

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
August 5, 2008
MINUTES

The Site Plan Review Committee met for a regular meeting on Call to order Tuesday, August 5, 2008 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, Don Kimble and Clark Nelson. Others in attendance were Les Mangus Director of Public Works and Community Development, Interim City Administrator Sasha Stiles and Administrative Secretary Kandace Hunt. Members absent were Stephanie Melsheimer and Chad Sterns.

Review the minutes of the July 1, 2008 Site Plan Review Committee meeting. *Clark Nelson made a motion to approve the minutes as presented. Jason Mohler seconded the motion. Motion carried 4/0.* Review the minutes of the July 1, 2008 Site Plan Review Committee.

Communications: Communications

Review the minutes of the June 10, 2008 and June 24, 2008 City Council meetings. The minutes were received and filed.

Review the minutes of the June 17, 2008 Planning Commission Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2007-24- Review and approve the revisions to the Dillon's Real Estate Co., Inc. signage plan located at 225 E. Cloud. SP-2007-24

From Les Mangus' Memo: The proposed additional wall signage for the Fred Meyer Jewelers at the new Dillon's Store meets the maximum allowable wall signage for the district. Staff supports the signage as submitted.

There was no applicant present.

Jason Mohler asked Les Mangus if the signage was a replacement or an addition. Les Mangus said it will be additional signage. Jason Mohler asked if the signage was within the maximum limitations. Les Mangus said yes.

Chairman Allison asked if the applicants had indicated if the sign would have colors or lights. Les Mangus said he had not received any such information.

Chairman Allison stated he felt the committee needed more information before it could make a decision.

The committee decided to table the application until more information was received from the applicant.

SP-2008-11- Review and approve the Site Plan for the Andover SP-2008-11 Business Center building 106 located at 106 E. 13th Street.

From Les Mangus' Memo: The proposed retail/warehouse/light industrial building site plan reflects the details of the future plans indicated on the 1st phase plan approved some time ago, and now under construction. The building is of the same architectural character and materials as the 1st phase building with the addition of the canopy on the west elevation. The plan meets the bulk regulations for the B-3 Zoning District, and the intent of the preliminary plans for the site.

Richard Warren and Whitney Watson of Places Architects along with applicant Kim Quastad where present to represent the application.

Mr. Warren explained the new building will be 58' x 230' and will be located at the northeast corner of Andover Road and 13th Street.

Mr. Quastad informed the committee the building will be constructed in phases. Phase III will be built first as a separate building with Phases IV and V being added at a later date. Phase III is approximately 40 percent leased at this time.

Clark Nelson asked for the estimated percentage of space leased in Phase I. Mr. Quastad said 3,600 feet of the 18,000 square foot building has been leased.

Mr. Quastad explained the building would be a wood structure with a single slope roof. The front of the building will have a five foot overhang. The west side of the building will be store frontage with signage that will meet City regulations. Mr. Quastad continued by saying the developers plan to run a mineral county stone wainscot throughout all four sides of the building. The developers are proposing a stucco texture architectural panel up to

the overhang of the building and around it on three sides. From that point up architectural reveal panel, which can be placed horizontally and comes in multiple widths of seven to 18 inches, will be used. The panels can be embossed to give them a stucco appearance and will be painted colonial red to help set off the building.

Chairman Allison asked what widths of the architectural reveal panel the developers would be using. Mr. Quastad said they would have an 18 inch band but will also use seven and 11 inch panels to help set off the building.

Chairman Allison asked how wide the stucco texture architectural panels are. Mr. Quastad said the panels are 16 inches wide. Chairman Allison asked if there would be a vertical line every 16 inches. Mr. Quastad said yes. Chairman Allison noted that fact was left off of the elevation plans.

Chairman Allison asked what the stone cap will look like. Mr. Quastad said it will be limestone that will protrude about two inches past the stone itself.

Don Kimble informed the committee that before the meeting he looked at the Phase I building and the stone work as well as the cap looks good. He continued by saying he was disappointed with the stucco texture architectural panel because it looks like a metal building. He understands the panel being proposed is the same which was previously accepted, but does not feel it is adequate any longer. He continued by saying the landscape plan is insufficient and the building needs architectural focal points as it is 230 feet wide and 16 feet high with no breaks. Don Kimble said he could not approve the application as submitted.

Jason Mohler asked where the west property line was located. Mr. Quastad said it was just west of the bushes on the property.

Jason Mohler stated he thought he remembered the developer had an agreement with KTA for the discharge of storm water runoff with the first property and wondered if it applied to all future properties as well. Mr. Quastad said it applied only to the first property, but did not think it would be a problem to add the new properties. The developers will have a civil engineer make sure the inlet pipe running down into KTA is sufficient to handle the flow. If not, the applicants will address the issue.

Jason Mohler asked Les Mangus if the City had a detention

requirement. Les Mangus explained because the site is less than five acres it does not have to comply with detention requirements.

Jason Mohler asked what had happened to the truck/emergency vehicle turn around presented with Phase I. Mr. Quastad explained the whole site will be paved to create full circulation.

Jason Mohler stated he was in agreement with Don Kimble that the project needed more landscaping. Mr. Quastad noted the plan had landscaping across the front of Andover Road and 13th Street. Don Kimble said the landscape plan was minimal and insufficient.

Jason Mohler stated his concern for the grading of the driveway at 11 to 12 percent. Mr. Quastad said the grade is steep, but the way Andover Road and the property sit he has no choice because the City requires a 75 foot setback on the corner. If the elevations of the building are changed more issues are created. Don Kimble noted that scenario created the issue of the roof top units being visible from Andover Road. Mr. Quastad informed the committee the hope is for the building to be geothermal so there would be no roof top units.

Jason Mohler said he would like to see a grading plan with more detail to insure the water coming down the steep drive turns and goes north. Don Kimble said the applicant needs to submit a grading plan stamped by a civil engineering Mr. Quastad noted the committee had approved the grading plan on his previous submittal without the stamp of a civil engineer. Don Kimble said the committee had made a mistake by doing so and would not continue to make the same mistakes.

Jason Mohler said the geometry of the angled parking stalls looks odd and thought they needed to be checked for compliance. Normally the 18 foot dimension would be the perpendicular from the curb to the end of the stall not running with the angle. Mr. Quastad asked Les Mangus to correct him if he was wrong but he thought an angled parking stall was typically a little shorter. Les Mangus explained the 18-10 dimension is the short side; the long side is measured from perpendicular at that point to the next stripe with a foot and a half of overhang over the curb. If the overhang for the curb is allowed it will make the stalls 20 feet 4 1/2. Don Kimble said at 18 feet a car will hit the curb and stick out into the drive. Mr. Quastad said the parking stalls could be adjusted. Les Mangus said he did not see a problem with the length of the stalls as they are.

Chairman Allison stated he agreed the landscaping plan needed to be addressed. Mr. Quastad asked what the committee would like to see. Chairman Allison stated the Site Plan Review Criteria calls for the parking lot to be screened. Don Kimble suggested the applicant hire a professional landscaper and represent the plan. Mr. Quastad noted the landscape plan was a takeoff of the plan previously presented with Phase I which was approved by the committee. Don Kimble stated the previous plan was approved based on the understanding another phase was being built in front of it. Clark Nelson stated he felt the landscape plan needs to be stepped-up from Phase I because of the proximity to Andover Road. Mr. Quastad said there was only so much of a dedicated landscape area to work with and would like to know what the committee wants to be placed in the area. Clark Nelson said an expert would know what would look nice and function best in the area. Don Kimble said he would be happy to show Mr. Quastad some nice facilities with really nice landscaping to illustrate where he needs to be at with his plans.

Jason Mohler stated as he understood it the zoning was all industrial and asked if that was correct. Mr. Quastad said the zoning had been changed to include B-3 Central Shopping District and B-6 Business District along with the I-1 Industrial District.

Chairman Allison asked if Phase III would be constructed prior to Phase II. Mr. Quastad said yes.

Jason McGinnis, a future tenant of the facility, informed the committee he would be opening a Scooter's Coffee House in the building. He provided the committee with pictures of the type of facility he will be developing and explained it will house a sit down café, have an 18 x 20 foot patio and a drive-thru window.

Clark Nelson asked if the business was a franchise. Mr. McGinnis said yes. In Wichita the Scooter's are kiosks only but El Dorado has the sit down café.

Clark Nelson asked when Mr. McGinnis planned to open. Mr. McGinnis said he would like to open as soon as possible as he has already signed the franchise agreement. Clark Nelson asked where the franchise was out of. Mr. McGinnis said the franchise is out of Omaha and has approximately 60 stores nationwide. Clark Nelson asked if the franchise had approved the site. Mr. McGinnis said yes. Mr. McGinnis informed the committee he was working with Tad Fugate of Fugate Enterprises to develop the project.

Clark Nelson asked Les Mangus if all staff comments had been addressed. Les Mangus said yes.

Chairman Allison asked if the committee was in agreement that revisions need to be made to the plans and presented again at next months meeting. All committee members agreed.

Don Kimble stated he felt the committee needed to make a list of the revisions they would like to see in the next submittal. Revisions he would like to see include: a grading plan addressing the driveway with the stamp of a civil engineer, a professionally created landscape plan, at least one architectural focal point added to the building, scaling the development to the people and an efis stucco building instead of the stucco metal panels. He also felt the elevation of the building needed to be addressed because with the building being lower than the curb and gutter he felt it would be a deterrent for the project.

Chairman Allison stated he had not seen a lighting plan for the development. Mr. Quastad said that portion had been mistakenly left off and would be presented with the next submittal.

Mr. Quastad stated he felt the Site Plan Review Committee has an issue with approving one project over another and feels they need to make sure they are not discriminating against one party over another. Mr. Quastad said there are metal buildings in Andover that have been approved 100 percent that face a secondary street. There are buildings that have been approved with landscaping that is not a five gallon type requirement. Mr. Quastad continued by saying as a public service he did not feel the committee should have different standards for one person over another, it should be cut and dry across the board.

Chairman Allison said in his opinion there is no discrimination between personalities and owners Every project is based on its own merits and each project has different merits based on its location, its type and its occupancy. He continued by saying he was sure there are differences in how each project is viewed, but each project is based on its own merits.

Don Kimble said he felt this was the least political committee of any in the City or County.

Clark Nelson stated that without doubt the committee has to have some type of subjective rational and gets one chance to get it right. He feels the members of the committee have done an excellent job

through the years. Sometimes exceptions are made, but generally members are very adamant.

Mr. Quastad asked if his building was made to look the same as the building directly south of his, owned by Don Klausmeyer, would be approved. Don Kimble said there is no architectural style dictated in the community, applicants have the opportunity to present whatever they like. Mr. Quastad said that is why he presented something different. Les Mangus said Mr. Quastad is trying to compare his façade to Don Klausmeyer's building which sets 150 yards away. That building is only 60 feet wide, Mr. Quastad's building is 230 feet long. The committee is trying to say Mr. Quastad's building should have some articulation so it does not have a freight train appearance.

Clark Nelson said Mr. Quastad has done a nice job of trying to fix-up a lousy area. He continued by saying he felt the committee had given him a break on Phase I and maybe should not have done so, but this phase needs to be dressed up.

Mr. McGinnis asked if the footprints of the building for the layout of his store would remain the same. Les Mangus said that would be between him and the developer.

The Site Plan for SP-2008-11 was continued until the September 2, 2008 meeting.

Chairman Allison informed the committee there was a request to add an item to the agenda. Chairman Allison asked if there was any opposition to this request. There was none.

David Martine of Treescapes was present to represent the amendment to the approved Site Plan for Treescapes to add wall signage to the building addition and make revisions to the existing monument sign.

Mr. Martine explained to the committee the developers had decided to add onto the existing Treescapes sign instead of constructing the new sign previously approved with the expansion project. The sign extension will consist of the same stone with the only changes being the addition of the length and two company names appearing on the sign instead of one. The message board on the bottom will remain the same with the manual six inch letters and the top of the sign is the same as what was originally approved with pergola style wood with "The Outdoor Living Center" lettering on it. With this revision the existing location of the sign

would remain the same with the addition of four feet. Mr. Martine next explained the second portion of the project which is to place black architectural style letters on the facade of the building which reads "The Outdoor Living Center". The letters are two feet tall and will run along the parapet of the building.

Don Kimble asked what the letters on the pergola wood sign were made of. Mr. Martine said the letters were made of black iron. Don Kimble asked if the stain of the wood would be light so the letters would stand out. Mr. Martine said he would let the wood go gray.

Don Kimble asked if the large or small letters on the building would be 24 inches. Mr. Martine said the smaller letters would be 24 inches tall with the larger letters being 30 inches. The wall itself is four foot. Les Mangus informed the applicant he would need demensions for the wall signage to determine the lettering and base portions because the base does not count as surface area. The elevations of the building will also be needed to calculate the five percent maximum wall signage allowance.

Chairman Allison asked if the lettering on the building would be illuminated. Mr. Martine said no, but the monument sign will be.

Chairman Allison asked if the monument sign would have additional landscaping. Mr. Martine said the landscaping would be extended with the sign.

Clark Nelson stated the City Council has been looking at changes to the committee where this type of project would be handled solely by Les Mangus, unless it is an unusual application.

Chairman Allison stated he would like to have a better understanding of what the landscaping around the monument sign would be. Mr. Martine said the area of landscaping is an annual color which means it frequently gets changed. He continued by saying he would like to be able to begin construction on the sign but would be happy to bring a detailed landscape plan back to the committee next month.

Don Kimble made a motion to approve the monument sign as presented with the condition that additional landscaping be added with the sign extension to match to the existing landscaping and to approve the signage on the building with the condition that Les Mangus approve the signage per area requirements of the City of Andover. Clark Nelson seconded the motion. Les Mangus asked

that the motion include the condition that there be a note stating what materials the letters on the building are made of. Don Kimble moved to include Les Mangus' request. Clark Nelson seconded the motion. Motion carried 4/0.

Member Items: Don Kimble followed up with his comment from last month's Member Items that the stucco metal panels look like metal panels. He informed the committee he reviewed the panels placed on Mr. Quastad's building from the parking lot and Andover Road and they look like metal panels from both areas. He noted the committee had made a mistake by approving the panel for the first building and should not continue to make the same mistakes.

Member Items

Les Mangus said if placed in the context of its surroundings the Phase I building is not such a bad deal. The problem is the applicant does not understand the process is not one size fits all.

Clark Nelson said he agreed with Don Kimble that the area needs to be dressed-up since it sets on the corner of 13th Street and Andover Road.

Don Kimble said he felt the drainage of the area needs to be addressed because, to him, it looks like the Phase II and III buildings set below the curb and the committee is not supposed to allow that to happen. Les Mangus said he has looked at the drainage situation and is not terribly concerned. The building is above the curb on the south curb. There is no way they could raise it up to be above the curb to match the west elevation. Don Kimble said he understood but does not like the idea of seeing the roof units of the building while driving on Andover Road. Les Mangus explained the area is being developed at the maximum allowable for the district and does not leave any room for any people spaces or for the condenser units to be put on the ground. Don Kimble noted other businesses along Andover Road where made to have complete drainage plans and feels that should be done for every other applicant as well.

Jason Mohler asked if a grading plan would be required before the applicant could pull permits. Les Mangus said yes.

Clark Nelson stated he felt Les Mangus needed to make sure the drainage and grading plans worked. Les Mangus said he was not at all worried about them. Don Kimble said the facility is all at one floor level and the developer is doing nothing with building levels to accommodate it. Les Mangus said he did not think there was

any need to do so. Don Kimble noted there is a lot of drainage going to the north which means the parking lot will drop off fast away from the building. Chairman Allison asked if that would mean there would be two feet of foundation showing. Les Mangus said yes and explained the stalls at the end of the lot are at eight percent instead of two. Clark Nelson asked where all the heavy rain would go. Les Mangus said straight north. The applicant has two swales on either side of the parking lot that will carry all the water away.

Don Kimble stated he was concerned the steep drive would cause cars to stop on Andover Road before they turned into the property causing more of a traffic issue at Andover Road and 13th Street.

Clark Nelson made a motion to adjourn the meeting at 7:08 p.m. Adjourn Jason Mohler seconded the motion. Motion carried 4/0.

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 2nd day of September 2008 by the Site Plan Review Committee, City of Andover.