



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

## **SITE PLAN REVIEW COMMITTEE MINUTES**

**JANUARY 2, 2024 | 6:00 P.M.**

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

### **1. CALL TO ORDER**

Chairperson Doug Allison called the meeting to order at 6:01 P.M.

### **2. ROLL CALL**

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

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

### **3. APPROVAL OF THE MINUTES OF THE DECEMBER 5, 2023 MEETING**

*Homer Henry made a motion to approve the minutes of the December 5, 2023 meeting as presented. Motion seconded by Brian Schwan. Motion carried 4/0.*

### **4. COMMUNICATIONS**

#### **A. COMMITTEE & STAFF REPORT**

None.

#### **B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT**

None.

### **5. AGENDA**

#### **5.1 REVIEW OF THE MODIFIED SITE PLAN STANDARDS FOR PARKING LOTS INSIDE THE HERITAGE PUD**

Kevin Graham recused himself from the Committee, and presented this agenda item.

Mr. Graham introduced the concept, a modification of Site Plan Review Standards for future developments in the Heritage PUD area. The modification removes the requirement for a 2-foot concrete strip near end spaces in the lot, instead making the space itself wider by 2 feet. Mr. Graham noted that the Mixed-Use area in the Heritage that has already been constructed uses this new parking standard, and the next agenda item will as well.

Chairperson Allison asked if any other deviations from the UDM standards were included in this modification. Mr. Graham responded that no, the only change is to remove the concrete strip.

Mr. Henry asked why the last space would be extra wide, instead of distributing the 2 feet gained across each space in the row. Mr. Graham responded that the last space already gets the 'extra' room with the concrete strip, so this keeps the spacing consistent- he then added that the parking spaces are wider than is required already.

*Homer Henry made a motion to accept the modified Site Plan standards for parking lots inside the Heritage PUD. Motion seconded by Brian Schwan. Motion carried 4/0.*



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**5.2 SP-A23-0034 — REVIEW OF THE SITE PLAN FOR ANDOVER FAMILY OPTOMETRY, GENERALLY LOCATED AT 826 E. FOUNDERS PARKWAY, ANDOVER, KANSAS**

Kevin Graham recused himself from the Committee, and presented this agenda item.

Mr. Graham introduced the subject property, on the corner of Founders Pkwy. and Yorktown Pkwy. The proposed building would house the Andover Family Optometry office, with open space for lease available as well. He reiterated that this Site Plan already includes the modified parking standards, as seen in item **5.1**.

Mr. Graham continued, stating that the buildings do back up to Yorktown, and that the placement affects landscaping. He stated that these special circumstances had been discussed with Staff ahead of time. Mr. Graham added that the building would include an open-air patio above the Andover Family Optometry office section, for hosting events or other uses.

Mr. Henry asked for clarification about the open-air patio section. Mr. Graham explained that the building plan includes a grate-like material on top near the patio area to allow for privacy.

Mr. Henry asked about the modified landscaping on the site. Mr. Graham stated that trees would be distributed around the property according to the landscaping plan, with fewer shrubs near the Yorktown frontage to allow for more tree cover.

Mr. Mangus stated that the building is in a unique position, as possibly the first impression that is given when entering the Heritage PUD area, and as such the landscaping and general presentation are being heavily considered. He and Mr. Graham added that a section near the street corner is planned to hold a statue or art piece of some kind, to generate visual interest.

Chairperson Allison asked about materials used on the building façade. Mr. Graham answered the specific question about the stone brick, called “cultured stone”, around the building entrance areas.

Mr. Henry asked if the signs shown in the renders were considered approved if this Site Plan were approved. Mr. Mangus answered that what is shown is representative, and Mr. Graham added that a full sign plan would go before the Committee before signage went up.

Chairperson Allison asked if Staff had approved the drainage plan for the site. Mr. Graham explained that the site is downhill of most others in the immediate area, and that storm sewer lines would be extended to compensate. Mr. Mangus added that the city engineer had approved the plan.

*Homer Henry made a motion to approve the Site Plan for Andover Family Optometry, on the condition that staff receive and approve a lighting plan for the Site. Motion seconded by Brian Schwan. Motion carried 4/0.*



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### **5.3 REVIEW AND APPROVAL OF THE 2024 SITE PLAN REVIEW COMMITTEE MEETING SCHEDULE AND SUBMITTAL DEADLINES**

*Homer Henry made a motion to approve the 2024 Site Plan Review Committee meeting schedule and submittal deadlines. Motion seconded by Kevin Graham. Motion carried 5/0.*

### **6. MEMBER ITEMS**

None.

### **7. ADJOURN**

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

Respectfully submitted by:

Connor Boyd  
Planning Technician