



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

## **SITE PLAN REVIEW COMMITTEE MINUTES**

**APRIL 6, 2021 | 6:00pm**

**VIRTUAL MEETING\***

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

Assistant Director of Community Development Justin Constantino called the meeting to order at 6:01 pm.

### **2. ROLL CALL**

Committee Members in attendance: Dave Foley, Homer Henry, Don Kimble, Vu Nguyen and Brandon Wilson. Members Doug Allison and Todd Woolsoncroft were absent. Staff 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 MARCH 2, 2021 MEETING**

*Homer Henry made a motion to approve the minutes of the March 2, 2021 meeting as presented. Motion seconded by Dave Foley. Motion carried 2/0/3.*

### **4. COMMUNICATIONS**

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

Mr. Mangus stated that staff has been busy and working on various plats, planned unit developments (PUDs), and road improvements.

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

Mr. Mangus stated that staff has received building permits at a steady pace that includes 21 new single-family building permits.

### **5. AGENDA**

#### **5.1 SP-2021-02 – REVIEW OF THE PATEL APARTMENTS AT GREEN VALLEY GREENS SITE PLAN FOR THE PROPERTY GENERALLY LOCATED NORTH OF US 54/400 BETWEEN S. ANDOVER ROAD AND S. ONEWOOD DRIVE, ANDOVER, KANSAS**

Mr. Constantino introduced the agenda item and stated that staff has provided the applicant with initial comments regarding the project, but outstanding comments remain pending a completed drainage report and backage road plans.

Dave Wells of SPT Architecture, representing the applicant, stated that all buildings within the project area would be three-stories and set back 200 feet from the adjacent single-family residential property line. Mr. Wells stated that the proposed backage road will be completed in conjunction with the City and has not yet been fully engineered. Mr. Wells stated that he has not yet submitted a full drainage report. Mr. Wells stated that the stairs to the apartments will be located interior to the structure as opposed to front-loaded, and the exterior of the building will be a combination of stone masonry product and EIFS or stucco. Mr. Wells stated that the exterior elements of the building have not been finalized.

Mr. Wells stated that they plan to have eight to twelve unit garages, and may have open carports on some spaces. Mr. Wells stated that they haven't fully designed the entry driveway to the property.



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Mr. Kimble stated that he liked the project but had questions regarding staff comments, particularly staff comment #7 about KDOT not allowing access to US 54/400 and would like to know more about the impact of the emergency access on the intersection. Mr. Kimble also referenced staff concerns regarding a more detailed landscape plan, and staff comment #42 regarding cedar fencing without any landscaping along US 54/400.

Mr. Kimble asked if landscaping was required along the fence. Mr. Mangus stated that landscaping screening is required along parking areas. Mr. Kimble stated that he would like to see landscaping in the form of street trees, bushes, and/or shrubs along the fence to break up the look of the fence. Mr. Mangus stated that the PUD ordinance language is specific about landscaping that goes along the future Carmela Drive, including shade trees. Mr. Mangus stated that the applicant hasn't yet added the parking screening.

Mr. Wells asked if landscape screening was required even with a proposed fence. Mr. Mangus said yes, outside of the screen.

Mr. Henry asked if the applicant had considered placing parking spaces more interior to the project site as opposed to the outside. Mr. Wells stated that the 200' setback requirement forced the parking outside. Mr. Henry asked if the north side of the project area was for sure going to be garages. Mr. Wells stated that it was undecided, but the location of the garages would not impact the total parking count.

Mr. Kimble stated that he would like to see the applicant submit a variety of fence designs when they return to the next Site Plan Review Committee meeting.

*Homer Henry made a motion for a consensus to approve based on the outstanding comments pertaining to a confirmed site layout including the location of all permanent structures, a completed drainage report, a complete landscape and screening plan, finalized elevations and building materials, and a completed backage road concept in collaboration with the City of Andover. Motion seconded by Don Kimble. Motion carried 5/0.*

### **5.2**

#### **SP-2021-03 – REVIEW OF THE HERITAGE SQUARE MIXED-USE SITE PLAN FOR THE PROPERTY GENERALLY LOCATED NORTH OF US 54/400 BETWEEN S. ANDOVER ROAD AND S. YORKTOWN PARKWAY, ANDOVER, KANSAS**

Mr. Constantino introduced the item and stated that the plans provided by the applicant are primarily conceptual and designed to provide the committee with an understanding of the site architecture. Mr. Constantino stated that the civil engineering plans will be provided by the applicant at a later date and will be reviewed in detail by staff and considered for final approval by the committee at a future meeting. Mr. Constantino stated that based on the scale of the project, the intent was to review the basic concepts and aesthetic features in an attempt to familiarize the committee with the project.

Mr. Wells of SPT Architecture, representing the applicant, stated that the onsite grading and utilities for the project have not yet been provided, but will be provided at a later date by



MKEC Engineering. Mr. Wells stated that the project area contains two open areas, 187 apartment units on three floors, and both ground level and elevated parking. Mr. Wells stated that the retail elevations were not finalized, and that they were looking at adding stone to the exterior of the building.

Mr. Kimble asked if there would be different awning colors based on tenant occupation. Mr. Wells stated that has not yet been decided.

Mr. Wells stated that the sidewalks will be at least 20 feet wide and will be designed for pedestrians and outdoor dining. Mr. Kimble asked about the width of the street. Mr. Mangus stated that the street would meet minimum requirements, with 5 feet of slope from north to south, and that there will be retaining walls. Mr. Henry stated that he agrees with Mr. Kimble on the awning color scheme. Mr. Mangus stated that there will likely be greater detail on the awning scheme once the tenants are confirmed.

*Homer Henry made a motion to table the agenda item in anticipation of receiving the full technical plans, including a completed site plan, building elevations, and completed drainage, grading, and utility plans. Motion seconded by Dave Foley. Motion carried 5/0.*

### 5.3

#### **SP-2021-04 – REVIEW OF A DRIVE-THROUGH FACILITY FOR THE PROPERTY GENERALLY LOCATED 405 N. ANDOVER ROAD, ANDOVER, KANSAS**

Mr. Constantino introduced the agenda item and stated that the property is located in Andover Square near the intersection of Andover Road and Central Avenue. Mr. Constantino stated that staff has provided the applicant with initial comments and has received revisions addressing the majority of comments, but outstanding comments remain regarding queuing, turning movements, and potential traffic backup.

Matt Cartwright of MJC Architecture, representing the applicant, stated that the roof of Andover Square was recently repainted a dark tan to accent the masonry pilasters. Mr. Cartwright stated that the applicant intends to remove the third quarter window panel facing Andover Road to install a drive-through window. Mr. Cartwright stated that the liquor store has five employees and no more than 10 customers at a time. Mr. Cartwright stated that there is typically a low level of parking on the south side of the building, and he doesn't anticipate more than two cars in the drive through queue, at most three cars. Mr. Cartwright stated that the cars will exit to the northeast, that the tan awning proposed will match the building, and that the sidewalk along the drive through will be removed.

Mr. Wilson stated that he was concerned with vehicle queueing and how that would impact vehicles on Andover Road. Mr. Cartwright stated that they could install signage at the vehicular access point and orient people from the south. Mr. Mangus stated that a bollard or cones could be added to the northeast corner of the building, and that traffic entrance could be encouraged from 3<sup>rd</sup> Street through signage.



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Mr. Kimble asked if the driveway to the east could be made an exit only. Mr. Cartwright stated that he would have to consult with the owners of Andover Square.

Mr. Kimble asked if the applicant was intending to move the existing trash can to account for the drive through. Brian Schwan, the applicant, stated that the trash can would be moved. Mr. Kimble stated that the trash can should be screened.

Mr. Cartwright stated that the bollards could be a potential liability for the building owner as they are often hit by vehicles.

Mr. Kimble stated that he would like to see a striping plan to address queueing concerns and a trash can enclosure for the revised trash can location and that he would preferably like to table the agenda item to see the applicant's revised plans.

*Homer Henry made a motion for a consensus to approve the site plan based on staff working with the applicant to address outstanding items including vehicle queueing and the inclusion of a new trash enclosure. Motion seconded by Dave Foley. Motion carried 4/1.*

### 6. MEMBER ITEMS

Mr. Henry stated that he was excited about these upcoming projects. Mr. Henry asked Mr. Wilson if there was a building slowdown due to the cost increase of building materials. Mr. Wilson said not yet, but he anticipates that there will be.

Mr. Wilson asked if businesses like Zips Car Wash and Express Wellness Center were allowed to put cones blocking the entrance of their parking lots and said that it looks bad. Mr. Mangus stated that the cones are likely placed to prevent vandalism or for trash reasons and that staff would look at the original site plans.

Mr. Henry asked if the atrium at Heritage Square would be open or closed. Mr. Mangus said it would be open. Mr. Wilson asked if the proposed backage road for the Patel Apartments project was going to be a City street. Mr. Mangus said yes, the construction of the street is contingent upon the development of the project site.

### 7. ADJOURN

*Homer Henry made a motion to adjourn. Motion seconded by Dave Foley. Motion carried 5/0. The meeting was adjourned at 7:41 pm.*

Respectfully submitted by:

Justin Constantino  
Assistant Director of Community Development

Approved on the \_\_ day of \_\_\_\_\_, 2021 by the Site Plan Review Committee, City of Andover.