



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

SITE PLAN REVIEW COMMITTEE MINUTES

DECEMBER 5, 2023 | 6:00 P.M.
ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:02 P.M.

2. ROLL CALL

Committee members in attendance: Chairperson Doug Allison; Kevin Graham; Homer Henry; Todd Woolsoncroft; and Jeff Adelson. Brian Schwan was absent.

Staff members in attendance: Les Mangus, Director of Community Development; Jolene Graham, Assistant City Administrator; and Connor Boyd, Planning Technician.

3. APPROVAL OF THE MINUTES OF THE NOVEMBER 7, 2023 MEETING

Homer Henry made a motion to approve the minutes of the November 7, 2023 meeting as presented. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

None.

5. AGENDA

5.1 SP-A23-0036 — REVIEW OF THE SITE PLAN FOR WALL, POLE, AND DRIVE-THRU SIGNS AT STARBUCKS, GENERALLY LOCATED AT 301 S. ANDOVER ROAD, ANDOVER, KANSAS

Mr. Mangus introduced the sign plan, stating that it is a very straightforward case, of which staff can find no reason to deny. He explained that the building plan itself had already been approved by the Committee previously, and that the proposed wall and drive-thru signs are well within the City's requirements.

Mr. Henry asked about landscaping around the proposed pylon sign. Mr. Mangus responded that the original Site Plan for the building included landscaping plans, and that the sign will have appropriate landscaping per the City requirements.

Mr. Henry then asked about illumination from the wall signs spilling over into nearby properties. Mr. Mangus and Mr. Graham stated that the signs would not be bright enough to cause much spill-over, so this was not a concern.

Homer Henry made a motion to approve the Site Plan for wall, pole, and drive-thru signs for the Starbucks at 301 S. Andover Road. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.



5.2 SP-A23-0037 — REVIEW OF THE PRELIMINARY SITE PLAN FOR A PROPOSED HOUSING DEVELOPMENT GENERALLY LOCATED AT 322 S. ARCHER DRIVE, ANDOVER, KANSAS

The applicant's surveyor, Ken Lee with Garver, was present, and introduced the subject property- a 2.4-acre mostly vacant lot, which had previously held a mobile home park. The applicant intends to develop 16 duplex units for lease/rental, with a central parking lot.

Mr. Lee explained that they were seeking guidance on Site Plan expectations and requirements, and noted that the applicant had built similar developments in the surrounding area.

Mr. Henry asked first about the water line to serve the development. Mr. Mangus replied that this is somewhat outside of the purview of the Site Plan Review process, and will be covered in the platting stage. He continued that the fire code will require a certain level of coverage from hydrants, and adding a water line along Concord would solve many of these issues. However, when this had been brought up to residents living nearby on Concord in the past, they had resisted the development costs.

Mr. Mangus stated that regardless, Concord would need to be paved to allow for ingress and egress from the development, and that the City and developer would share the cost of such paving.

Mr. Woolsoncroft asked for specifics on site lighting and signage, as they were not covered in detail in the preliminary Site Plan. Mr. Lee responded that each unit would likely have a floodlight on the front, and that a wooden development sign was being considered, but no plans for these items had been finalized yet. Mr. Mangus explained that parking lot lighting would be required by the City, with an accompanying approved lighting plan.

Mr. Graham asked if the development would be on a single lot, or if the plat would divide the lot into many smaller lots. Mr. Lee responded that the current plan is to leave it as one lot, due to the changing requirements if each unit were its own. Mr. Graham then noted that the City of Wichita would have a slightly different water hookup than that of Butler Rural Water, and advised the applicant to work with them to ensure that the hookup goes smoothly.

Mr. Graham noted that the parking space dimensions may be slightly different than that which was presented in the plan. Mr. Lee responded that they had left a few feet of 'wiggle room' to make adjustments like this. Mr. Graham then noted that the development will require at least 3 handicapped, ADA-compliant parking spaces. Mr. Lee stated that this is planned, and these spaces will be placed near the ADA-compliant duplex(es) in the development.

Mr. Woolsoncroft asked for details about the drainage plan. Mr. Lee replied that the site has a 7-foot fall, and currently drains to the southeast corner. He mentioned that they are considering a spreading structure for the drainage route.



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Mr. Lee stated that the current design for the development features two ingress/egress points, a 'pass-through' design. He said that they would seek guidance from the fire marshal, to determine placement of hydrants and water lines. He continued that there is an existing sanitary sewer line on the property, but that this had not been surveyed yet.

Mr. Woolsoncroft asked if each unit will have a condenser on the rear. Mr. Lee responded in the affirmative, and explained that each unit will have its own metering for water, power, etc.

Mr. Lee then explained that each structure would be two stories, with one unit on each floor. The first floor is to be approximately 10 feet tall, with the second story 8-9 feet, and roof apex coming to less than 30 feet.

Mr. Henry asked if the 'pass-through' design is the developer's preferred. They responded that it is convenient, but ultimately will depend on hydrant coverage and expense.

Mr. Graham asked if Concord, once paved, would be a curbed road with storm sewer access. Mr. Lee stated that yes, the road would be curbed, but that storm sewer installation would be avoided if possible due to cost.

The applicant then asked if the unit would be included within the Neighborhood Revitalization District. Mr. Mangus responded that yes, it is, but that any approval for this feature would have to go through Ms. Graham.

6. MEMBER ITEMS

Staff wished to remind everyone of the Appreciation Breakfast on December 6th, for those that have supported the City this year. Mr. Henry wanted to wish everyone happy holidays!

7. ADJOURN

Homer Henry made a motion to adjourn the meeting. Motion seconded by Chairperson Doug Allison. Motion carried 5/0. Meeting adjourned at 6:40 P.M.

Respectfully submitted by:

Connor Boyd
Planning Technician

Approved on the _____ day of _____, 2024 by the City of Andover Site Plan Review Committee.