

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
September 2, 2008
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, September 2, 2008 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. In the absence of Chairman Doug Allison, Clark Nelson called the meeting to order at 6:09 p.m. Members present were Jason Mohler, Chad Stearns, Don Kimble and Stephanie Melsheimer. Chairman Allison arrived at 6:14 p.m. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles Interim City Administrator and Kandace Hunt Administrative Secretary.

Call to order

Review the minutes of the August 5, 2008 Site Plan Review Committee meeting.

Review the minutes of the August 5, 2008 Site Plan Review Committee.

Jason Mohler made a motion to approve the minutes as presented. Chad Stearns seconded the motion. Motion carried 5/0.

Communications:

Communications

Review the minutes of the July 8, 2008 and July 29, 2008 City Council meetings. The minutes were received and filed.

Review the minutes of the July 15, 2008 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the June 10, 2008 Subdivision Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

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

SP-2008-11

From Les Mangus' Memo: The proposed retail/warehouse/light industrial building site plan has been modified to add some architectural features to the Andover Road façade, and additional landscaping. At this time a site grading plan has not been received, but we are promised one by the end of the week. The plan meets the bulk regulations for the B-3 Zoning District, and the intent of the preliminary plans for the site.

Paul Cavanaugh of Places Architects, agent for the applicant, was present to represent the application.

Mr. Cavanaugh explained Phase 3 will be done in three phases. The drainage for the project will remain on the property then run north to the Kansas Turnpike.

Clark Nelson asked Les Mangus if he had an opportunity to review the drainage plan. Les Mangus said he had and the plan has his approval.

Mr. Cavanaugh next explained the exterior of the building. Each end of the building will have cupolas with a standing seam metal roof. The west elevation of the building will be stucco and brick with a five foot over hang aluminum frame canvas canopy in black cherry. The east elevation of the building will also be stucco and brick but will have an architectural reveal panel in place of the canopy. The south elevation of the building will feature a drive-thru window for Scooter's Coffee house with a stucco and brick façade. The drive-thru window will have a hanging aluminum frame canvas canopy in black cherry. The north elevation of the building is proposed to be a metal panel painted to match the stucco.

Les Mangus noted the light fixtures on the west elevation are shown above the canopies and wondered how the area under the canopies would be lit. Mr. Cavanaugh said he would check into the situation.

Jason Mohler noted the elevation plan shows more light fixtures on the building than the photometric plan. He asked if the project would have only fixture lighting or if pole lighting would be used as well. Mr. Cavanaugh said the developers would use what is needed. Don Kimble suggested using three light poles as they would light the face of the building and parking lot better. Mr. Cavanaugh said he was not opposed to using light poles if the Committee would allow it.

Don Kimble said he would like to see the two corner cupolas projected higher and the center element of the building raised three to four feet. He also suggested having individual canopies over each store entrance instead of one long canopy. Don Kimble said the garage doors on the Phase 3 building need to be painted to match the garage doors on the Phase 1 building. He stated he liked the color of the trim being used on building, but wants it called out in the plans to ensure it is the color used. Don Kimble asked why a metal band was used across the top of the east elevation. Mr. Cavanaugh said it was done for economic reasons. Don Kimble said the band needed to continue to the corner cupola or be stucco all the way up the building with a possible paint color change. Don Kimble asked what the north wall of the building would look like at the completion of the first phase. Mr. Cavanaugh said it will be a metal panel that can be reused from phase to phase. Don Kimble said he could not support the metal panel because the timeframe for completion is unknown.

Don Kimble noted there were several discrepancies between the landscape plan and the architectural plan. Applicant Kim Quastad asked the Committee to go by the landscape plan. Don Kimble said a schedule explaining the size and quantity of the plantings is needed. Mr. Cavanaugh said the Committee will receive one. Don Kimble said the landscape plan being presented was much better than the one submitted a month ago. He continued by saying he would like to see another

Autumn Blaze Maple added in front of the Phase 1 cupola and two more added along the south side of the diagonal parking lot. He noted the tree located on the corner of the drive at 13th Street is not labeled and needs to be. Les Mangus stated the three existing Oak trees shown are actually located on the north side of the sidewalk. Don Kimble asked if they are maintained by the City or the applicant. Les Mangus said they are maintained by the City. Don Kimble said with the existing Oak trees on the north side of the sidewalk he would remove his request for the two additional trees along the south side of the diagonal parking lot.

Don Kimble noted parking lot blocks were shown on the east side of the project but the east elevation also shows garage doors. He stated he felt it was reasonable for the owner to ask for parking spaces on the east side of the building to meet parking requirements, but he does not think they should be in front of the garage doors, or if they are, there should be no parking blocks. Mr. Cavanaugh said that was done in response to not knowing if the garage doors would be used. The spaces housing the garage doors could end up being store fronts, it will be determined by the type of tenant the space holds.

Don Kimble said he had a concern with the turning radius at the patio in Phase 1.

Les Mangus said it appears the curb on the south face of the building is right up against the building. He asked how the developers plan to protect the corners of the building. Mr. Cavanaugh said there is 18 inches from the curb to the building.

Chairman Allison stated his biggest concern was the temporary closure of the north wall. Mr. Quastad said the developers had put a lot of extra features and money into the building and are trying to make it work, but every additional feature adds cost to the project. He continued by saying the developers want the building to look nice, but they have to operate within a budget.

Mr. Cavanaugh asked if the Committee would be more agreeable to the use of a hardy board material as a temporary closer. Don Kimble said he would be agreeable to using a metal panel if the area was landscaped. Mr. Quastad said the plan was to have a drive come around the north side with a full turn around. Mr. Cavanaugh said the drive could be held 15 feet off the building for landscaping.

Don Kimble asked if the landscape plan would be completed with the first phase. Mr. Cavanaugh said the parking will come in phases but the landscaping will be completed at the beginning.

Les Mangus said as he understands it, with the Phase 3 construction the landscape parking island that is virtually centered on the Andover Road driveway would not be built, it would be a driveway. Mr. Cavanaugh said the driveway would be located to the north of the parking island.

Jason Mohler asked if the developer had permission from KTA to drain the development into their right-of-way. Mr. Cavanaugh said the developers received permission for the development to the east and have applied for and expect to receive the same permission for this development.

Clark Nelson stated he could support a motion contingent on the developers meeting all the conditions that had been discussed beginning approved by Les Mangus. Don Kimble said the number of conditions for approval is significant. Les Mangus suggested the Committee list the conditions in the motion. Don Kimble noted his comments were only suggestions. Mr. Cavanaugh said he would like to make sure all the suggestions were cost effective before proceeding with the changes. Mr. Quastad stated the cost of putting 12 light fixtures at \$250 each would be \$3,000, the cost of putting in only one pole for a pole light is a minimum of \$3,000.

Don Kimble asked if the architectural reveal panel used on the east elevation of the building would be continued onto the north elevation. Mr. Cavanaugh said no. Don Kimble asked why the material was being used on the east side only. Mr. Cavanaugh said it was being used as an architectural detail and a place to hang signage. Don Kimble suggested taking the band around to the north elevation. Mr. Quastad said the developers were not opposed to extending the band when the project was completed.

Jason McGinnis, future tenant of the proposed development, asked to hear the opinion of other Committee members. Committee members stated they agreed with the comments made by Don Kimble.

Chairman Allison made a motion to approve the footprint of the project as presented with the following conditions: 1. Provide and show a landscaping area north of Phase 3 which will include a 10 to 15 foot turf area with at least three trees. 2. An updated lighting plan with coordinated fixtures. 3. Determine if overhead doors will be used on the east elevation or show how the parking will be arranged in the case the overhead doors are present. 4. Review the awning design on the west face of the building and if changes are made bring them back for review by the committee. 5. Review the metal band on the east face of the building and determine whether or not it would be appropriate to continue it on the north face and return for review. 6. Review the possibility of raising the center element of the building and the cupolas three feet. 7. A landscape schedule showing the size of plants being used as well as an irrigation note. Chairman Allison stated he is not demanding changes number 4, 5, and 6 be made; he is only asking the developers to review the suggestions. Jason Mohler seconded the motion. Don Kimble added the following six conditions to the motions: 1. Increase the roof pitch of the cupola to a minimum of 5 12. 2. The brown garage doors on Phase 3 be painted white to match Phase 1. 3. Add the accent color note to the base field color of the stucco. 4. Add on Autumn Blaze Maple south of the west drive. 5. Show the north driveway

and landscaping north of Phase 3. 6. Improve the curve radius at the patio .Chairman Allison accepted the additions to his motion. Jason Mohler seconded the motion. Jason Mohler added the condition of receiving a drainage approval letter from KTA. Chairman Allison accepted his addition. Chad Stearns seconded the motion. Motion carried 6/0.

SP-2008-12- Review and approve the Site Plan for the Kansas Medical Center electronic message center sign located at 1124 West 21st Street. SP-2008-12

From Les Mangus' Memo: The proposed additional electronic bulletin board signage for the Kansas Medical Center is allowed in the R-4 District, but the +/- 47 square foot surface area exceeds the 40 square foot maximum surface area for the district. Staff recommends approval of the proposed sign contingent on approval of the variance of the maximum surface area by the BZA.

Michael Bankston of Trimark SignWorks was present to represent the application.

Mr. Bankston explained the applicants are asking for a 50 square foot surface area electronic message center sign for the Kansas Medical Center to communicate programs offered by the hospital to the community.

Clark Nelson asked if a variance would be required for the project. Les Mangus said a variance had been applied for and is on the agenda for the September Board of Zoning Appeals meeting.

Stephanie Melsheimer asked where the electronic message center sign would be in relation to the monument sign currently being built. Mr. Bankston said the applicants are proposing to be 256 feet east of the existing sign and approximately 100 feet west of the east most property line.

Don Kimble stated he felt the sign was too large. He continued by saying the drawing provided shows the proposed sign in line with the large existing Kansas Medical Center sign and he feels it is located too close to the road. Mr. Bankston said the sign being proposed is much smaller than the existing medical center sign and sits perpendicular to 21st Street so the visual impact will not be as large as the existing monument.

Chairman Allison asked if the base of the sign was concrete. Mr. Bankston said it will be a cast concrete material to match the elements of the existing sign.

Chad Stearns asked if the increased size would give a better ratio of reading time. Mr. Bankston said it is like looking at a 15 inch vs. 17 inch computer monitor, it is just nice to have extra room.

Les Mangus noted it would be hard read six inch text at 40 miles per

hour 40 feet off of the curb for more than a second. He feels the sign might be too small. Les Mangus informed the Committee the electronic message center sign at City Hall is a one foot tall text box and is difficult to read. City Hall's sign is right up against the right-of-way line similar to what the applicant is proposing; only the proposed sign is 20 feet further back because of easements.

Don Kimble said he would prefer to see two feet removed from the base of the sign so it would stand nine feet tall instead of 11. Les Mangus stated the Kansas Medical Center monument signs is five feet tall and the development entry monument sign is 15 feet tall. Vision is blocked by these two monuments and if the window of opportunity to read the sign is only a few 100 feet there is no point in having it.

Don Kimble asked if the electronic message center sign was located behind the 15 foot development entry monument sign. Mr. Bankston said the applicants are proposing to be in line with both existing signs.

Clark Nelson made a motion to approve case number SP-2008-12 subject to the approval of the variance by the Board of Zoning Appeals. Chairman Allison seconded the motion. Motion carried 5/1.

SP-2008-13- Review the Sketch Plan for the Capitol Federal building located on south Andover Road and east Cloud Avenue.

SP-2008-13

From Les Mangus Memo: The sketch plan for the Capitol Federal branch bank meets the bulk and parking regulations for the district. Adequate space is available for screening and landscaping. The only concern is with the flow of traffic to the ATM, which is located on the south side of the property. The traffic pattern as presented would direct traffic to the ATM contrary to the flow of the access way. The traffic pattern would be better served if the ATM was moved to the north end of the drive-thru canopy with appropriate pavement width to allow cars to pass by the ATM user.

Scott Bixler and Todd Wilson of WDM Architects as well as Rhonda Dennis of Capitol Federal were present to represent the application.

Mr. Bixler explained to the Committee the proposed building will be located to the south of the existing service station on the east side of Andover Road. The building is 3,500 to 4,000 square feet with a four lane drive-thru component. The developers have moved the ATM to the north end as suggested by Les Mangus. Mr. Bixler said the developers felt it was important to orient the building to Andover Road, US Highway 54 and Cloud Avenue therefore all four sides of the building will have the appropriate exterior elements with the possibility of an architectural tower. The criteria for parking spaces by the Zoning Regulations have been met with 16+ spaces. Mr. Bixler explained to the Committee how traffic would flow in and out of the property.

Mr. Bixler informed the Committee the developers are in the process of

finalizing the interior floor plan and selecting exterior building materials, and are presenting the sketch plan to hear questions and comments from the Committee before presenting a final plan for approval.

Don Kimble noted the proposed plan shows five foot of green space on the east side of the property line and then 20 foot of utility easement. He would like to see landscaping in that five feet. Mr. Bixler said the developers will meet the requirements for landscaping, but trees and tall bushes are a security concern for the drive-thru area.

Stephanie Melsheimer asked if there would be a security issue with the ATM being located so close to an existing building. Mr. Bixler said the ATM is located approximately 25 to 30 feet away from the existing building. He said he is not as concerned with the security of the ATM as it will have additional security cameras and lighting.

Chairman Allison asked what entitles the project access on the southeast corner. Mr. Bixler said it is entitled by the developer as there are cross access agreements with the development.

Mr. Bixler said the applicants will come before the Committee next month with a final plan for approval.

Clark Nelson informed the Committee an additional agenda item had been brought to the table for consideration.

Z-2007-24

Les Mangus explained the Fred Meyer's Jewelers sign for the Dillon's Marketplace had been resubmitted with the additional information the Committee had requested at the last month's meeting. He informed the Committee the sign will have white letters and be internally lit.

Jason Mohler moved to approve the amendment to SP-2007-24 as presented. Stephanie Melsheimer seconded the motion. Motion carried 6/0.

Member Items: Don Kimble asked Sasha Stiles what she thought of the evenings meeting. Sasha Stiles said she feels the Committee has a difficult job.

Member Items

Clark Nelson said he felt the Committee made the right decision by placing more conditions on case SP-2008-11 and felt Don Kimble's comments were well thought through and put together. He said he supported the Committee's decision 100 percent.

Don Kimble wanted the Committee to know he had contacted Mr. Quastad about five business days after the last meeting offering to show him projects he felt would help in the development of his property. Mr. Quastad never returned his call.

Clark Nelson adjourned the meeting at 7:54 p.m.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 7th day of October, 2008 by the Site Plan Review
Committee, City of Andover.