



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

**SITE PLAN REVIEW COMMITTEE MINUTES**  
**JUNE 4, 2019 | 6:00pm**  
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

**1. CALL TO ORDER**

Chairperson Doug Allison called the meeting to order at 6:00pm.

**2. ROLL CALL**

Committee members in attendance: Chairperson Doug Allison, Brandon Wilson, Todd Woolsoncroft and Greg Schneider. Nate Hinson and Don Kimble were absent. Staff in attendance: Mark Detter; City Administrator; Les Mangus, Director of Public Works & Community Development; Steve Anderson, City Engineer & Building Official; and Lance Onstott, Stormwater/GIS/Planning Technician.

**3. APPROVAL OF THE MINUTES OF THE MAY 7, 2019 MEETING**

*Todd Woolsoncroft made a motion to approve the minutes of the May 7, 2019 meeting as presented. Motion seconded by Greg Schneider. Motion carried 4/0.*

**4. COMMUNICATIONS**

**A. COMMITTEE & STAFF REPORT**

**B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

**5. SP-2019-06 - REVIEW AND APPROVE THE SITE PLAN FOR THE SOUTH CENTRAL MENTAL HEALTH CLINIC GENERALLY LOCATED AT 221 EAST KING STREET, ANDOVER, KANSAS**

Fred Brittain, GLMV Architecture, was in attendance to represent the application.

Mr. Brittain stated the site is 2.5 acres, and the proposed building is 10,000 sf. Parking is proposed north of the building, and the parking depicted to the west is an alternate. Bioretention is included north of the building. The trees south of the building, separating this site from the adjacent residential, will remain. The exterior will be a combination of brick and EIFS.

Todd Woolsoncroft asked if two EIFS colors are proposed.

Mr. Brittain indicated two colors are proposed. A different color will be used at the bump-outs on the building to accent the other. Per the landscape requirements, a total of 34 trees and 126 shrubs are required. The applicant requested removing/relocating some of the required trees.

Chairperson Allison asked to confirm that the plan submitted met the minimum landscaping requirements.

Mr. Brittain confirmed the submittal met the requirements, but the applicant is asking for a reduction to the requirements, as depicted in the alternate landscaping plan.

Todd Woolsoncroft asked how the landscaping plan would change if the alternate parking to the west is not constructed.

Mr. Brittain indicated an alternate plant schedule is included on the plan if the alternate parking would be constructed.

Brandon Wilson asked staff if the applicant could substitute shrubs for trees.

Les Mangus responded there is a limit to the amount, but yes, this substitution is allowed.

Mr. Brittain stated the plan reflects the maximum substitution.

Les Mangus asked if some of the trees could be relocated closer to the building – to frame the building.

Mr. Brittain responded they could possibly do that.

Brandon Wilson stated that he felt the landscape plan was tree-heavy.

Les Mangus stated that front-yard trees and parking lot trees can be counted as both – the requirements are not cumulative, thus reducing the amount of required trees by seven.

Todd Woolsoncroft asked for details of any planned signage.

Mr. Brittain indicated the monument sign will match the brick on the building and includes landscaping and is ground-lit.

Chairperson Allison asked the applicant if they would be okay with just the reduction of seven trees.

Mr. Brittain requested to relocate four trees from the bioswale to the west of the site, and eliminating the remaining five trees at the bioswale in addition to the reduction of the seven trees in the street yard.

Chairperson Allison asked if the applicant if they would be willing to relocate the five they are requesting to remove.

Mr. Brittain replied they are willing to relocate all nine trees.

Chairperson Allison asked if staff was willing to review a revised landscape plan.

Les Mangus confirmed that the landscape details can be handled by staff.

Todd Woolsoncroft asked for details of the trash enclosure.

Mr. Brittain stated it will be within a wood fence with landscaping.

*Todd Woolsoncroft made a motion to approve SP-2019-06 as presented, with the following condition: 1) nine trees around the bioswale be relocated to the west and south property line. Motion seconded by Brandon Wilson. Motion carried 4/0.*

**6. SP-2019-09 - REVIEW AND APPROVE THE SITE PLAN FOR THE ANDOVER DANCE ACADEMY GENERALLY LOCATED AT 1108 NORTH ANDOVER ROAD, ANDOVER, KANSAS**

Brad Teeter, SPT Architecture, was in attendance to represent the application.

Mr. Teeter stated that the Andover Dance Academy is currently leasing space south of this site. This new building is proposed to be 5,600 sf. Existing trees on site will be replaced with new trees and shrubs. Space has been left on the site for another building and parking in the future. Access is proposed off both Commerce St. and Andover Rd., which will allow pick-up/drop-off circulation. Stacking space is indicated on the site plan. Both drives have been located as far from the Commerce St./Andover Rd. intersection as possible. A small patio is included. The transformer location will shift to the south of the building on the final submittal. It will be enclosed with a 6-foot fence that matches the exterior of the building. The trash

enclosure east of the building will include a metal enclosure. Residential-style trash receptacles will be on site. Future access to the adjacent site to the north is included. The building is a pre-engineered metal building. The building is approximately 23 ft. tall at its highest point. Three dance studios will be inside the building.

Les Mangus asked if the HVAC units will remain on the south side of the building on the final submittal.

Mr. Teeter indicated that one condensing unit will be next to the transformer on the south side, and it will be screened with landscaping. There will be four condensing units on the east side of the building.

Todd Woolsoncroft asked if the intent was to matching the exterior of this building with adjacent properties.

Mr. Teeter stated the intent is to compliment adjacent properties.

Todd Woolsoncroft asked if the sign will be lighted.

Mr. Teeter confirmed it will be lighted.

Brandon Wilson asked if a monument sign is proposed.

Mr. Teeter indicated no monument signage is planned.

Brandon Wilson asked if the future parking will be west of the building.

Mr. Teeter stated there is enough room to add two additional dance studios, which may require additional parking. Additionally, if this building would ever be sold, there would be enough parking for other commercial/retail uses.

Brandon Wilson asked if there were any rooftop mechanical units included in the plan.

Mr. Teeter confirmed no rooftop units are proposed.

Chairperson Allison asked how high the berms are that are depicted in the landscaping plan.

Mr. Teeter stated they are a couple feet.

Chairperson Allison asked staff if the requirements set forth a minimum height.

Les Mangus stated they must be 3 ft. if utilized as parking lot screening. This plan has plantings depicted for screening.

Brandon Wilson asked if the drive width and stacking area was sufficient, especially at the south end of the site.

Mr. Teeter stated that the site will stack 15 vehicles at a time, which they would consider a worst-case scenario. They can mark the stacking lane as well.

**7. SP-2018-13 - REVIEW AND APPROVE THE SITE PLAN FOR THE ANDOVER CENTRAL HIGH SCHOOL STADIUM AND TENNIS COURTS GENERALLY LOCATED AT 603 EAST CENTRAL AVENUE, ANDOVER, KANSAS**

Troy Hertel, SJCF Architecture, and Patrick Baer, Baughman & Co., were in attendance to represent the application.

Mr. Hertel stated that the application was originally submitted in October 2018. The Site Plan Review Committee wanted to wait to review the application until the issue with the identified wetlands on the site was resolved. They are anticipating the final approval from the Corps of Engineers this week. Sidewalks have been added since original submittal. Drive access to the parking lots from Yorktown Parkway have also been adjusted, mainly to minimize the amount of mitigation that would be required by the Corps of Engineers. Drainage at the baseball and softball fields is being finalized, with the goal to eliminate any direct runoff across the bike and pedestrian pathway proposed with the construction of Yorktown Parkway.

Mr. Baer indicated the alignment of Yorktown Parkway on the school's property has shifted north slightly, with a corresponding increase in radius, in order to minimize the amount of mitigation required.

Les Mangus stated there are some sheets in the plan that do not reflect the latest revisions. The lighting at the perimeter driveways does not meet the one footcandle minimums as required.

Mr. Baer replied the intention was to keep lighting levels similar to a street as to not impede the effectiveness of vehicle lights.

Brandon Wilson asked if the applicant was concerned about headlights from the drives being directed toward the tennis courts.

Mr. Hertel indicated typical events end before sunset. The alignment of the drives in response to the required mitigation largely dictated this portion of the site.

Mr. Baer stated that trees have also been added around the courts to help screen vehicle lights.

Todd Woolsoncroft acknowledged the intent of the lower lighting levels on the drives, but questioned whether it would be too dark for pedestrian movements.

Mr. Baer replied that pedestrian sidewalks are included, and should keep pedestrian circulation away from the drives.

Brandon Wilson asked for details regarding the fencing around the tennis courts.

Mr. Hertel stated the sides of the courts will have a 4' fence, and the backs will have a 10' fence. A 6' fence will be around the entire complex to allow for controlled entry.

Todd Woolsoncroft asked if there is an existing detention area on the site.

Mr. Baer responded that the existing detention area is located approximately where Yorktown Parkway and the tennis courts are proposed. It is being relocated south of Yorktown Parkway. The size has also been enlarged to handle the additional impervious area.

Brandon Wilson asked if the 20' radius was sufficient for bus movements.

Steve Anderson stated that staff can work with the applicant during building plan review to ensure these details are worked out. Staff and the applicant have worked on turning radii on other sites.

Mr. Baer stated that they have generally attempted to keep the radii tight in the parking areas to encourage slower vehicle speeds. They will ensure buses are able to make the movements.

Steve Anderson indicated that in addition to this Site Plan Review application, the site currently has submitted a preliminary plat application. As part of that application, a traffic study is being completed. He asked for an update on the traffic study.

Mr. Baer stated the preliminary traffic study is complete, and should be distributed to staff shortly.

Steve Anderson asked what if any part of the Site Plan Review plans may be altered by the traffic study.

Mr. Hertel replied that most of the potential impact will be experienced by the high school – north of the athletic sites. They are reversing the pick-up/drop-off locations. The major concern during the traffic study was queuing along Central Ave., which should not be substantially impacted by the athletic improvements.

Todd Woolsoncroft asked if slight changes to the locations of the light poles might bring the lighting into compliance.

Mr. Hertel indicated that it would require the poles to be taller or the installation of a completely different fixture.

Les Mangus stated the submittal proposes 33 ft. and the maximum height is 40 ft., so it is possible to go higher.

*Greg Schneider made a motion to approve SP-2018-13 as presented, with the following conditions: 1) synchronize all sheets to reflect the latest pedestrian plan, 2) correct the requirement for the one footcandle minimum, and 3) verify the turning radii for bus movements. Motion seconded by Doug Allison. Motion carried 3/0/1. Brandon Wilson abstained.*

## **8. MEMBER ITEMS**

Brandon Wilson asked whether any news has been received regarding the retail center at the southwest corner of Andover Rd. and Central Ave. He asked if there is anything that can be done about the red paneling on the roof of that building.

Les Mangus indicated that the owner is working on a plan for the property.

Mark Detter stated that there was a discussion with the owner regarding a community improvement district for improvements at the site. The owner proposed mainly routine maintenance type projects, which is not the intent of CID financing.

Steve Anderson stated, for example, that they could possibly make them paint the roof under the housing code, but there is no control over the paint. Enforcement of the building code in order to bring the site to this Committee's standards is not possible.

**9. ADJOURN**

*Meeting adjourned at 7:30pm.*

---

Respectfully submitted by:



Lance Onstott  
Stormwater/GIS/Planning Technician

Approved on the 2<sup>nd</sup> day of July, 2019 by the Site Plan Review Committee, City of Andover.