



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

SITE PLAN REVIEW COMMITTEE MINUTES

AUGUST 2, 2022 | 6:00pm

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:15 pm.

2. ROLL CALL

Committee Members in attendance: Doug Allison, Dave Foley, Homer Henry, and Matt Linke. Member Todd Woolsoncroft was absent. Staff in attendance: Lance Onstott, Assistant City Administrator, Les Mangus, Director of Community Development, Justin Constantino, Assistant Director of Community Development, and Chad Russell, Fire Department Chief.

3. APPROVAL OF THE MINUTES OF THE JULY 5, 2022 MEETING

Homer Henry made a motion to approve the minutes of the July 5, 2022 meeting as presented. Motion seconded by Dave Foley. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-A22-0008 – REVIEW OF THE SITE PLAN FOR THE CITY OF ANDOVER FIRE STATION GENERALLY LOCATED AT 650 S. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus briefly introduced the agenda item and stated that the site plan was reviewed by the Site Plan Review Committee (SPRC) at the July 5th meeting and the case was continued to allow the applicant additional time to provide information on the color of the EIFS material on the building, screening for the mechanical equipment, overhead door material color, and the SPRC's desire to see a material board. Mr. Mangus stated that the applicant has submitted revised plans for SPRC review.

Derick Holmes of GLMV Architecture, representing the applicant, presented a material board and addressed the outstanding comments individually, stating that the SPRC requests from the July 5th meeting have been met.

Mr. Holmes introduced Kelby Ewert of PEC Engineering. Ms. Ewert (virtually via Microsoft Teams) presented the revised lighting plan layout with added light fixtures to the existing light pole. Ms. Ewert stated that sheet E1.12 shows that site lighting requirements have been met in the parking areas, and that sheet E7.11 shows the fixture cut sheets. Mr. Allison asked if the light poles and heads would be dark bronze. Ms. Ewert stated that they were black but that dark bronze could be an option.

Mr. Allison asked if there would be a cedar fence on the east side of the building. Mr. Holmes stated that nothing was planned. Mr. Allison asked if a 6-foot fence was required. Mr. Mangus stated that screening was required per the Unified Development Manual (UDM).



Mr. Henry asked if any residents had asked about fencing between their homes and the proposed fire station. Chief Russell stated that his discussions with residents didn't get into that level of detail but that overall nearby residents were supportive of the fire station project.

Mr. Onstott recommended that the SPRC approve what is required in the UDM. Mr. Allison stated that the fire station should meet the buffering requirements unless the nearby homeowner is amenable to less buffering. Chief Russell stated that he would personal reach out to the homeowner to ask.

Mr. Henry asked if the archway above the garage would be tan. Kyle Wilkerson of GLMV Architecture said yes, and that natural limestone will be on the base of the building.

Mr. Linke asked if the building would have spandrel glazing. Mr. Wilkerson said it would where it is covered up on the patio area.

Mr. Henry asked if the coping above the EIFS was tan and if it would match. Mr. Wilkerson stated that the color would match.

Homer Henry made a motion to approve the Andover Fire Station Site Plan with the condition that a wrought iron fence or fully-covered fence be used to screen the East elevation based on the Fire Chief's upcoming discussion with the neighboring resident . Motion seconded by Matt Linke. Motion carried 4/0.

5.2 SP-2022-11 – REVIEW OF THE HERITAGE SQUARE MIXED-USE ELEVATIONS GENERALLY LOCATED WEST OF YORKTOWN PARKWAY AND NORTH OF US 54/400, ANDOVER, KANSAS

Mr. Mangus briefly introduced the agenda item and stated that the applicant desires to have the SPRC review and approve the Heritage Square Mixed-Use retail elevations.

Dave Wells of SPT Architecture, representing the applicant, stated that the SPRC initially reviewed concepts of the elevations in August 2021 and had comments regarding materials, awnings, and signage. Mr. Wells stated that all four buildings in the plan have been designed around the masonry and the EIFS has shades of gray, same as the apartments and signage of the development. Mr. Wells stated that the 3D shots of Building 2 were not final, but provides a good idea of the concept. Mr. Wells stated that the applicant wants a distinct look for each tenant and wants the occupant to have some control.

Jerry Jones (virtually via Microsoft Teams), the applicant, stated that he was looking to create consistency with the apartments and the commercial component and wanted to give each commercial tenant the latitude to make their own decisions regarding look for the sake of brand versatility. Mr. Jones stated that the facades would maintain high standards.

Mr. Henry asked how the SPRC would regulate the standard. Mr. Allison stated that the City staff reviews for size and compatibility with the building.



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Mr. Wells stated that tenants facing West may have a slight tint on their glass, and that all windows will match the apartments with canonized aluminum.

Mr. Allison asked about the materials of the outriggers on the roof. Mr. Wells stated that they were EIFS.

Mr. Henry asked if the opening on the parking garage near the roof would prevent cars from spilling over. Mr. Wells stated that the roof would have a stem wall with cable wire capable of preventing cars from falling.

Mr. Mangus stated that staff will review the sign packages as tenants bring them forward, review the appropriate sizes, and share them with the SPRC as appropriate.

Homer Henry made a motion to approve the Heritage Mixed-Use Elevations design with the exception of the "Rogers awning" example shown in the example storefront canopies. Motion seconded by Matt Linke. Motion carried 4/0.

6. MEMBER ITEMS

None.

7. ADJOURN

Homer Henry made a motion to adjourn. Motion seconded by Dave Foley. 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 6th day of September 2022 by the Site Plan Review Committee, City of Andover.