



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

SITE PLAN REVIEW COMMITTEE MINUTES

JANUARY 4, 2022 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:07 pm.

2. ROLL CALL

Committee Members in attendance: Doug Allison, Homer Henry, Matt Linke, and Todd Woolsoncroft. Dave Foley was 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 DECEMBER 7, 2021 MEETING

Todd Woolsoncroft made a motion to approve the minutes of the December 7, 2021 meeting as presented. Motion seconded by Homer Henry. Motion carried 3/0/1.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

Mr. Constantino stated that Matt Linke has been appointed by the Mayor as a new member of the Site Plan Review Committee (SPRC). Mr. Constantino introduced Mr. Linke and provided information regarding Mr. Linke's background.

Mr. Constantino stated that member Brandon Wilson has resigned as a member of the SPRC and stated that the committee currently has one vacancy.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-2021-19 – REVIEW OF THE SITE PLAN FOR ANDOVER SENIOR HOUSING ON THE PROPERTY LOCATED AT BLOCK 2, LOT 2 OF MARKETPLACE COMMERCIAL THIRD ADDITION, GENERALLY LOCATED AT 615 E. CLOUD AVENUE, ANDOVER, KANSAS

Kevin Graham of MKEC Engineering, representing the applicant, introduced himself and stated that the Andover Senior Housing project would receive access right off the roundabout between Dillons Marketplace and the SunSTONE Apartments. Mr. Graham stated that the project will contain a four-story, full-service senior living facility and will be separated into three wings connected by a central amenity space. Mr. Graham stated that he has addressed the outstanding staff comments, including the addition of pathway lighting as requested by staff.

Mr. Henry asked if there was only one access point for the facility. Mr. Graham stated that there were two access points, one at the roundabout and the other located west towards Dillons.



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Mr. Woolsoncroft asked if the subject property contained grass pavers for the purpose of fire department access. Mr. Graham stated that the property contained grass pavers. Mr. Woolsoncroft asked if there would be any issues with the turning radius due to the location of the trash enclosure. Mr. Graham stated that Ben Delwiche, the project architect, reviewed the subject site and didn't see any issues with access or maneuverability.

Mr. Allison asked if the roof was constructed of architectural grade shingles. Mr. Graham said he believed so, yes.

Mr. Henry asked about the height of the building in comparison to the neighboring SunSTONE Apartments. Mr. Constantino stated that the SunSTONE Apartments are three stories high compared to the proposed four stories of the senior housing complex, but appear the same height due to the grade of the two sites. Mr. Graham stated that there should be a seven to eight foot difference in height between the buildings on the two sites.

Mr. Linke asked if the mechanical equipment would be properly screened. Mr. Graham stated that the primary building will have a flat roof structure and that all buildings will have pitched roofs near the surrounding residential areas. Mr. Graham stated that the front of the building would be screened. Mr. Mangus stated that the Unified Development Manual (UDM) language states that any mechanical equipment must be screened so that it is not visible from any public way or public view.

Mr. Woolsoncroft asked about the colored green spots located to the south on the plan. Mr. Graham stated that the spots are dressed-up green space amenities for the residents. Mr. Woolsoncroft asked if the entryway driveway will mirror the roundabout size and width for the sake of continuity. Mr. Graham said yes, the driveway will have meet the full fire lane width standard.

Mr. Allison asked if the applicant has any specific details on the proposed water feature, including specifications, hours of operation, and seasonal operation. Mr. Graham stated that he did not have water feature specifications.

Mr. Woolsoncroft asked if the site has adequate Americans with Disabilities Act (ADA) compliant parking spaces. Mr. Graham stated that the parking on the site is treated as two separate parking lots, one for patients and visitors and the other for staff, and that ADA parking space minimums have been met.

Homer Henry made a motion to approve the Andover Senior Housing Site Plan with the condition that the applicant provide additional details regarding the water feature, ensure that the mechanical equipment is property screened, and address any outstanding comments from the City Engineer. Motion seconded by Matt Linke. Motion carried 4/0.

6. MEMBER ITEMS

None.



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7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Todd Woolsoncroft. Motion carried 4/0. The meeting was adjourned at 8:07 pm.

Respectfully submitted by:

Justin Constantino
Assistant Director of Community Development

Approved on the 1st day of February 2022 by the Site Plan Review Committee, City of Andover.