

CITY OF ANDOVER  
SITE PLAN REVIEW COMMITTEE  
October 2, 2007  
**MINUTES**

The Site Plan Review Committee met for a regular meeting on Tuesday, October 2, 2007 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:01 p.m. Members present were Jason Mohler, Stephanie Melsheimer, and Clark Nelson. Others in attendance were Director of Public Works and Community Development Les Mangus, City Clerk/Administrator Jeff Bridges, and Administrative Secretary Joan Yunker. Members absent were Don Kimble, and David Martine.

Call to order

**Review the minutes of the Site Plan Review Committee meeting of September 4, 2007.**

Review the minutes of the September 4, 2007 Site Plan Review Committee.

*Clark Nelson made a motion to approve the minutes as presented. Jason Mohler seconded the motion. Motion carried 4/0.*

**Communications:**

Communications

**Review the City Council minutes from the August 28, 2007 and September 11, 2007 meetings.** The minutes were received and filed.

**Review the minutes of the August 14, 2007 Subdivision Committee Meeting.** The minutes were received and filed.

**Review the minutes of the August 21, 2007 Planning Commission Meeting.** The minutes were received and filed.

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

**SP-2007-21: Review the landscape plan of the monument sign for Andover Rental Center located at 328 N. Andover Road.**

SP-2007-21:  
328 Andover Rd.

From Les Mangus Memo: The approval of the signage plan for the Andover Rental Center was made contingent on the approval of a landscape plan for the sign location and street frontage. The applicant has submitted a very simple plan to plant boxwood shrubs along the street frontage and north property line.

Robert Seacat of Andover Rental Center presented the landscape

plan with changes on the sign brick base to stone base. The landscape plan will be 2 sets of 3 boxwood shrubs on the north property line, and 3 sets of 3 boxwood shrubs, and 1 set of 2 boxwood shrubs on the street frontage. He has decided not to put a tree on the corner of the street frontage due to conflict with the view of traffic and plans to seed for grass in the fall and plant boxwood shrubs in spring.

Jason Mohler stated that the sign is in place, you are changing the brick base to stone base.

Rob Seacat responded, yes my mason is behind schedule and advised to use stone instead of brick. I felt it made a better curb appeal. I did visit with Les, he advised me to add it on the landscape plan so that there would be documentation of the change.

Jason Mohler stated that the stone base looks better.

Stephanie Melsheimer stated she agrees with Jason the stone base is a better choice.

Clark Nelson asked Les, does this meet the rules and regulations.

Les Mangus responded, yes.

Jason Mohler stated that the sign is good and the landscape plan is good. I am in favor, and would also ask that as your business grows that you keep landscaping in your long term plan.

Rob Seacat responded that will be one of our long term improvements.

Jason Mohler made motion to approve this plan as submitted. Stephanie Melsheimer seconded the motion. Motion carried 4/0.

**SP-2005-20: Review the Site Plan for the BCC Student Union located at 715 E. 13<sup>th</sup> St.**

SP-2005-20:  
715 E. 13<sup>th</sup> St.

From Les Mangus Memo: The proposed demolition of an existing building and construction of a new student union at the BCC 5000 Campus is yet another phase in the plans for the site. The construction is accomplished without adding additional parking to accommodate the new use of the student union space. The new building is quite an enhancement to the site, but there are still shortcomings of the existing site that remain unaddressed –

construction of an adequate main driveway approach, lighting and landscaping of the faculty parking area, and satisfaction of the required lighting of the existing student parking east of the building.

Vince Haines with PKHLS Architecture, Jason Gish with MKEC Engineering Consultants, Inc. and Dr. Jackie Veitti from Butler Community College presented the plans. This is the new student union space to the existing building, adding student common spaces, student snack bar, student work rooms, student meeting rooms, student lounges, and game rooms, everything that we are adding is really student focused. An outdoor plaza on the front of the building towards the main entrance is planned, which sets up some of the long term goals of enhancing the east facade.

Clark Nelson asked which phase is this.

Jason Gish responded this is Phase 2.

Dr. Jackie Veitti stated our immediate goal has always been to create the concept of the student union for the students to gather at Andover. We have not anticipated having resources in place to be able to start on that at this time. The good news is we do, and so we are reversing the landscaping and exterior facade phases with the student union. Because this does not make any sense to us to do the facade and landscaping, then do the student union which will disrupt the landscaping and facade that were originally in place. So we are reversing the order. Our ultimate goal is to create a campus on 13<sup>th</sup> street, so this is the next step in creating the student union. Eventually, sooner than later our projected goal is 2010, we will have completed the renovation of the building on 13<sup>th</sup> street, which creates the opportunity for us to relocate all of our class rooms and offices from our current space on the northeast corner of Andover and 21<sup>st</sup> street to 13<sup>th</sup> Street. The College has also purchase the adjacent 20 acres to the west of the building on 13<sup>th</sup> Street and so our long range plan is to use that additional 20 acres to create a new entrance to the campus from the west.

Doug Allison asked if any one has any questions.

Clark Nelson asked Les if his comments have been address.

Les Mangus responded with the previous construction, lighting on the existing parking lot has caused some conflicts with the easement with K.G.E./Westar, those lights were not able to be put

in. The part of the parking lot that is being used the most now does not have much lighting. That concerns me and the existing 2 way traffic entrance is too narrow. There are some things that need to be done as the building is used more with people coming and going.

Clark Nelson asked is there a temporary fix.

Vince Haines responded, The next phase will have primary focus on rebuilding the entry, redoing the landscaping, and parking along the east façade pulling the vehicles away from the building and creating a space between the parking and the building. Addressing the entrance is part of that space, this is a next year project. Currently we do have light fixtures on the Westar poles to light the area, we are increasing to 400 watt to help light the staff and east parking areas.

Doug Allison asked is the area #12 all new construction.

Dr. Jackie Veitti responded, yes. The existing structure was not up to current code, with ongoing problems. It was not cost effective to remodel the existing building.

Vince Haines stated the new student union center will be contrasting brick, with finished metal panels. This will set up the façade for the rest of the building. What we do in the center portion in the next phase will extend all the way around the building.

Jason Mohler stated with this proposed front façade of the student union in this phase, if approved will the remainder of the façade be in the next phase.

Vince Haines, responded that is correct.

Stephanie Melsheimer asked if that will include the ramps that will be future ADA ramps.

Vince Haines, responded, one of two ADA ramps currently exists and another ADA ramp will be in the next phase.

Doug Allison asked, do you have a complete landscape plan.

Vince Haines, responded that not in this phase other than planters, a more detailed landscape plan will be with the next phase.

Doug Allison asked what will be in the planters.

Jason Gish responded, seasonal plants.

Les Mangus asked, what will the dimensions of the planter boxes.

Vince Haines responded, concrete 8x8 planters.

Doug Allison stated, the plan shows trees in these planters.

Vince Haines responded, we have changed that in order to get more lighting on the parking and the buildings.

Les Mangus stated that he does not completely understand the lighting plan, are you saying that these pole fixtures will be in the center of those planters.

Vince Haines, responded, yes they are in the center of the planters they will be decorative poles.

Jason Mohler asked how tall are the decorative poles.

Vince Haines, responded, 12 feet.

Doug Allison asked if the railing will be part of this project.

Vince Haines, responded the railing is part of this phase and the railing is made of steel and painted.

Doug Allison asked if any one else has any questions.

Clark Nelson made a motion to approve the request of the site plan as submitted. Jason Mohler seconded the motion.

Doug Allison stated that this is a nice looking project, this meeting could have been a little bit shorter if we could have seen some of this ahead of time, I do not like to be put in this position where we have a short time to look things over. Next time we would appreciate you having your project complete so the committee has time to look review the project prior to the meeting.

Jason Mohler stated, I am excited and supportive of this project but also agreed with Doug. It is hard for us to apply all the standards that we have to a multi phase project that I am confused about. I also want to reiterate Les's concern about entrance parking and drive improvements that needs to be a priority.

Doug Allison asked for any other discussion.

Doug Allison asked for a vote. Motion carried 4/0.

**SP-2007-24: Review the Site Plan for the Dillon's Store located at the southeast corner of Andover Rd. & Cloud Ave.**

SP-2007-24:  
Andover Rd &  
Cloud Ave.

From Les Mangus Memo: The Preliminary Site Plan for the new Dillon's Store is in line with the presentations made for zoning amendments, with the exception of the screening/buffering of the adjacent residences. The agent has been made aware of the screening plan presented to the Planning Commission.

Cara Martin of Pickering Firm, Inc., Civil Engineer for the project, Thomas McConnell, Architect of Pickering Firm, Inc., and Darren Lipford of Dillons, will be overseeing the project, represented the applicant. Appreciated the opportunity to present the Preliminary Site Plan for the new Dillon's Store, in speaking with Les on how the approval process would go, he suggested that it would be a good idea for us to meet with the committee and discuss group views so that everyone knows what is going on, and so we could get your comments incorporate into the plans for our official submittal. What we have included in our preliminary submittal site plan is a very conceptual landscape plan, and the architectural elevations.

Cara Martin stated the site plan is for the 125,000 sq. ft Dillons Store which will be built in one phase. Developer is doing rough grading and the drainage improvements. The site plan floor elevations are lower than Andover road but this is what works with the land and the detention facility that the developer is constructing on the east side of the site. This is the preliminary of what the developer is doing, we will put in our underground storm drainage.

Clark Nelson asked what is the access on Andover Road to the west.

Cara Martin responded, except for a small out parcel, our access has 2 access points, we also have a service drive along the south side. We also have access (3) curb cuts shown along Cloud which will be tied in with in access as it goes east into the future phases of the shopping center. The builders are constructing the drainage bridge features. The parking and fuel center is set back farther from the road which is in the setback requirements. Also we

have nice large green space along the south drive to buffer us from the residential to the south.

Clark Nelson asked could you tell me more about the drainage ditches.

Cara Martin responded the developer is streamlining improvements and making the improvements that is working with our site with the development as it continues up to the north.

Doug Allison asked if the cross-lot drives have bridges.

Cara Martin stated that is correct. The bridges will have some window dressing, with powdered coated hand rails and some reveals in the concrete walls.

Les Mangus asked how tall is the building at the peak of the front entrance.

Thomas McConnell responded, 42 feet.

Cara Martin continued the discussion of the drive ups their will be 2 for the pharmacy, and a bank drive up. The landscaping plan is conceptual, neither Pickering and Dillons had the conceptual screening/buffering plan submitted with the PUD amendment. So we would like to have conversations about this. Maybe we could look at some alternatives on how to screen the back of the store. The issue that Dillons have with the wall and the off set of the property line is maintenance. There are existing fences on the property line and then 20 feet which is no mans land in between that and top of the berm and a 6 foot wall, this makes it a strange place and may be difficult to maintenance. We would like to see if the committee is open to alternatives on how to screen the back of the store.

Jason Mohler asked as for future references the screening for when you make your presentation the screening on the back will be a very important issue to make sure the single family residential needs are considered.

Cara Martin responded that this is our goal in coming here is to get comments so that we can get everything incorporated and get this project approved. Would the committee be more agreeable in not doing this wall, but to do more dense screening like evergreen trees?

Les Mangus stated one way to accomplish the berm and to incorporate a concrete wall that is intermittent with solid landscaping in between.

Doug Allison asked where did screening plan come from.

Les Mangus stated during the planning process of this amendment there was a lot of discussion about the interface between the residential and big box stores. The original concept for Cloud City was not big box stores. MKEC presented this screening buffering concept with the PUD Amendment.

Thomas McConnell responded the building is 42 feet high in the front of the store, the back will slope to between 14 and 18 feet for drainage to the back of the store.

Les Mangus asked if you have any conceptual lighting plan, I will assume that you will use the typical 25 or 30 foot poles with 400 watt fixtures.

Darren Lipford responded, yes.

Les Mangus asked how would you light the loading dock.

Darren Lipford responded typical we would do wall packs on the back of the building and probably be some poles in the back of the building to shine on the back so this would not interfere with the neighbors on the back side we will use shields.

Jason Mohler asked will you have a typical 2 foot candles on the parking lot.

Darren Lipford responded we are going to use 4 foot candles across the parking lot.

Doug Allison asked about the building materials.

Thomas McConnell responded looking at the main elevation, the wainscot at the base of the building is gold stone across the entire base of the front. The basic field block is split face color thru out with various shapes and sizes, with various shapes of the block for the gables, and trim in the past brown tones. The window sills will be pre-cast concrete.

Doug Allison asked about the appearance of the fuel center.

Darren Lipford responded, the corporate office has not approved



this site for the fuel center, due to the Kwik Shop that is across the street. This will not be in this phase.

Jason Mohler asked about the parking.

Cara Martin responded this will be 4 spaces per 1000 square feet of retail floor area.

Doug Allison asked that some consideration be given to the drive thru canopy appearance since this will be facing Andover Road, he would like to see something more than just a blade out there.

Les Mangus asked about signage beyond just the Dillons Logo, on the front entry. Are you planning on having some wall signage on the west elevation.

Darren Lipford responded, yes. We are trying to keep the signage the same as the Marketplace Store, It will say Dillons Marketplace, typically the signs are black during the day and at night they will light up. The monument sign will be 22 foot or 24 feet this will be very similar to the Dillons Marketplace Store located at Central and Rock Road.

Jason Mohler asked about the truck circulation.

Cara Martin responded there are two loading docks, going both ways. The trucks will be coming in from the east and backing into the western dock, trucks will then pull straight out into Andover Road.

Les Mangus stated you have received copies of the minutes and motion to approve the zoning that the loading dock is to be enclosed and sound proof were the words that they used in the motion.

Stephanie Melsheimer asked will this Dillons Marketplace Store also have furniture pick up location.

Darren Lipford responded, yes this is located at the Southwest corner.

Doug Allison asked where will the trash and the grease trap be located at.

Thomas McConnell responded the trash is setting down in the dock and the grease trap will have a man hole cover so this will

not be visible.

Doug Allison stated that we do appreciate you coming and presenting this project to the committee.

Clark Nelson wanted to thank the group for taking the time to come and make this preliminary presentation of the Dillons Marketplace Store. The committee is very excited about this project.

**Member Items:**

None

**Member Items**

*Jason Mohler made a motion to adjourn the meeting at 7:30p.m. Stephanie Melsheimer seconded the motion. Motion carried 4/0.*

**Adjourn**

Respectfully Submitted by

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Joan Yunker  
Administrative Secretary

Approved this 6<sup>th</sup> day of November 2007 by the Site Plan Review Committee, City of Andover.