

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
February 11, 2012
MINUTES

The Site Plan Review Committee met for a special tour and lunch meeting on Saturday, February 11, 2012. Committee Member Fred Deppner called the meeting to order at 10:00 a.m. Members present were Don Kimble, Brandon Wilson, Sheri Geisler, Doug Allison and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Daynna DuFriend Administrative Secretary and Quentin Coon, Planning Commission Chairman.

Clark Nelson began by thanking everyone for taking the time to attend this meeting.

Les Mangus said that the driving tour would begin at the area of the Central Ave. and Andover Road intersection. This area shows projects that were completed prior to the inception of the Site Plan Review Committee as well as projects that were reviewed and approved by the Site Plan Review Committee.

Other tour sites viewed this day in Andover were; 418 N. Andover Rd., 656 N. Andover Rd., 826 N. Andover Rd., 822 N. Andover Rd., 943 N. Andover Rd., 1202 N. Andover Rd., 1429 N. Andover Rd., 329 S. Andover Rd., 114 S. Andover Rd., 126 S. Andover Rd., 325 E. Cloud Ave., and 1607 W. Central.

Numerous commercial sites were viewed in the City of Wichita along Webb, Greenwich, Rock Road and 29th St. including MKEC, 411 N. Webb Rd., Cypress Medical, 9300 E. 29th St., Industrial Park on East 37th St. and Flight Safety, 1009 N. Greenwich Rd.

Clark Nelson asked each member to comment on particular issues regarding the Site Plan Review Committee.

Dennis Bush

- Have a pictorial introduction for developers and contractors.
- Have tiers in prescriptive standards for developments.
- Need to still look at aesthetic appeal of building.
- Applicant comes to SPRC if they don't want to comply with standards.
- Have an annual review of standards plan.
- Should arterial and collector streets have different standards?

Quentin Coon

- When committee does not approve is it taken as being personal or professional? (Don suggested the committee asks if the project is in the best interest of the City)
- Is there a building look or theme wanted for Andover? Can a developer be driven to use a theme?

Sheri Geisler

- Goal is to soften structure exteriors.
- Minimal evergreen requirements.
- Have a video of SPRC requirements on website?

Clark Nelson

- Streamline for developers to know what is subjective and able to figure costs.
- Can we make prescriptive rules?
- What is the cost to develop these?
- Include landscaping in prescriptive standards and spend more time on quality of buildings.

Les Mangus

- Prescriptive standards for elements of the building are very difficult to author and administer.
- Some community's regulations include the requirement that trash enclosures do not to face street.
- By using and building from City of Wichita standards it would be fairly easy to create prescriptive standards.

Don Kimble

- In beginning committee used a design review checklist, don't now. Maybe need to review.
- If standards are written well things will work.
- Include "Committee has right to ask for more information" in standards.
- Require a drainage study done by a civil engineer.

Doug Allison

- Prescriptive standards make it difficult to ask for more than the minimums where necessary.
- Set signage as a prescriptive standard for staff to maintain.
- General guidelines are already provided developers may not read information that is provided for them.

Fred Deppner

- Maybe use incentives? (Sheri suggested holding monies until work is complete)
- Agrees with creating tiers and that pictures would be beneficial.

Brandon Wilson

- Would be difficult to have standards for each unique property.
- Should a landscape professional be required? (Suggested that landscaping be included in prescriptive standards – if they want subjective then they go to committee)

Conclusions:

Create revised and updated guidelines that include graphics and pictures to assist developers in understanding the requirements of the Site Plan Review Committee and streamline the review process to further ensure quality development in the City of Andover. Remove signs, parking lot expansions, and lighting from committee review.

Meeting was adjourned at 1:00 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 6th day of March, 2012 by the Site Plan Review Committee, City of Andover.