



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

SITE PLAN REVIEW COMMITTEE MINUTES

AUGUST 3, 2021 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:05 pm.

2. ROLL CALL

Committee Members in attendance: Doug Allison, Homer Henry, Vu Nguyen, and Todd Woolsoncroft. Members Dave Foley and Brandon Wilson were absent. Staff 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 6, 2021 MEETING

Homer Henry made a motion to approve the minutes of the July 6, 2021 meeting as presented. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2021-08 – REVIEW OF THE HERITAGE FIRST ADDITION LOT 1, BLOCK 3 SITE PLAN FOR THE PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 54 AT THE SOUTHEAST CORNER OF HERITAGE WAY AND FOUNDERS PARKWAY, ANDOVER, KANSAS

Jason Gish of MKEC Engineering, representing the applicant, presented an overview of the project site and discussed the proposed layout of buildings, building elevations, and ground-level renderings of the site.

Mr. Henry asked about the distance of the parking lot to the proposed buildings. Mr. Gish said the distance was approximately 300 feet.

Mr. Woolsoncroft asked about the drainage of the subject property. Mr. Gish stated that they have strategically placed inlets in the parking garage that push out to the south if the drainage on the property fails. Mr. Mangus stated that worse case scenario, the flooding would only be curb-deep.

Mr. Henry asked if the residential and commercial components would be constructed at the same time. Jerry Jones, the applicant, stated that the tenant buildings and commercial stores were structurally independent.

Mr. Allison asked if the second story of the parking garage would cover the retail space. Mr. Jones said that it would be partially covered.



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Mr. Woolsoncroft asked if the landscaping was going to be irrigated and how the proposed building vines would be maintained. Mr. Gish stated that the site would be irrigated and that native plantings would be used. Mr. Gish stated that the ivy on the east wall will flourish and would not damage the masonry.

Mr. Allison asked if the Site Plan Review Committee (SPRC) was reviewing the site, the architecture, or both. Mr. Gish stated that they are seeking a building permit on the garage structure.

Mr. Mangus asked if the SPRC was wanting to see elevations for each building. Mr. Woolsoncroft asked if the development was going to have tenant design guidelines. Mr. Jones said yes.

Mr. Henry asked how many tenants were going to be occupying each building. Mr. Jones stated that there would be approximately four tenants per building and approximately 16 to 20 tenants total. Mr. Jones stated that the tenants would be encouraged to express their branding on the store frontage but the brick and EIFS colors would remain consistent throughout the development.

Mr. Allison asked if the SPRC would be reviewing the buildings prior to construction but not each time a tenant comes online. Mr. Mangus stated that the SPRC could review the building elevations but didn't necessarily need to review the tenant signage every time.

Mr. Allison asked about the trash plan details. Mr. Gish stated that there was a trash room located onsite and that two trash enclosures meeting the requirements would be located on the subject property.

Mr. Constantino stated that staff provided the applicant with comments requesting additional information and that the applicant provided revisions just prior to the meeting. Mr. Constantino suggested that any motion be contingent upon the applicant addressing any outstanding staff comments.

Homer Henry made a motion to approve the Heritage First Addition Lot 1, Block 3 Site Plan for the property generally located north of US 54/400 at the southeast corner of Heritage Way and Founders Parkway, Andover, Kansas at 2035 N. Andover Road with the condition that the applicant address any outstanding staff comments. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

5.2 SP-2021-12 – REVIEW OF THE REVISED LANDSCAPING PLAN FOR THE USD 385 CENTER FOR ADVANCED PROFESSIONAL STUDIES FOR THE PROPERTY GENERALLY LOCATED AT 1122 N. 159TH STREET EAST, ANDOVER, KANSAS

Mr. Mangus stated that the applicant has reached out to staff requesting additional time to work through further design issues on the subject site.



Homer Henry made a motion to table the revised landscaping plan for the USD 385 Center for Advanced Professional Studies on the property generally at 1122 N. 159th Street so that the applicant could provide more information on the design of the subject site. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

5.3 SP-2021-13 – REVIEW OF THE REVISED LANDSCAPING PLAN FOR AN AUTO BODY SHOP ON THE PROPERTY GENERALLY LOCATED AT 115 W. CLOUD AVENUE, ANDOVER, KANSAS

Jeff Coykendall, the applicant, stated that he was seeking relief from the SPRC to reduce the number of previously-approved landscape plantings in the rear of his auto body shop building. Mr. Coykendall stated that customers were not allowed in the rear of the property for safety reasons, and thus no landscaping was needed. Mr. Coykendall also stated that shrubs and bushes in the rear of the shop would scratch vehicles and reduce the space available for moving and working on vehicles.

Mr. Henry asked if there was a hard fence on the corner. Mr. Coykendall said yes, the fence was cedar.

Mr. Allison asked if the plantings were part of a buffer requirement for the property. Mr. Mangus said yes, the standards require a buffer of both a fence and plantings.

Mr. Onstott stated that the plantings on the revised drawings depict the required plantings on the inside of the fence. Mr. Mangus stated that the required plantings were depicted on the outside of the fence on the previously approved landscape plan per the code requirement.

Mr. Onstott asked if the buffer was required based on use or zoning district, noting that both the subject property and the neighboring property had the same B-3 zoning. Mr. Constantino stated that the Unified Development Manual contains a section specifying buffering between uses, but also contains a buffer requirement table based on zoning district.

Mr. Onstott stated that the property has received a special use permit from the City Council and asked about the language within the ordinance. Mr. Constantino stated that the special use ordinance states that the SPRC shall consider the implementation of screening objectives for the screening of automobiles and automobile-related parts from public view and keep the area aesthetically suitable for neighboring businesses.

Mr. Coykendall stated that he already had an agreement in place with the neighboring property owner that required him to plant landscaping along the property line as a form of screening.

Mr. Allison asked if a compromise could be made about the number of plantings required. Mr. Henry asked if three larger trees could be placed in the southwest corner behind the fence in exchange for the removal of the shrubs located along the outside of the cedar fence.



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Homer Henry made a motion to approve the applicant's request for landscaping relief on the property generally located at 115 W. Cloud Avenue contingent upon the planting of three shade trees (or two ornamental trees per shade tree) on the southwest corner of the subject property on the outside of the fence. Motion seconded by Vu Nguyen. Motion carried 4/0.

6. MEMBER ITEMS

Mr. Constantino stated that this was the last meeting for committee member Vu Nguyen and informed the SPRC that staff was seeking to fill the vacancies of two SPRC positions with individuals possessing an architecture, landscaping, or design background.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Doug Allison. Motion carried 4/0. The meeting was adjourned at 7:39 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 7th day of September 2021 by the Site Plan Review Committee, City of Andover.