

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
November 6, 2007
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, November 6, 2007 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:00 p.m. Members present were Jason Mohler, Clark Nelson, Stephanie Melsheimer, and Don Kimble. Others in attendance were Les Mangus Director of Public Works and Community Development, Jeff Bridges City Clerk/Administrator, and Joan Yunker Administrative Secretary. Member absent David Martine.

Call to order

Review the minutes of the Site Plan Review Committee meeting of October 2, 2007.

Review the minutes of the October 2, 2007 Site Plan Review Committee.

Doug Allison stated that Robert Seacat name needed to be corrected.

Clark Nelson made a motion to approve the minutes with the correction to Robert Seacat name. Jason Mohler seconded the motion. Motion carried 5/0.

Communications:

Communications

Review the City Council minutes from the September 25, 2007 and October 9, 2006 meetings. The minutes were received and filed.

Review the minutes of the September 18, 2007 Planning Commission Meeting. The minutes were received and filed.

Review the minutes of the September 11, 2007 Subdivision Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

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 Site Plan for the new Dillon's Store reflects the comments from the review of the Preliminary Plan last month. The final details for the wall signage are not yet available, but will be submitted at a later date. The HVAC units

and unloading areas have been provided screening/sound attenuation walls to address the PUD requirements. Lighting has been adjusted to cut-off at the residential property line. A landscaped berm has been added at the south end of the site adjacent to the residential neighborhood, but the 6 foot evergreen trees planted on the +/- 3 foot berm on 15' centers provided minimal screening and buffering of the truck traffic, the 27' tall pole lamps, and 45' high building in the early years because the trees will have 8-10' gaps at the planting time, and have little more effect than the existing 6-foot privacy fences. Staff supports the plan in general, but feels that the screening/buffering should be held to a higher standard than the minimum planting sizes and fence height, as promised by the developer in the PUD amendment process.

Cara Martin of Pickering Firm, Inc., Civil Engineer for the project, Thomas McConnell, Architect of Pickering Firm, Inc., Darren Lipford of Dillons, over seeing the project, and Gary Trusler, Project Manager for Dillon's, represented the applicant.

Thomas McConnell stated that we are seeking approval of the site plan so we can finish up the drawings to get a building permit. The store is 123,000 square feet, we have provided a material board, color palette, all (4) elevations, we have also added sound attenuation walls at the loading docks, roof screenings at all the roof top units. We have made all the changes to the exterior from the comments from the last meeting.

Cara Martin stated the site plan is similar to what we had submitted at the last month meeting. We will have (3) access points off of Cloud Avenue and (2) access points off of Andover Road, there are also access points across the detention pond, landscaping buffer along the south line, and the fuel center will have (4) islands. We have provided the elevations, grading and drainage plans, utility plans, and site lighting plans. The monument sign is 25 feet tall, and Les informed us that we will need to ask for a variance of the 10 foot maximum height.

Doug Allison asked does anyone have any questions or comments.

Jason Mohler asked about the lighting on the back side of the building. How tall are the poles? The wall packs are 15' and the screening wall is 14' this will glare on to the neighbors.

Cara Martin responded the poles on the back side are 25' on a 2'-6" base, we will make the screening wall taller.

Doug Allison asked, do you have 1 foot candles long the appropriate points.

Les Mangus responded yes.

Jason Mohler asked about the pole light fixtures on the south side, will the lights taper like the foot candles or will you need to add a glare shield.

Les Mangus responded those are the shoe box type, which will not have a glare outside of the box fixture.

Jason Mohler asked could you explain the roof top screening is it a parapet wall?

Thomas McConnell responded it is not a parapet wall typically flat panel roof it will have a cornice piece and panels that go all the way around the roof top unit.

Doug Allison asked what color is the cornice.

Thomas McConnell responded almond.

Don Kimble asked Les have the staff comments been address.

Les Mangus responded, yes.

Don Kimble asked could you go thru the comments with the committee.

Cara Martin responded yes, and all the updates are shown in the new packets.

- *Provide dimensions for the monument sign message area.*
We have added dimensions for the monument sign, 10' is for the message portion plus 5' for the logo with a total of 15'.
- *10 ft. maximum sign height at these locations. A BZA Variance will be required.*
We will apply for a variance for the 10' maximum sign height.
- *Offsite drainage is blocked at the NE corner of Lot 1, Block 2.*
Drainage will drain to the east we will work with the engineers.
- *Lighting along the south property line adjacent to the*

- *residences is not cut-off at 0 f.c. at the property line.*
We made the modifications with the shorter poles to cut it off at 0 at the property line.
- *Provide details for the fixtures and poles.*
We have provided the details for the fixtures and poles.
- *Cockspur Hawthorn and Crape Myrtle is not one of the preferred species.*
We have modified that with Amur Maple and Winterberry Euonymus.
- *Delineate the boundaries for seeding, sodding, and irrigation.*
We got the areas of seed and mulching in all the disturbed areas we have those hatched.
- *Provide details for the sign planting beds.*
We have added this to L1.1 with shrubs around the base of the sign.
- *Pines and Red Cedars on +/- 25' centers do not meet the intent of the solid screen wall buffering plan.*
We have changed the centers to 12'.
- *Provide details and dimensions for all of the proposed wall signage.*
Have discussed this with Les, we will be coming back with a separate building signage packet and as for the exterior sign it will look similar to the store on Rock and Central.
- *The PUD requires the loading dock to be enclosed and soundproofed, provide details.*
Have added solid concrete block sound attenuation wall on both sites, this is shown on the revised elevations.
- *Show rooftop and ground mounted mechanical units and screening plans.*
We have provided.
- *Provide dimensions for canopy signage graphics.*
We have added the dimensions.
- *Show monument signs in the site sections.*
We have provided.

Doug Allison asked does anyone have any questions or concerns.

Jason Mohler stated at the last meeting we had a discussion about walls for screening, are you doing landscaping and vegetation instead.

Cara Martin responded yes, the intent is to build up the landscaping which will create a good buffer.

Clark Nelson asked Les if he has any problems with their suggestion.

Les Mangus responded, my only concern is the minimum plantings are going to leave large gaps, you will not accomplish much buffering or screening with 6' trees.

Don Kimble asked Les do want it to be a 6' minimum instead of a 6' maximum.

Les Mangus responded if they were 10' to 12' it will fill in the gaps better.

Doug Allison asked are the ponds wet.

Les Mangus responded yes.

Doug Allison asked are you going to include any landscaping along the property line.

Cara Martin responded the ponds themselves will have vegetation.

Les Mangus stated the ponds have some wetland vegetation as part of the mass grading project.

Stephanie Melsheimer asked on the southwest corner is there a customer loading dock.

Thomas McConnell responded yes that is the furniture pickup area. It is typically a 2'8" step up elevation which is the same as a pickup truck bed, this is not a full dock height.

Don Kimble made a motion to approve the project as submitted with the following conditions:

1. That 6 additional tree plantings on the west side, may also occur in islands.
2. And 6 additional trees planting on the east side, may also occur in islands.
3. And 6 additional trees on the pond #2 on the east side of the parking lot.

Stephanie Melsheimer seconded the motion.

Doug Allison asked any other discussion.

Clark Nelson asked what do these trees do to your plan, do you

concur with this?

Darren Lipford responded yes.

Jason Mohler stated this is a first class site plan and we look forward to seeing the finished project. Thank you.

Doug Allison asked is there any other discussion, time for a vote. Motion carried 5/0.

SP-2007-25: Review the Site Plan for the Andover Business Center located at 118 E. 13th St.

SP-2007-25:
118 E. 13th St.

From Les Mangus Memo: The Preliminary Site Plan for the Andover Business Center reflects the owner's desire to create a light commercial/industrial complex to house a variety of uses for smaller tenants. The plan maximizes the use of the site and provides little or no room for buffering, but meets the bulk regulations for the I-1 Industrial District zoning.

Paul Cavanaugh, architect with Places Architects representing the applicant. This is our preliminary site plan; this property is at the northeast corner of Andover Road and 13th Street. We will be building two buildings, the 1st phase would be the northern building 21,770 square feet building. Part of the building will be owner occupied with the metal fabrication shop/construction in one part which will use (4,000-5,000 sq. ft) space. The parking will be on the west side. The 2nd phase building will be in the front facing 13th Street. This building will be primarily storage building. Elevations typically will be 26' height at the top, will have overhead doors. We will also have some large awnings over the windows.

Doug Allison asked will the existing building on this site stay intact during the construction of the first phase, and then will be demolition.

Paul Cavanaugh responded that is correct.

Don Kimble asked when 2nd phase will begin.

Paul Cavanaugh responded that as soon as the first building is occupied.

Stephanie Melsheimer asked do you have any plans for the signage.

Paul Cavanaugh responded not at this point.

Jason Mohler stated the shape of the building is different.

Paul Cavanaugh responded you are right this part was added after the plans were done, but the concept will be the same.

Jason Mohler asked what is the turn around easement reference?

Paul Cavanaugh responded that is a required turn around radius for fire and emergency equipment.

Doug Allison asked about the building materials, is this a precast?

Paul Cavanaugh responded it is an architectural building panel with a finish on it. This is an I-1 zoning building, Industrial Manufacturing/Fabrications Shop that will have the feel of precast.

Les Mangus stated what are you calling architectural panel texture? Will it have high ribs?

Paul Cavanaugh responded no it will be flush.

Don Kimble stated that he has several concerns. In the landscape handout booklet there is a 10 foot landscape strip that is required. You will need to put this on your drawing, which will push the parking back.

Paul Cavanaugh responded sure.

Don Kimble stated the corners are 90 degrees, they need to be radiused in several locations where you are having exposed parking. Are you at the bare minimum with parking?

Paul Cavanaugh responded we are struggling with the parking, but will deal with that.

Don Kimble stated you need to protect all of those corners with radius so you can drive around. Your drawings show the walk doors flush at the building face. There is a required 5ft. landing outside the doorway and handicap access areas. How are you going to do that?

Paul Cavanaugh responded usually come in at the paving level and slope up on a 90 degree direction right and left.

Don Kimble responded so we have this building wall that is 26' height and a 5' sidewalk and paving and no landscaping at all.

Paul Cavanaugh responded yes.

Don Kimble responded, the 3' doors are opening out into a 5' sidewalk minimum. That is a bad detail.

Don Kimble stated, the parking area in between the 2 buildings, is too close your rendering and elevations show loading doors. There is no way a vehicle or a trailer can get into those doors.

Paul Cavanaugh responded I don't think that we were planning on a truck or a trailer accessing that area.

Don Kimble stated you will need to increase the space in between the two buildings.

Paul Cavanaugh responded, we will look at that.

Don Kimble asked are you draining the water off the back of the roof to the back of the building.

Paul Cavanaugh responded yes.

Don Kimble asked will you be collecting the water in a structure.

Paul Cavanaugh responded, we will be putting in a tube to take it to the easement.

Don Kimble asked to see some trees in the back area by the residential to soften the building, and you will need to have screening for the trash container.

Don Kimble stated you have maxed out the site with building and paving and no amenities. I would like to see some amenities on this.

Les Mangus stated, I have had a lot of conversation with the owner about this layout. One of the problems is they don't know what the tenants will be. So they have kind of shot at the high end of the parking, but if this turns out to be more storage than retail/manufacturing it would require a lot less parking. It is a tough equation to even to determine what the minimum will be the day the building is built, since it is mostly for rent.

Don Kimble stated, in the middle area if you are park in one of these stalls you are going to back up into what is scaled out as 22' from the back of the building. You will need to reduce the building a little bit, reduce the paving a little bit, and soften these corners to protect corner vehicles from getting hit.

Paul Cavanaugh responded we can do that.

Doug Allison asked any questions or comments.

Doug Allison asked could you tell me about the screening in the back between the building and the residential.

Paul Cavanaugh responded it will have a 6' solid fence.

Doug Allison asked your intent is to gather information from the committee, this is not for an approval, correct.

Paul Cavanaugh responded yes.

Don Kimble stated, we would want to put a stipulation in writing on the plans when you get your permit that the existing building has to come down upon the completion/move in.

Paul Cavanaugh responded that will happen.

Don Kimble asked Les in the middle parking area, they have a turn back in the 10' side yard, and in the front they have a parking space in the 10' side yard. Is that OK.

Les Mangus responded yes, parking is allowed in the required yards.

Don Kimble stated maybe the whole building could shift a little bit to make the middle part work.

Paul Cavanaugh responded at this point that will be very easy to do.

Don Kimble stated I want to see some landscaping up against the building.

Paul Cavanaugh responded we will look at that.

Don Kimble stated where the columns are that are holding up your

canopy are in the walk way you will need to move that out some.

Paul Cavanaugh responded we will do that.

Doug Allison asked any other questions or comments from the committee. Any one from the public that would like to make a statement.

Dora Arbuckle, 1327 Lavern Street, Andover, KS 67002.
I am asking for some consideration that building would be off set, some landscaping screening buffer be provided in the area between the buildings and residential. Restricted from storing tractor trailers, and storage racks, nothing that is over 6 foot in height. Our back yards are 25' to 28' in depth which is very shallow. In the last few years the owner of this project has removed the trees that were their and have replace it with tractor trailers and storage racks.

Doug Allison responded Thank you, any one else that would like to address their concerns to the committee.

Doug Allison stated there is no action required tonight for this preliminary, we thank you all for coming and we will take in this information for consideration.

SP-2007-26: Review the wall signage plan for PT Plus Physical Therapy located at 418 N. Andover Rd.

SP-2007-26:
418 N. Andover
Rd.

From Les Mangus Memo: The wall signage proposed for the PT Plus Physical Therapy at 418 N. Andover Rd. meets the Zoning Regulations for the district. Staff supports the signage as submitted.

Ken Allen with AD-Craft Signs representing the applicant, to explain the new wall signage plan for the PT Plus Physical Therapy which is located at 418 N. Andover Road. This will be face lit aluminum channel letter with the faces in purple, trim cap 1" purple and 5" returns in black, illumination with white neon and the logo illuminated with neon with plastic face and vinyl overlay to match the letters.

Doug Allison asked are you adding a panel to the monument sign.

Keith Allen responded, the panel is already their, we will be putting the final copy on the top 2/3 blank portion.

Doug Allison asked if the committee had any questions or comments.

Don Kimble made a motion to approve the sign as submitted.

Stephanie Melsheimer seconded the motion. Motion carried 5/0.

SP-2007-27: Review the wall signage plan for the Grace & Faith Community Center located in the Andover Square Shopping Center at 223 W. Central.

SP-2007-27:
223 W. Central.

From Les Mangus Memo: The wall signage proposed for the Grace & Faith Community Center located at 223 W. Central meets the Zoning Regulations for the district. Staff supports the signage as submitted.

Keith Allen with AD-Craft Signs representing the applicant, with the new wall signage plan for the Grace & Faith Community Center located in the Andover Square Shopping Center at 223 W. Central. The location is where the original Tomorrow Memories was located, part of the building faces the east and the other section faces the north. The sign will face the northeast, which will be held with 2 brackets that will bolt to the brick wall and there is already a bracket on the north corner where the old existing sign was.

Don Kimble asked the sign material is.

Keith Allen responded it will be all aluminum cabinet with a plastic face.

Doug Allison asked was the original sign similar to this.

Keith Allen responded yes.

Doug Allison stated, I don't have a problem with the sign itself, it is the location of the sign.

Keith Allen stated, the gazebo is one of the reasons why the sign is being located on the top part of building, due to gazebo blocks the view.

Don Kimble made a motion to approve the sign as submitted.

Jason Mohler seconded the motion. Motion carried 4/1, Doug

Allison opposed.

Member Items:

Member Items

Don Kimble stated, there is no landscaping at the United Methodist Church, this is landscaping season and the building is done.

Les Mangus responded I will ask Kirk where they are at on this project.

Don Kimble stated that there must be something in our zoning guide lines that says you cannot put your blue dumpster in front of a building with no screening. I have to drive by this area every week on my way to work and see a blue dumpster full of trash. Is there any way that we can stop this from happening.

Doug Allison stated I agree.

Les Mangus stated, we do not have an ordinance on the books that requires the trash to be screened on existing buildings.

Don Kimble stated we then need to change that zoning law, this needs to be resolved at the next workshop.

Jeff Bridges stated the Industrial property usually has fewer restrictions.

*Jason Mohler made a motion to adjourn the meeting at 7:46 p.m. Adjourn
Clark Nelson seconded the motion. Motion carried 5/0.*

Respectfully Submitted by

Joan Yunker
Administrative Secretary

Approved this 4th day of December 2007 by the Site Plan Review Committee, City of Andover.