

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE

June 5, 2007

**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, June 5, 2007 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:07 p.m. Members present were Jason Mohler, Don Kimble, Larry Crouse, and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Deborah Carroll Administrative Secretary, and Jeff Bridges City Clerk/Administrator. Member absent was David Martine.

Call to order

**Review the minutes of the Site Plan Review Committee meeting of May 1, 2007.**

Review the minutes of the May 1, 2006  
SPRC

*Larry Crouse made a motion to approve the minutes as presented. Jason Mohler seconded the motion. Motion carried 5/0.*

**Communications:**

Communications

**Review the City Council minutes from the April 24, 2007 meeting.** The minutes were received and filed.

**Review the minutes of the May 8, 2007 Subdivision Committee Meeting.** The minutes were received and filed.

**Review the minutes of the May 15, 2007 Planning Commission Meeting.** The minutes were received and filed.

**Review the Potential Residential Development Lot Report.**

**Staff Reports:** Jeff Bridges stated that O.J. D'Amato has passed away. He was a former City Council member.

**SP-2007-13: Review the site plan for the extended care facility for The Fountains located at 408 E. Central.**

SP-2007-13:  
Review the site plan for the extended care facility for The Fountains located at 408 E. Central.

From Les Mangus memo: The proposed Fountains extended care facility is located adjacent to the existing Fountains assisted living facility, and the Preferred Medical Associates clinic. This site plan utilizes the maximum lot coverage, which shows in the arrangement of the building, parking, and green space. The majority of the Staff Comments are items that some civil engineering will solve, but may require additional space for

retaining walls or grade transitions, and any necessary easements. The property is not currently zoned for the proposed use, and a 60' drainage easement encumbers the north end of the site, so realistically the approval of permits for the project is at least 60 days out, which would give time to correct or clarify all of the comments and return to the Committee at the July meeting for final approval.

Maury Breidenthal of the Breidenthal Partnership represented the owners and presented the plans. Maury explained this will be a 60 bed extended care facility which is associated with The Fountains and will share access to the site through the Fountains property. The site is in process for a zoning change to R-4 Multiple-Family Residential to allow the proposed project. Les said no application has been filed.

Maury continued his overview of the plan with the intent of the design is to share similar elements and materials with the Fountains, but will not be a duplicate architectural style. The main entry will be on the east along the shared driveway. The north and south sides will contain sub-entrances for family member's convenience. The back side (west) will be mainly the service entrance and a basement will be provided in the center of the facility for laundry, kitchen, safe room, storage, etc. They plan to use a medium grey composition shingle, brick similar to the Fountains, but efis from the Fountains will not be duplicated. The vinyl windows will have some vinyl siding as accent and to break up the mass.

Doug Allison asked the members if anyone had questions. Larry Crouse stated there are no shrubs in the landscape plan. Maury said the owner does not like shrubs. Larry Crouse insisted on shrubs being added to the plans. Doug Allison agreed with Larry.

Doug Allison asked if there was any way to add plants between the sidewalk and the building. Maury said none are planned due to the geometry of the site. Discussion continued.

Doug Allison asked if there were landscape opportunities on the south side.

Don Kimble stated several concerns:

- 14' from the property line to the east side of the building. Les explained this building will be under the same ownership as The Fountains, but this parcel will just have a boundary shift of The Fountains. Building Codes will

assume a property line between buildings, but for zoning, there is no building setback.

- Don thinks this site is overbuilt.
- There is no drainage diagram. Don did not think the water could be contained on this site.
- Would like to see the detail of cars being able to have 2 feet to 30 inches over the curb before the retaining wall.
- He would like to see landscaping between the parking and the building. More plants need to be added to the south property line between this facility and the doctor's offices.
- Does not like to see a plan with 80%- 90% impervious surface.
- The grading plan does not have the stamp of a Civil Engineer that shows the adjacent residential properties will not be flooded.
- Drainage issue is worsened by the building being too big.
- No landscaping on the ditch side also created by the massive size of the building. Don would like to see trees along this side and the residents to have a public space to enjoy.
- Don recommended the architect and owners remove a couple of units to allow for appropriate plantings.
- There are space issues with the existing transformer creating a hazard for vehicles.
- Don asked about the trash enclosure. Maury said it will be in the southwest corner with the doctor office one.

Don asked about the entrance to this facility and whether this is already agreed upon. Les said the existing driveway for the Fountains will be shared. An easement will be provided for access through the PMA Clinic parking lot.

Maury explained there is a regulatory break at 60 units being the reason for this design. General discussion continued.

Jason Mohler asked if they were planning to pave directly up to the west property line. Maury said yes. Jason was concerned about the grade in the northwest corner is too steep.

There was discussion about the project timeline and rezoning application. Les said they are at least 60 days out. Jason said there is time to return to this committee for another review.

Doug Allison said he sees some problems with the traffic flow around the Fountains and this new facility. Maury said he could work on this.

Don Kimble suggested the drive for this facility could go on the doctor's property line and use the 11' to create landscape areas between the walks and the building. Discussion continued.

Larry said with the proposed landscape plan, the south side of this building will be hot.

Les said the Regulations stated the architect is supposed to show the existing conditions within 150' of the building on the site.

Jason asked if the water from this site drains to the northwest corner. Les said yes it does. Some off site water comes from the medical clinic. The plat for the Plaza shows a 60' drainage easement along the east property line, but that is not where the drainage goes. He said the existing channel is on the residential properties as an engineered swale but the off-site drainage generally comes from the Fountains and the PMA. General discussion continued about the drainage issue.

Doug Allison asked about the requirements for storm water detention. Les said at 5 acres.

Jason said the plan shows the Fountains having several inlets and underground pipe. Les said the pipe is small which drains to the Central Street storm sewer system. Their system was not designed to carry off-site drainage.

After further discussion, it was agreed by the applicant and the Site Plan Committee to take no action tonight on this preliminary plan review and asked Maury to return to the next meeting with revised plans.

**SP-2007-15: Review the site plan for the Terradyne parking lot located at 1400 W. Terradyne.**

From Les Mangus memo: The proposed parking lot addition is necessary to meeting the parking requirements for the conversion of the hotel rooms to office suites. The only Staff comment is that the 1 foot-candle lighting level does not cover the driveway along the west edge of the site. The architect questions the requirement for 1 foot-candle of lighting over the entire parking and access area, and would prefer to leave the lighting plan as submitted because the proposed adjacent use is residential townhouses. Staff supports the plan with the addition of the required lighting.

SP-2007-15::  
Review the site  
plan for the  
Terradyne  
parking lot  
located at 1400  
W. Terradyne.

Presenting this plan was both Mike Decker of Spangenberg Phillips Architects and Craig Smith representing Terradyne. Mike submitted a revised lighting plan and explained the proposed changes.

Mike said there is lots of space between the street and parking lot. It is their intent to continue the current quality and design while creating additional spaces to accommodate the change in the usage from hotel to offices. He said the number of parking spaces required would be reduced from the golf course offsetting the need. Existing are 192 parking spaces. The plan is to add 69 spaces on the south, east, and west of the existing parking lot. Berming would be done around the Terradyne Street side of the lot. The owners wish to maintain the natural tallgrass across that roll to buffer between the street and the lot. The green space will be maintained between the parking bays.

Mike explained the grading plan which includes a cart path. The east parking lot would have an additional inlet for storm water drainage. Clark Nelson asked where the runoff goes. Mike stated it goes from the stream down Terradyne to inlets on each side of the street.

Mike presented the lighting plan and stated the difficulty to meet the city requirements for every parking space and driveway. He said the lighting fixtures in the existing parking lot do not provide enough light. The proposed lighting plan would add 14 pole lights. The additional fixtures should not spill over into any residential area. Discussion continued about the lighting plan. Mike asked for the Committee's suggestions.

Don Kimble stated he is firmly against this project altogether. He said he does not want more parking on this site. Don reminded everyone the Terradyne banquet hall is not used from 8-5 and should not be included in the parking requirement calculation. He said there is a current requirement for 91 stalls and 192 are exist. Don suggested application for a variance.

Craig Smith said 230 golfers attended the tournament on Monday with no complaints about the parking. General discussion continued.

Les said a variance could be applied for and asked if it is functionally feasible to mark off 91 parking spaces designated for use by the office tenants.

Don Kimble asked if off-site parking could be used at the maintenance building. Golf carts could be used to shuttle people back and forth. Discussion continued after Les said he thought the parking requirement had already been reduced from 405 to 261.

After further discussion, Don suggested only building the proposed east lot. Doug Allison said this proposal needs to be voted on as presented leaving changes up to the applicant.

Clark Nelson began discussion about the time frame the applicant needs to complete this project. Don Kimble stated that even if a variance were approved to lower the number of required parking spaces, the existing parking lot still needs to be illuminated to city standards. Craig and Mike said they understood. Craig said they are phasing the leased office spaces over the next year, so the number of full time vehicles in the lot will be rising slowly.

Les stated the parking is required when the building structure is completed.

Clark Nelson suggested tabling this case to allow the applicant time to revise the plan. Les stated that 72 parking spaces are mandatory for the golf course. He said more than 192 total spaces will be required. Don suggested again only building the east lot which would bring the number up to 223. Mike Decker asked about an application for a variance to allow the overflow parking to use the maintenance facility lot.

Consensus of the members was to take no action at this time. The applicants left at 7:06 p.m.

**Member Items:****Member Items**

**Larry Crouse** announced he is moving to El Dorado and will resign from this committee. He thanked the other members and staff for an enlightening and enjoyable time during his tenure.

After further discussion about number of members necessary to conduct business, Larry said he can attend the July meeting which will be his last one. He also offered his services if needed in the future as a consultant.

Larry said the most important quality of Site Plan Committee members is that they care about the City of Andover and the way it looks. He said that is more important than whether they work in architecture or landscaping. Clark said they need members who are capable of reading and interpreting the plans and regulations.

Larry said the current members are experts in their fields.

Clark said this is the only committee he has attended that does not make decisions for political reasons and stated his appreciation for each of the members.

Les said there must be 4 affirmative votes to approve a plan. Don Kimble said David Martine will be presenting a project that he designed and drew. Les said there is no way it can be approved with 5 members and 2 members removed from voting. Les said a section in the Zoning Regulations would have to be changed. Jeff Bridges said it takes an ordinance to change the number of members for a quorum.

Don Kimble said he will be in Florida on July 3<sup>rd</sup>. Les said there are already 3 items on the agenda. Discussion continued about changing the July meeting date. Consensus was to leave the date of July 3<sup>rd</sup>. Don said he would ask Stephanie in his office if she is interested in serving on this board. Deborah is to email the members reminders.

*Doug Allison made a motion to recess the meeting at 7:20 p.m. Adjourn until July 9, 2007 at 6:00 p.m. Clark Nelson seconded the motion. Motion carried 5/0.*

Respectfully Submitted by

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Deborah Carroll  
Administrative Secretary

Approved this 9<sup>th</sup> day of July 2007 by the Site Plan Review Committee, City of Andover.