

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
November 4, 2014
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, November 4, 2014 at Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:01 p.m. Members present were Chairman Allison, Don Kimble, Todd Woolsoncroft, Brandon Wilson, Nate Hinson and Troy Tabor. Others in attendance were Les Mangus Director of Public Works and Community Development, Steve Anderson Asst. Director of Public Works and Community Development, Sasha Stiles City Administrator, Jennifer McCausland Asst. City Administrator and Kandace Hunt Administrative Assistant.

Review the minutes of the September 2, 2014 meeting.

Dennis Bush made a motion to approve the minutes as presented. Don Kimble seconded the motion. Motion carried 7/0.

Communications:

Review the minutes of the September 9, 2014 and the September 30, 2014 City Council meetings. The minutes were received and filed.

Review the minutes of the August 9, 2014 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-20013-05- Review and approve the site plan for Casey's General Store located at the southeast corner of 21st Street and Andover Road.

Jeff Laubauch of Phelps Engineering and Brian DePrez of Casey General Store were present to represent the application.

Mr. DePrez stated the structure will be a brick and EIFS facility with a flat roof. The rear elevation of the building will be metal panels. This location will house eight gas pumps.

Brandon Wilson asked for the proposed use of the land directly behind the store. Mr. Deprez said that land will be retained by the developer. Mr. Laubauch added that the property is in the process of being replated so the land directly behind this store will be a separate lot.

Brandon Wilson stated the entrance of to the store from 21st Street looks to be very close to the intersection and asked Les Mangus if it had been reviewed. Les Mangus said yes, a traffic report was studied and approved. Mr. Laubauch added the area will be a right-in-right-out entrance/exit. Steve Anderson stated the city has a stamped and approved engineering study on files that

recommend the entrance. It was also stated there is a median on 21st Street that forces a right turn only.

Nate Hinson asked if it would be possible to add some landscaping to the screening of the trash and storage area. Mr. Laubauch stated the grade falls off in that area but some could be added.

Don Kimble noted the back of the building is metal and very visible from west bound 21st street. He stated he originally felt it would be appropriate to recommend a brick/stucco finish or landscaping with evergreen trees, but was now somewhat torn based on the fact that another building would be placed on the lot directly behind this store. Chairman Allison noted an easement runs between the two lots which will leave a significant gap between the structures. He felt a request for landscaping along the back of the building would be appropriate. Brandon Wilson noted requesting a brick/stucco finish on the back of the building would be an immediate fix versus landscape which will take time to develop and require care. Brandon Wilson asked if the applicants had any objections to these suggestions. Mr. DePrez said they would need to discuss it with corporate. Dennis Bush suggested giving them the option of choosing landscaping or a brick/stucco finish.

Don Kimble stated the new Casey's General built in Cheney has a pitched hip roof versus the flat roof shown in this application and asked how the developers decide between the two. Mr. DePrez stated the pitch hip roof is used when stores are placed in more residential areas while the flat roof is used in the commercial areas. Troy Tabor asked if the committee felt the pitched hip roof model would be more appropriate. Les Mangus stated the flat roof design fits the area better as all the surrounding buildings are flat roofs.

Todd Woolsoncroft asked if signage needed to be discussed. Les Mangus said as of now the wall signage shown exceeds the maximum allowed. The applicants will need to apply for a variance to allow for the signage as shown. The application can be approved with the condition of a variance approving signage. Brandon Wilson asked if the pole sign was included in the percentage. Les Mangus said no, only the wall signage which is based off a percentage of wall area. Todd Woolsoncroft asked if the main sign on the building was internally lit. Mr. DePrez said yes.

Don Kimble made a motion to approve SP-20013-05 as presented with the following conditions:

1. *Landscaping around the trash enclosure and storage area be illustrated.*
2. *Evergreen trees be selected for the east side of the building within the 20 foot backyard.*

Dennis Bush seconded the motion. Motion carried 7/0.

SP-2014-11- Review and approve the site plan for a proposed development for Sami Halaseh located at the southeast corner of the intersection of Andover Road and Commerce Street.

Mike Decker of SPT Architecture was present to represent the application.

Mr. Decker explained the front elevation of the building will be limestone along the bottom portion with a gray GEO Board finish on each end and a green prefinished zinc interlocking metal panel along the upper center portion. The window frames will be aluminum frames. The side elevations will be a grey GEO board, lime stone venire and corrugated grey metal panels along with windows. The back elevation is a corrugated metal panel with a limestone venire wrapping around the sides and along the base of the building. Mr. Decker noted a few changes had been made since the preliminary plan was presented, including making the back sidewalks all five foot wide and removing the perpendicular parking along the north side of the building to allow for more landscaping. An additional landscape island was also added to the parking lot. The main entrance to the facility is located off of Andover Road with the secondary entrance being off Commerce. Mr. Decker noted that landscape calculations had been done based off of the area the applicant plans to develop at this time. The amount of area required along Andover Road is 1,538 square feet and along Commerce it is 2,109 square feet. Actual area being planted along Andover Road is 2,691 Square Feet and 2,886 square feet along Commerce. Mr. Decker noted the flood plain is approximately 3 foot 3 inches below the proposed finished floor. Mr. Decker said signage for the facility will be presented at a later date.

Don Kimble noted that the landscape plan states it's taking a phased approach and stated he wanted to be sure what is illustrated will be put in. Mr. Decker said yes.

Don Kimble stated the back elevation illustrates a stone venire on the lower portion of the building and asked if that was done to protect the base of the building. Mr. Decker said yes.

Don Kimble asked if the rain leaders were internal. Mr. Decker said yes.

Brandon Wilson asked if the planter shown across the front of the facility was a raised planter. Mr. Decker said yes, it is a raised concrete wall planter.

Dennis Bush made a motion to approved SP-2014-11 as presented. Brandon Wilson seconded the motion. Motion carried 7/0.

SP-2014-13- Review and approve the site plan for the Andover Sport Center located at the southeast intersection of Yorktown Street and YMCA Drive.

Robert Love of SJCF, Brad Biddle of SJCF and Monica Palyash of MKEC were present to represent the application.

Mr. Love explained the facility will be similar to the Farrah Sports Complex sitting on a 28 acre "L" shaped lot. The building will sit on the southeast corner of the site. The site will have two outdoor turf fields with space for future fields.

Ms. Palyash noted that grading is being changed to capture the water flow on the road and through swells so most of it will be contained in the dry detention area. Ms. Palyash also described the landscape plan for the building, parking lot and monument sign.

Brandon Wilson asked if the soccer fields will be artificial turf. Mr. Love said yes, with an underlying drainage system.

Don Kimble stated he did not like the location of the handicap parking as it is located right by the major drive of the facility, which handicap people would have to cross. He asked that it be reviewed and that handicap parking located on the user side of the building be considered. Don Kimble suggested using a change of material at the entryway across the street to help highlight it to make it safe.

Chairman Allison asked what building materials are being used. Mr. Love stated the building is intended to be a pre-engineered metal building with a 10 foot high cultured stone similar to what is on the existing YMCA building, from that point up would be a flush metal vertical panel. There will be a steel canopy structure that leads into the building.

Chairman Allison asked for the size of the masonry units. Mr. Love said they are 12x24. Chairman Allison asked how the depth of the masonry compares to the depth of the panel. Mr. Love explained the masonry being proposed is full depth.

Chairman Allison asked what type of roof panel will be used on the canopy. Mr. Love said the canopy will be a standing seam painted panel.

Todd Woolsoncroft asked if the same round bollard devises used at the Farrah Center will be used here. Mr. Love said possibly, however they are considering minimizing the roll down area and the use of a flush curb. Les Mangus suggested a raised crossing.

Nate Hinson asked how the future soccer fields will be achieved with the new storm drainage going into the existing dry dentition. Ms. Palyash said a storm pipe will be connected to bring the water under the fields.

Brandon Wilson asked if any landscaping would be added to the south and east elevations. Ms. Palyash explained the existing hedge row will remain but trees could be added.

Troy Tabor asked if offices would be located in this building. Mr. Love said there would be a small office for staff.

Brandon Wilson asked what the drive along the back would be used for. Mr. Love said it will be used by fire department and trash pickup. Brandon Wilson asked how they would keep the public from parking on this road. Mr. Love said they plan to use a full curb and possibly collapsible bollards.

Dennis Bush made a motion to approve SP-20014-13 as presented. Don Kimble seconded the motion. Motion carried 7/0.

SP-2014-14- Review and approve the site plan for Vornado Air LLC plant addition located at 415 E. 13th St.

John Youle of Krehbiel Architecture was present to represent the application.

Mr. Youle explained this application is for a 28,800 square foot storage addition. There will be no employees added so there is no need for additional parking. This addition fills in the south half of the southwest corner of the facility. The addition will be slab on grade and is a continuation of the existing facility with matching materials and precast concrete walls. The addition will be fully sprinkled and will add two handicap accessible doors.

Steve Anderson asked for the clear distance from the new corner to the property line. Mr. Youle said it is right around 60 feet.

Les Mangus stated photo 5 shows the west elevation of the building and the notch that will be filled in by the expansion, in the middle of the existing building just north of the expansion is a large unattractive drainage pipe and riprap swell that leads to another swell running down to the fire road, meeting a swell coming from the notch in the building. How will that drainage be addressed because it appears to come to the southwest corner of the new expansion which is all off of the roof drainage for the new building. Mr. Youle said the riprap on the existing building will remain and a catch basin will be added rerouting this portion between the building and the road to the west to accommodate the flow from the roof drainage. Les Mangus asked if the water from the notch on the existing building will be moved to the east corner and piped out the storm drain system. Mr. Youle said currently it daylights to grade and surface drains, the drains will be run overhead on the west side of the existing building and drain to the south. Don Kimble asked if there will be 6 foot horizontal leaders on the bottom of the drains. Mr. Youle said yes.

Don Kimble made a motion to approve SP-2014-14 as presented. Brandon Wilson seconded the motion. Motion carried 7/0.

Member Items- Don Kimble asked if the slats in the construction area at Andover Road and 13th Street could be replaced. Les Mangus said a request could be made.

Troy Tabor asked the committee how they felt about requiring bike racks at new businesses. Dennis Bush stated he felt the type business would need to be defined. Chairman Allison felt it would be best to offer it as a suggestion as a goal to help make the City more pedestrian friendly.

Dennis Bush made a motion to adjourn the meeting at 7:44 p.m. Don Kimble seconded. Motion carried 7/0.

Approved this 2nd Day of December, 2014 by the Site Plan Review Committee, City of Andover.