shop located at 115 W. Cloud Avenue at the request of the applicant.

#### **B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

Mr. Constantino stated that the City has processed 37 single-family building permits year-to-date and that the number was down from the previous year-to-date total of 52.

### **5. AGENDA**

#### **5.1 PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE ANDOVER CEMETERY 4<sup>TH</sup> ADDITION PRELIMINARY PLAT GENERALLY LOCATED EAST OF N. ANDOVER ROAD BETWEEN E. 21<sup>ST</sup> STREET AND SW 60<sup>TH</sup> STREET, ANDOVER, KANSAS**

Mr. Constantino stated that the subject property is generally located east of N. Andover Road between E. 21st Street and SW 60th Street within the City of Andover extraterritorial jurisdiction (ETJ), the three-mile radius located outside of the Andover city limits. Mr. Constantino stated that the City of Andover maintains platting authority within the ETJ. Mr. Constantino stated that the proposed preliminary plat creates one lot of approximately 5.41 acres at the Andover Cemetery and that the subject property receives access from N. Andover Road and receives water from the Butler County Rural Water District #5.

Mr. Garwood asked if the purpose of the plat was the expansion of the cemetery. Brian Peltier of Merestone Surveying, representing the applicant, stated that was correct.

Mr. Israel asked if drainage would be a concern on the subject site. Mr. Constantino stated that staff has confirmed with the city engineer that due to the scope of the project and size of the subject property, that drainage would not be a concern.



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*Gary Israel made a motion to recommend that the Planning Commission approve the Andover Cemetery 4<sup>th</sup> Addition Preliminary Plat. Marla Canfield seconded the motion. Motion carried 3/0.*

### **5.2 PRELIMINARY REPLAT – REVIEW OF AND RECOMMENDATION ON THE COURSE AT GREEN VALLEY GREENS 11<sup>th</sup> ADDITION PRELIMINARY REPLAT GENERALLY LOCATED NORTH OF US 54/400 BETWEEN S. ANDOVER ROAD AND S. ONEWOOD DRIVE, ANDOVER, KANSAS**

Mr. Constantino stated that the applicant is proposing apartment dwelling units on 1 lot of approximately 15.9 acres of property located on Parcel 16 within the Green Valley Greens Final Planned Unit Development (PUD). Mr. Constantino stated that the PUD was amended in March 2020 to change the zoning district classification of Parcel 16 from R-4 Multiple Family Residential to the MXR Multiple-Family / Mixed Residential District. Mr. Constantino stated that water and sewer service for the subject property are currently served and will continue to be served by the City of Andover and that the subject property will receive access from the existing Onewood Drive and the proposed Founders Parkway.

Mr. Constantino stated that staff provided the applicant with numerous planning and engineering comments and that the applicant provided a written response, but not a revised plan until just prior to the meeting. Mr. Constantino stated that given the number of outstanding comments, staff recommends that the preliminary plat be tabled while the applicant can continue to pursue a final plat submittal to remain on their timeline.

Mr. Garwood asked about the proposed timetable for the applicant to submit the revised plan per staff comments. Matt Turner of Kaw Valley Engineering, representing the applicant, stated that they would like to resolve any outstanding comments as soon as possible and is working with staff to get a meeting scheduled this week to discuss the preliminary replat.

*Gary Israel made a motion to table The Course at Green Valley Greens 11<sup>th</sup> Addition Preliminary Replat to allow for more time for staff and the applicant to resolve outstanding staff comments. Marla Canfield seconded the motion. Motion carried 3/0.*

### **5.3 FINAL PLANNED UNIT DEVELOPMENT – REVIEW OF AND RECOMMENDATION ON THE HERITAGE SECOND ADDITION FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED SOUTH OF E. DOUGLAS AVENUE AND WEST OF YORKTOWN PARKWAY, ANDOVER, KANSAS**

Mr. Constantino stated that the subject property is located south of E. Douglas Avenue and west of Yorktown Parkway and is part of The Heritage Preliminary PUD Plan, a single-family residential development fostering active transportation with shorter block lengths and higher residential densities.

Mr. Constantino stated that The Heritage Second Addition Final PUD Plan is located within the Heritage Preliminary PUD Plan and creates 68 lots on approximately 10.72 acres. Mr. Constantino stated that water and sewer service for the subject properties will be served by the City of Andover and the subject properties will receive access from Douglas Avenue and the newly constructed Shay Road. Mr. Constantino stated that staff had two outstanding comments, one pertaining to the temporary termination of Shay Road improvements for the purpose of traffic calming and a comment from Wichita



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Public Works pertaining to the need for a 15 foot public utility easement along Reserve A near Douglas Avenue.

Jason Gish of MKEC Engineering, representing the applicant, stated that they were working with the City and the Wichita Public Works and Utilities Department to resolve the two remaining comments. Mr. Constantino stated that a meeting has been scheduled with the applicant the following morning to discuss the outstanding comments.

Mr. Gish stated that the subject site contains a cul-de-sac turnaround in Reserve F and asked the committee's opinion on whether they prefer to have landscaping in the center of the cul-de-sac or along the southwest side of the cul-de-sac. Mr. Gish stated that with the second option Reserve F would essentially go away and that the neighboring homes would be looking out into a small park as opposed to the street.

The Subdivision Committee concurred that they preferred the second option.

*Gary Israel made a motion to approve The Heritage Second Addition Final PUD Plan contingent upon the applicant addressing the outstanding staff comments pertaining to the temporary termination of Shay Road improvements and the need for a 15-foot public utility easement along Reserve A near Douglas Avenue. Marla Canfield seconded the motion. Motion carried 3/0.*

**6. MEMBER ITEMS**

Mr. Israel stated that the area of the Redbud Trail under the overpass remains clean and he is grateful for the maintenance of the trail. Mr. Israel stated that there is a crooked streetlight along 159<sup>th</sup> and requested that the City reach out to Evergy to inform them of the light.

**7. ADJOURN**

*Gary Israel made a motion to adjourn the meeting. Marla Canfield seconded the motion. Motion carried 3/0. The meeting was adjourned at 5:42 pm.*

Respectfully submitted by:

Justin Constantino, AICP  
Assistant Director of Community Development

Approved on the 9<sup>th</sup> day of November 2021 by the City of Andover Planning Commission.