



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

SITE PLAN REVIEW COMMITTEE MINUTES

MAY 4, 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, Vu Nguyen, and Todd Woolsoncroft. Members Doug Allison, Don Kimble, and Brandon Wilson were absent. Staff in attendance: Les Mangus, Director of Community Development and Justin Constantino, Assistant Director of Community Development.

3. APPROVAL OF THE MINUTES OF THE APRIL 6, 2021 MEETING

Homer Henry made a motion to approve the minutes of the April 6, 2021 meeting as presented. Motion seconded by Dave Foley. Motion carried 3/0/1.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Mangus stated that staff has been busy with the Heritage Mixed-Use project and that there has been a lot of activity along the Highway 54 Corridor.

Mr. Mangus stated that this will be the last virtual meeting of the Site Plan Review Committee (SPRC) and that in-person meetings will resume at the next meeting on June 1st. Mr. Mangus stated that the SPRC will no longer receive physical meeting packets and the committee will transition to digital meeting packets and begin using the iCompass digital packet system.

Mr. Constantino stated that the SPRC members would be receiving iPads in the near future to assist with the transition and to view uploaded plans and corresponding files. Mr. Constantino stated that more information regarding the transition to digital packets will be sent to the SPRC members in the coming weeks.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2021-05 – REVIEW OF THE USD 385 ANDOVER DISTRICT OFFICE SITE PLAN FOR THE PROPERTY GENERALLY LOCATED AT 1432 N. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Constantino introduced the agenda item and stated that staff provided the applicant with initial comments that included outstanding landscaping screening and outstanding parking calculations. Mr. Constantino stated that the applicant provided revisions to staff that were subsequently e-mailed to the SPRC members.

Troy Hertel of SJCF Architecture, representing the applicant, stated that the building would be constructed with a combination of brick, EIFS, and metal panels. Mr. Hertel addressed staff's



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comment regarding landscaping in the street yard and stated that the applicant liked the parking orientation and there wasn't room to place trees in the front lot.

Mr. Woolsoncroft asked if there was metal paneling on the Meadowlark building and whether or not the metal would be similar on the proposed building. Mr. Hertel stated that the metals were similar, but the products had a different color.

Mr. Henry stated that the parking lot was the first thing that you see when approaching the subject property and asked if the applicant had considered parking more internal to the site. Mr. Hertel stated that the subject property is a challenging site and that they took the site triangle and access into consideration when trying to determine the best use of the site. Mr. Mangus stated that the site plan meets the site plan regulations in the Unified Development Manual. Mr. Constantino stated that the applicant has also provided landscaping to screen the parked vehicles.

Mr. Foley asked if there was no access to the subject property off Andover Road. Mr. Hertel confirmed that the only access to the site would be from Waggoner Street.

Mr. Woolsoncroft stated that he was concerned about the drive radiuses at the northwest corner as you enter the subject property, particularly for larger delivery vehicles, and that the applicant should consider shifting the building south if the space allows. Mr. Constantino stated that SPRC member Brandon Wilson e-mailed him expressing the same concern, stating that the bend just before entering the parking stall area was very tight. Mr. Hertel stated that the intent was to keep traffic on the back side of the building and is anticipating vehicles turning around to exit on the east side. Mr. Woolsoncroft stated that the school district should consider having the approach on Waggoner Street artificially widened.

Mr. Woolsoncroft asked if the color palette of the building would be similar to Andover High School. Mr. Hertel stated that due to the size differential, using the same color palette on the smaller building on the subject property would make it look dated and that the applicant requested a simpler color palette.

Mr. Woolsoncroft asked if there would be a monument sign. Mr. Hertel stated yes. Mr. Constantino stated that the signage was included in the building plans and that he did not include the monument sign elevations when creating the site plan packet. Mr. Woolsoncroft asked if the sign would be ground lit. Mr. Hertel stated yes, and that the sign would be 4-feet, 8-inches tall with aluminum lettering.

Mr. Mangus stated that the applicant was still had a gap in their landscaping requirements. Mr. Hertel stated that meeting the landscaping requirements was difficult due to the triangulated site. Mr. Mangus stated that the required landscaping could be placed between the sidewalk and front of building.



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Homer Henry made a motion to approve the USD 385 Andover District Office site plan with the condition that the driveway entrances on Waggoner Street are reviewed by staff, that the street yard landscaping requirements be met, and that the proposed signage meets all requirements. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

6. MEMBER ITEMS

Mr. Foley asked about the newly-planted trees along Andover Road. Mr. Mangus stated that the intention was to form a canopy once the trees are fully-grown. Mr. Woolsoncroft stated that the spacing of the trees seemed very close together. Mr. Mangus stated that the project was overseen by a licensed landscape architect.

Mr. Woolsoncroft asked about the purple streetlights along Andover Road. Mr. Mangus stated that Evergy is aware of the issues and the discoloration is caused by a failure of the bulbs. Mr. Henry stated that the same discoloration has happened to the streetlights in Crescent Lakes. Mr. Mangus stated that Evergy is working with the manufacturer of the bulbs and is responsible for the replacement.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Todd Woolsoncroft. Motion carried 4/0. The meeting was adjourned at 6:35 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.