



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

**SUBDIVISION COMMITTEE AGENDA**  
**NOVEMBER 9, 2021 | 5:30pm**  
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

**1. CALL TO ORDER**

*Acting Chairperson Gary Israel called the meeting to order at 5:30 pm.*

**2. ROLL CALL**

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

**3. APPROVAL OF THE MINUTES OF THE AUGUST 10, 2021 MEETING**

*Gary Israel motioned to approve the minutes of the August 10<sup>th</sup>, 2021 meeting as presented. Motion seconded by Marla Canfield. Motion carried 2/0.*

**4. COMMUNICATIONS**

**A. COMMITTEE & STAFF REPORT**

Mr. Constantino stated that the meeting packet contained the minutes of the October 19<sup>th</sup> Planning Commission meeting and the November 2<sup>nd</sup> Site Plan Review Committee meeting. Mr. Constantino stated that the Site Plan Review Committee approved a site plan for a new Butler Community College Culinary Arts building located south of US 54/400 on Cloud Avenue.

**B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

Mr. Constantino stated that the potential residential development report shows the single-family building permit activity catching up to the number of permits issued last year, with 64 single-family building permits issued year-to-date.

**5. AGENDA**

**5.1 PRELIMINARY PLAT – REVIEW OF AND RECOMMENDATION ON THE ANDOVER CEMETERY 4<sup>TH</sup> ADDITION FINAL 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), and that the City of Andover maintains platting authority within the ETJ. Mr. Constantino stated that the preliminary plat was approved by the Planning Commission at their August 17, 2021 meeting. Mr. Constantino stated that staff has reviewed the Final Plat submittal and did not have any comments.

*Gary Israel made a motion to recommend that the Planning Commission approve the Andover Cemetery 4<sup>th</sup> Addition Final Plat. Marla Canfield seconded the motion. Motion carried 2/0.*

**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



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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 the original preliminary replat was tabled at the August 10<sup>th</sup> Subdivision Committee meeting, but the applicant has provided a revised preliminary replat in response to outstanding staff comments. Mr. Constantino stated that the only point of discussion revolves around a proposed berm and drainage swale along Heritage Parkway on the north side of the property.

Shawn Bryan of Kaw Valley Engineering, representing the applicant, explained what would be contained within the 40-foot easement, including the berm, drainage swale, and corresponding landscaping. Mr. Israel asked if the applicant would be able to provide a cross-section depicting the roadway, berm, and drainage. Mr. Bryan said that he could provide a drawing prior to the upcoming Planning Commission meeting.

*Gary Israel made a motion to recommend that the Planning Commission approve the Course at Green Valley Greens 11<sup>th</sup> Addition Preliminary Plat contingent upon the applicant submitting an illustration depicting the cross section of roadway containing the required 40-foot buffer easement. Marla Canfield seconded the motion. Motion carried 2/0.*

**5.3 FINAL PLANNED UNIT DEVELOPMENT – REVIEW OF AND RECOMMENDATION ON THE COURTYARDS AT CORNERSTONE FINAL PLANNED UNIT DEVELOPMENT PLAN GENERALLY LOCATED AT THE NORTHWEST CORNER OF E. 21<sup>ST</sup> STREET AND N. ANDOVER ROAD, ANDOVER, KANSAS**

Mr. Constantino stated that the applicant is proposing 58 total lots on approximately 21.87 acres of property currently zoned B-3 Retail and Service Business District. Mr. Constantino stated that the applicant has submitted a corresponding amendment to the Cornerstone Addition Preliminary PUD plan to amend the boundary of Parcel 1 to create Parcel 15C and change the zoning of Parcel 15C from B-3 to the SF-3 Single-Family Residential / Zero Lot Line District. Mr. Constantino stated that any motion recommending approval of the Final PUD by the Planning Commission shall be contingent upon the passage of the preliminary PUD amendment by the Governing Body.

Ms. Canfield asked if you would be able to turn left onto 21<sup>st</sup> Street from the development. Mr. Mangus said yes and that the second access point further West would be right-in / right-out.

Mr. Israel asked if the proposed single-family homes would be similar to the zero lot line homes at The Heritage. Jason Gish of MKEC Engineering, representing the applicant, stated that the homes would be similar but that these homes would be rear-load. Mr. Israel asked about the size the single-family homes. Mr. Gish stated that the homes would be approximately 2,000 square feet. Mr. Israel asked if Everyg's review impacted the layout of the development. Mr. Gish stated that Everyg reviewed the plans and did a preliminary design, resulting in certain lots being made wider.



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Ms. Canfield asked about the Evergy service area. Mr. Mangus stated that Evergy serves to the quarter section line, a half mile north of 21<sup>st</sup> Street.

*Gary Israel made a motion to recommend that the Planning Commission approve the Courtyards at Cornerstone Final Planned Unit Development Plan. Marla Canfield seconded the motion. Motion carried 2/0.*

**6. MEMBER ITEMS**

Mr. Israel asked about the next steps now that the temporary sales tax has been approved. Ms. McCausland stated that the next step would be a design contract for the park, new fire station, and existing fire station improvements. Ms. McCausland stated that the City is anticipating an August 2022 groundbreaking on the new fire station and a 6-month remodel on the existing fire station, with all fire station work to hopefully be completed by mid-2024.

**7. ADJOURN**

*Gary Israel made a motion to adjourn the meeting. Marla Canfield seconded the motion. Motion carried 2/0. The meeting was adjourned at 6:14 pm.*

Respectfully submitted by:

Justin Constantino, AICP  
Assistant Director of Community Development

Approved on the 11<sup>th</sup> day of January 2022 by the City of Andover Planning Commission.