



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

## **SITE PLAN REVIEW COMMITTEE MINUTES**

**OCTOBER 1, 2024 | 6:00 P.M.**

ANDOVER CITY HALL | 1609 E. CENTRAL AVE.

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

Chairperson Allison called the meeting to order at 6:03 P.M.

### **2. ROLL CALL**

Committee members in attendance: Chairperson Doug Allison; Brian Schwan; Jeff Adelson; and Homer Henry.

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

### **3. APPROVAL OF THE MINUTES OF THE SEPTEMBER 3, 2024 MEETING**

*Homer Henry made a motion to approve the minutes of the September 3, 2024 meeting as presented. Motion seconded by Brian Schwan. Motion carried 4/0.*

### **4. COMMUNICATIONS**

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

None.

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

### **5. AGENDA**

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

The applicant's agent, Mike Brand with SPT Engineering, was again in attendance.

Mr. Henry asked what has changed in the provided plans since the last meeting, where this item was tabled. Mr. Brand replied that the colors were kept the same, and that they had provided example images of a similar apartment complex that shows the material differences and paint colors more realistically.

After observing the provided images, Mr. Henry asked if the brick shown on the exterior pillars would be the same as what would be used at Buffalo Ridge. Mr. Brand stated that the brick itself would be the same, but that the stairways were located on the ends of the buildings instead of between units.

Mr. Henry asked if the elevation labelled 'back' was the one that faced Kellogg. Mr. Brand confirmed that it was.

Mr. Mangus stated that he had visited the depicted example complex, and that the provided plans do not adequately represent the aesthetic of the buildings. He continued that the buildings are much more visually interesting than it may seem from the elevations, with the variety of siding patterns and 'planes' of the building edifice.



Chairperson Allison stated that the brick that is depicted on the first floor siding does not appear to reach as high on the elevations as it does in the example pictures.

Mr. Henry asked if an updated or separate landscape plan would be included in this item. Mr. Mangus stated that an approved Site Plan already exists with a landscape plan. He added that the landscaping along the Founders Parkway frontage is prescribed by the Planned Unit Development.

Mr. Henry stated that he feels that the look of the complex is still very plain, but that it would be congruent with others in town, and that he does not wish to hold up the development over only paint color.

*Homer Henry made a motion to approve the revised Site Plan for Buffalo Ridge Apartments. Motion seconded by Brian Schwan. Motion carried 3/1. Chairperson Doug Allison dissented.*

## **5.2 SP-A24-0021 — REVIEW AND RECOMMENDATION ON THE SKETCH SITE PLAN FOR THE RESIDENCE AT HERITAGE WEST, GENERALLY LOCATED AT THE CORNER OF S. SUNFLOWER LANE AND E. FOUNDERS PARKWAY, ANDOVER, KANSAS**

Mr. Mangus stated that this item is a preliminary Site Plan for the senior apartments that are planned to be constructed in the Heritage. He added that Staff, Engineering, and Fire had already provided ample comments, and that the Committee's role would be to add their own comments for a future submittal.

Chairperson Allison asked if the floor plan depicted was the final floor plan. Mr. Mangus stated that this was different from the initial concept, but may not be completely finalized. Mr. Mangus added that the provided plans are for a 60-unit complex, but that room is left for additional future development. He stated that the Heritage PUD allows for many more Dwelling Units than is depicted.

Mr. Henry asked for clarification on the depicted "40' 2 STORY HEIGHT RESTRICTION". Mr. Mangus stated that the PUD requires this restriction within a certain radius of the single family residential homes in the area. He noted that the apartment complex is depicted as set back from the road frontage a good deal in order to accommodate this restriction.

Mr. Henry asked if the conceptual landscaping was a good depiction of the required landscaping buffer. Mr. Mangus confirmed that it was. Mr. Henry continued that he is most concerned about the west and north side screening. Mr. Mangus stated that his comments on the plans include the PUD text, which is very prescriptive in this area.

Chairperson Allison asked if Founders Parkway will eventually connect to Sunflower Lane. Mr. Mangus confirmed that it would not.

Chairperson Allison noted that he would prefer more variety in planes with respect to the side walls, and possible more variety of materials. Mr. Mangus agreed that the reliefs are not very clear on the provided plans.



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Mr. Henry asked if the depicted parking is appropriate for the complex. Mr. Mangus stated that it was, with 3 ADA-accessible spaces and approximately 1.5 spaces per Dwelling Unit. Mr. Henry asked what would happen if an additional building were added later. Mr. Mangus stated that additional parking would have to come with it. Mr. Henry asked if this could include garages, and Mr. Mangus stated that it could.

Chairperson Allison asked if the parking lots would be specifically buffered from the road. Mr. Mangus stated that any requirement for that would come from the PUD.

Mr. Henry asked if the area directly to the east of the subject property was a park. Mr. Mangus stated that it is a detention pond with a walking trail.

Mr. Henry asked if a pitched roof was possible for the complex instead of a flat roof. Mr. Mangus stated that the Heritage PUD prescribed flat roofs for everything that is not a small home.

Chairperson Allison asked if the building would be constructed with a wood frame. Mr. Mangus stated that he was not sure, but that such a detail was not yet relevant at this stage.

Mr. Henry wished to add that he would prefer a more interesting paint color for the exterior of the building.

Chairperson Allison asked if there were any planned material changes around the windows or between floors of the complex. Mr. Mangus stated that the design was not to that stage yet.

Mr. Henry stated that he recalled discussion of an outdoor patio back when this project was originally being discussed several years ago, and noted that he did not see a patio depicted. Mr. Mangus stated that he was not sure whether the patio would be a part of this project or not, but added that the applicant does intend to connect the building to the nearby reserve and its walking trail by a footpath.

Mr. Henry asked if a sidewalk would be installed around the eastern side of the building. Mr. Mangus stated that it seemed like it, but that the plans were a little unclear. Mr. Henry stated that he wanted to see a full plan for footpaths on the final submittal, and asked how much sidewalk was required. Mr. Mangus stated that he would have to consult with the building department to determine how much access was required.

Mr. Henry asked what path widths were present in the Heritage. Mr. Mangus stated that most paths were 10 feet wide, with some 5 foot sidewalks along roadways.

Mr. Henry asked what the closest grocery store would be. Mr. Mangus stated that it would likely be Braum's, until such time that the Founders Parkway project finishes, or the US-54 project progressed to the point that the pedestrian bridge was installed.



**5.3 SP-A24-0022 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR GOODWILL, GENERALLY LOCATED AT 415 S. ANDOVER ROAD, ANDOVER, KANSAS**

Kevin Himes with Luminous Neon was in attendance.

Mr. Henry asked if the pylon sign was newly changing to an EMC. Mr. Himes confirmed that it would be, and added that it is comparable in size to others along Andover Road. Mr. Henry asked for Staff to confirm this, and Mr. Mangus confirmed.

Mr. Henry asked if there were any requirements for the light level from the EMC. Mr. Mangus stated that the UDM has a prescriptive requirement, which had been met.

Mr. Henry stated that he appreciates the before and after images provided.

Mr. Schwan asked if the front of the building would be repainted. Mr. Himes stated that at least the area under the old letters would be redone, but he was not sure if the entire building would be repainted.

Mr. Henry asked if the pylon sign was not indeed a pole sign. Mr. Mangus stated that it met the 'pylon' requirements, and added that pylons are allowed within a certain radius of the highway.

*Homer Henry made a motion to approve the sign plan for Goodwill on the condition that Staff confirm that the existing landscaping is still adequate. Motion seconded by Jeff Adelson. Motion carried 4/0.*

**5.4 SP-A24-0023 — REVIEW AND APPROVAL OF THE SIGN PLAN FOR DILLON'S, GENERALLY LOCATED AT 225 E. CLOUD AVENUE, ANDOVER, KANSAS**

Mr. Westphall stated that this sign plan includes a refresh and a new sign.

Mr. Henry asked if the signs would be illuminated. Mr. Mangus confirmed that they would, and noted that the lettering would light up, but not the entire sign.

Mr. Henry stated that the pharmacy sign looked to be quite large. Mr. Mangus stated that the wall area of the Dillon's was itself very large.

Chairperson Allison stated that he would prefer if the drive thru sign were elevated slightly to accommodate the 'soldier course' in the brick work.

*Homer Henry made a motion to approve the sign plan for Dillon's on the condition that the drive thru sign be elevated above the 'soldier course' if possible. Motion seconded by Jeff Adelson. Motion carried 4/0.*

**6. MEMBER ITEMS**

Mr. Henry noted that he had a good time at Greater Andover Days.



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### **7. ADJOURN**

*Homer Henry made a motion to adjourn the meeting. Motion seconded by Brian Schwan. Motion carried 4/0.*

Meeting adjourned at 6:53 P.M.