

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

The Site Plan Review Committee met for a regular meeting on Tuesday, December 2, 2008 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:03 p.m. Members present were Jason Mohler, Chad Stearns, Don Kimble, Stephanie Melsheimer, Clark Nelson and Fred Deppner. Others in attendance were Les Mangus Director of Public Works and Community Development, Kandace Hunt Administrative Secretary, and Sasha Stiles City Administrator.

Call to order

Review the minutes of the November 4, 2008 Site Plan Review Committee meeting.

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Chairman Allison accepted the minutes as presented.

Communications:

Communications

Review the minutes of the October 14, 2008 and October 28, 2008 City Council meetings. The minutes were received and filed.

Review the minutes of the October 21, 2008 Planning Commission Meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2008-18- Review and approve the Site Plan for the Marketplace Development signage located at the southeast corner of US Highway 54 and Andover Road.

SP-2008-18

From Les Mangus' Memo: The site plan for the signage at Marketplace encompasses two major entrance pylon signs and several monument signs at individual entrances. The signs as drawn meet bulk regulations for each location. Staff recommends approval of the Marketplace signage plan.

Chairman Allison asked if an applicant was present. Dustin Randolph of Krehbiel Architecture, Ryan Roth of Mid Kansas

Engineering, Brandon Wilson of Icon Structures and Tye Klein of Miracle Signs were present to represent the application.

Mr. Randolph explained three signs with two different styles would be presented. The first is a monument sign located at the intersection of Plaza Street and US Highway 54. The sign will be eight foot eight inches tall and 66 total square feet. The sign will be an aluminum structure with cultured stone sides and a cast stone cap. The two colors being used on the sign are Twisted Branch and Outback Brown. The sign itself will be back lit and constructed of Lexan. The logo displayed on the sign will be either that of Marketplace or a tenant, and has yet to be determined.

Mr. Randolph moved next to the two pylon signs. One will be located at the northwest corner of Yorktown and US Highway 54 with the other being located in the entry island at Cloud Avenue and Andover Road. He explained the signs will be 30 foot eight inches tall with a total of 284 square feet. The pylon signs will be constructed of the same material as the monument sign. Each sign will display logos for three major tenants and four minor, all of which will be back lit. Landscaping will be done on each side of the signs.

Chad Stearns asked why the applicants had chosen to use fescue sod in the small areas of the entry islands instead of a fountain grass. Mr. Randolph said it was a design decision. Les Mangus explained the median island is actually a little over 13 feet wide. Chad Stearns asked if the annuals would be rotated four times a year. Mr. Randolph said he assumed they would be.

Jason Mohler asked if the signage meet the bulk regulations of the district. Les Mangus said yes. Jason Mohler asked if the area was part of a Planned Unit Development. Les Mangus said yes. Jason Mohler asked if there was specific signage requirements built into the PUD. Les Mangus said no, the PUD reverted to the signage regulations adopted at the time the PUD was adopted. Jason Mohler asked why the applicants did not construct the monument sign to the 10 foot max height allowed. Mr. Randolph said the sign's height was scaled back for economical purposes.

Don Kimble made a motion to approve SP-2008-18 as presented. Jason Mohler seconded the motion. Chairman Allison asked if there was any further discussion. Chairman Allison stated he would like the applicants to landscape around the base of the signs if the stone sides were not taken down to grade. The applicants agreed to do so. Motion carried 7/0.

SP-2008-19- Review the preliminary Site Plan for the Spangles Restaurant located at the northwest corner of Andover Road and Cloud Avenue on the west side of Andover Road between Cloud Avenue and US Highway 54. SP-2008-19

From Les Mangus' Memo: The preliminary site plan for the Spangles has been reviewed by Staff prior to submission to the SPRC. The lot is currently access controlled to Andover Road, but the developer has petitioned for vacation of the access control. The access has been reviewed by the City Engineer with a recommendation to not give up access control, and Traffic Engineering Consultants with no opposition to vacating access control to the right-in only configuration shown on the plan. The only comment Staff has is that the furthest east Cloud Avenue right-in entrance should be moved as far west as possible to allow traffic turning from the Andover Road intersection to clear the intersection before turning into Spangles.

Chairman Allison asked if an applicant was present. Dave Dooman CFO of Spangles was present to represent the application.

Mr. Dooman explained the Spangles will be located at the southeast corner of Andover Road and Cloud on the west side of Andover Road between Cloud and US Highway 54 in the River at Andover Addition owned by Hal McCoy. Mr. Dooman informed the Committee Mr. McCoy will be putting in common parking to the west of this lot. Mr. Dooman explained Mr. McCoy would like cross access at the front and back of the lot, but after speaking with Les Mangus and the City engineer, the applicants decided to eliminate the cross access at the back of the lot for traffic flow reasons. There is still continuous access to the back of the lot.

Mr. Dooman informed the Committee that Mr. McCoy would like for the present theme of the addition to continue throughout, so he is requiring the same type of lamp post be put in. Although these lamps will put out some night time light, Spangles will be putting in additional lighting.

Mr. Dooman explained the landscaping will abide by City Regulations and be done properly. Don Kimble noted the Site Plan Review Criteria requires a 10 foot landscape strip from the property line back. He stated the plan presented shows only four feet. Mr. Dooman asked if the 15 to 20 foot of grass area along the front of the property could be utilized for landscaping. Don

Kimble said no, you can not plant in the right-of-way. He suggested moving the parking back six feet and eliminating some parking stalls as 39 are shown and only 28 are needed. Mr. Dooman explained minimum required parking stalls are never enough for fast food restaurants, the best business is done in a matter of hours and you have to be able to get the people on the lot. He continued by saying the building has been moved beyond the setback requirements to accommodate the 30 foot drive Mr. McCoy requires between the properties. Don Kimble suggested removing two of the six employee parking spaces and moving the building back six to nine feet. Mr. Dooman stated the developers had purchased an additional 20 feet of Lot Two to insure adequate room for the drive-thru. Roughly 65 percent of Spangles business is drive-thru, if the building is moved back the drive-thru will lose one car depth from its stacking lane. Mr. Dooman told the Committee the landscaping issues would be worked on. Don Kimble stated since the building is on a corner lot a 10 foot landscaping strip will be needed along Cloud Avenue as well. Clark Nelson said some landscaping requirements may have been set for the area in the platting process.

Mr. Dooman informed the Committee the developers have filed a petition to vacate a portion of the controlled access area between the Valero curb cut and Cloud Avenue to allow for right-in access only.

Les Mangus informed Mr. Dooman the traffic engineer would like to see the first entrance west of Andover Road onto Cloud moved further west. In doing so the north edge of that driveway could be lined up with the east sidewalk in front of the building. Les Mangus noted there is 29 foot five inches between the east edge of the sidewalk and the tail of the parking stalls, only 20 foot is required. This area could be tightened to accommodate the landscaping.

Don Kimble excused himself from the meeting at 6:45 p.m.

Mr. Dooman said he is not opposed to looking at widening the area for landscaping but wonder if it could be done closer to Andover Road. Les Mangus said he believes the Site Plan Review Criteria says the 10 foot minimum only applies to the arterial street frontage.

Mr. Dooman showed the Committee pictures of existing Spangles buildings and explained the exterior of the building will be stucco with a stainless steel awning.

Les Mangus said Mr. Dooman mentioned developer Hal McCoy had insisted the applicant stay with the antique lamp post design used at the Walnut Valley Country Store and wondered how they would tie into the retro look of Spangles. Mr. Dooman explained the light fixtures would have to be used throughout the development and will be strictly a design element. Les Mangus asked how the parking area and access drive would be lit if decorative fixtures were being used along Cloud Avenue. Mr. Dooman said 20 foot light poles would be used along with other lighting fixtures that will put out an average of four to six foot candles along the front of the building and 10 to 15 foot candles around the back. Along Andover Road two foot candles will be used and will grow larger as you approach the building. The neon lights will be used at night. The clock tower has been eliminated for economical purposes.

Mr. Dooman said the sign being used is the smallest Spangles currently uses at the request of Mr. McCoy. The normal sign size is 300 square foot; the sign being used will be 164 square foot. Les Mangus said the regulations for the area would limit the sign to 150 square foot but what is considered sign surface area in this case will have to be reviewed.

Fred Deppner asked if the applicant had intentions of using a lit access control sign at the Cloud Avenue entrance. Mr. Dooman said typically the developers try to use drive-thru signs to direct traffic. Les Mangus said the entrance probably needs a sign reading "Entrance Only".

Fred Deppner asked if the parking lot would be asphalt or concrete. Mr. Dooman said the parking lot would be paved asphalt with concrete curb and gutter.

Mr. Dooman informed the Committee the developers hope to begin construction in spring.

**Review and approve the City of Andover 2009 Site Plan
Review Committee meeting and closing date schedule.**

2009 meeting
and closing date
schedule.

Chairman Allison asked if Committee members had any changes to the schedule. There were none.

Chairman Allison accepted the 2009 Site Plan Review Committee meeting and closing date schedule as presented.

Member Items: There were no member items.

Member Items

Chairman Allison adjourned the meeting at 7:12 pm.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 6th day of January 2009 by the Site Plan Review
Committee, City of Andover.