



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

SITE PLAN REVIEW COMMITTEE MINUTES

APRIL 2, 2024 | 6:00 P.M.

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

1. CALL TO ORDER

Acting Chairperson Woolsoncroft called the meeting to order at 6:00 P.M.

2. ROLL CALL

Committee members in attendance: Acting Chairperson Todd Woolsoncroft; Kevin Graham; Homer Henry; Brian Schwan; and Jeff Adelson.

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

3. APPROVAL OF THE MINUTES OF THE MARCH 5, 2024 MEETING

Homer Henry made a motion to approve the minutes of the March 5, 2024 meeting as presented. Motion seconded by Kevin Graham. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

None.

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. AGENDA

5.1 SP-A24-0004 — REVIEW AND APPROVAL OF THE SITE PLAN FOR 948 N. ANDOVER ROAD, ANDOVER, KANSAS

The applicant, Don Kimble, was in attendance. Mr. Kimble stated that the proposed building is screened on all sides by existing site screening, and that the drainage ditch to the east would be rerouted to accommodate for the building pad. He continued that the building will measure 54 by 84 feet as shown, and would match the exterior of the existing structures on the property. Mr. Kimble added that a light pole on the eastern fence may be relocated to maintain the current site lighting level.

Acting Chairperson Woolsoncroft asked if the materials for the new structure would match the existing. Mr. Kimble stated that it would be exactly the same exterior finishes.

The applicant's engineering representative was also present. He stated that the new building pad would be elevated to account for the drainage ditch, which would be rerouted to the south. He continued that the parking lot paving would be extended to the building, which is currently a gravel-covered area, and that this and other gravel parking areas would be re-graded with gravel fill. The engineer added that they would be adding a fire hydrant near the site, and were coordinating with Wichita Water to serve it at this time.

Mr. Kimble noted that the depicted water line may end up slightly shorter than predicted if a connection to the main building is deemed sufficient.



Acting Chairperson Woolsoncroft asked if exterior screening for a trash or mechanical area had been considered. Mr. Kimble stated that the mechanical area would be on top of the building with existing screening. Mr. Henry then asked Staff if additional screening would be required for the roof. Mr. Mangus replied that the existing screening is likely sufficient, and that the requirements only state a need for screening from the 'public way'. Mr. Kimble stated that the building would be at least 300 feet back from Andover Road, so any rooftop mechanical items would be hard to see.

Homer Henry made a motion to approve the Site Plan for 948 N. Andover Road, with the condition that any Staff modifications be implemented for screening or other concerns. Motion seconded by Brian Schwan. Motion carried 5/0.

5.2 SP-A24-0005 — REVIEW AND APPROVAL OF THE SITE PLAN FOR THE YMCA, GENERALLY LOCATED AT 1115 E. HWY 54, ANDOVER, KANSAS

Mr. Mangus explained that the applicant intends to update their existing landscaping plan due to damage from the 2022 tornado. He stated that the initial plan turned out to be inefficient and wasteful, so the applicant intends to replace many damaged plantings with more sustainable landscaping options. He added that the parking lot medians that had previously been filled with trees would see a significant reduction in plantings. Mr. Mangus noted that the previous landscaping plan would not be approved under today's Site Plan Review Standards due to changes since the YMCA's construction.

Acting Chairperson Woolsoncroft asked if screening requirements would still be met by the new plan. Mr. Mangus stated that they would be very close, and that the frontage is more than 500 feet back from the road.

Mr. Henry asked if there was any need to wait for the applicant to be present to deliver a verdict. Mr. Mangus did not feel that this was necessary; he stated that the changes to the landscaping plan are prudent, and come with Staff support.

Homer Henry made a motion to approve the Site Plan for the YMCA, generally located at 1115 E. HWY 54. Motion seconded by Brian Schwan. Motion carried 5/0.

5.3 SP-A24-0007 — REVIEW AND APPROVAL OF THE SITE PLAN FOR BUFFALO RIDGE APARTMENTS, GENERALLY LOCATED AT 800 W. HWY 54, ANDOVER, KANSAS

The applicant, Dave Wells, was in attendance. Mr. Wells stated that the intent of this application is to modify the clubhouse that was approved under the previous Site Plan, to allow for the pool to be moved outdoors. He stated that the exterior finish would be very similar to that of the surrounding apartments, and that the only other change would be adding some carports around the parking lot without meaningfully changing the amount of available parking.

Mr. Henry asked for clarification as to where these new carports would be located. Mr. Kimble pointed out their locations on the Site Plan (the darker gray spaces).



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Mr. Kimble added that they had coordinated with the Founders Parkway expansion plan to account for screening.

Mr. Graham stated that the number of parking spaces seemed to be slightly fewer than should be required. Mr. Mangus stated that this variation was within the PUD provisions for the site.

Mr. Graham asked if the previous drainage and lighting plans would need to be amended to account for the change to the clubhouse. Mr. Kimble replied that a slightly revised drainage plan had been prepared for the return to the SPRC in the future.

Acting Chairperson Woolsoncroft asked if their approval was solely for the clubhouse area. Mr. Mangus stated that yes it is.

Mr. Henry asked if the carports or garages in the northern part of the parking lot could be moved to screen the pool further. Mr. Kimble stated that it is possible, but they'd prefer not to block the view of the clubhouse as one enters the complex from the north. Mr. Mangus added that the initial screening concerns for this site were due to the 3-story apartments, not the clubhouse or pool, both of which are largely behind a fence and a berm along Founders Parkway.

Homer Henry made a motion to approve the amendment to the Site Plan for Buffalo Ridge Apartments, generally located at 800 W. HWY 54. Motion seconded by Brian Schwan. Motion carried 5/0.

6. MEMBER ITEMS

Mr. Henry asked Staff what the process is for signage that skipped SPRC approval, citing a specific instance. Mr. Mangus replied that a violation letter would be sent, and action taken if the sign is not brought into compliance.

7. ADJOURN

Homer Henry made a motion to adjourn the meeting. Motion seconded by Acting Chairperson Woolsoncroft. Motion carried 5/0.

Meeting adjourned at 6:29 P.M.