

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
January 6, 2009
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, January 6, 2009 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Clark Nelson called the meeting to order at 6:02 p.m. Members present were Jason Mohler, Stephanie Melsheimer, 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. Members absent were Chairman Doug Allison, Don Kimble and Chad Stearns.

Call to order

Review the minutes of the December 2, 2008 Site Plan Review Committee meeting.

Review the minutes of the December 2, 2008 Site Plan Review Committee meeting.

Jason Mohler made a motion to approve the minutes as presented. Fred Deppner seconded the motion. Motion carried 4/0.

Communications:

Communications

Review the minutes of the November 11, 2008 and November 25, 2008 City Council meetings. The minutes were received and filed.

Review the minutes of the November 18, 2008 Planning Commission meeting. The minutes were received and filed.

Review the minutes of the August 12, 2008 Subdivision Committee meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2008-13- Review and approve the Site Plan for Capitol Federal located at the northeast corner of Andover Road and Cloud Avenue on the east side of Andover Road between Cloud Avenue and Highway 54. SP-2008-13

From Les Mangus' Memo: The proposed site plan for the Capitol Federal bank at Marketplace reflects the conceptual layout presented as a preliminary site plan. The building has been rotated to more of a southwest direction, but traffic circulation and

parking remain virtually the same. The access shown at the southeast corner of the site utilizes a joint driveway to Cloud Avenue shared with the adjacent pad site to the east, which at this point is undeveloped. Staff supports the plan as presented.

Scott Bixler, Nick Staib and Todd Woolsoncroft of WDM Architects along with Rhonda Dennis Area Coordinator for Capitol Federal were present to represent the application.

Mr. Bixler presented a 3-D video of how the site will look once finished.

Mr. Bixler explained access will be through a joint access driveway with parking along the south and the four stall drive-thru on the northwest side of the building. A right-in-right-out drive will be used along Andover Road. There are two drainage inlets on the north side of the property and the rest will sheet drain to the south.

Les Mangus said a site plan had not yet been received for the neighboring business and asked if the joint access will be built by the developer or Capitol Federal. Mr. Bixler said the plan had been authorized by the developer and he assumed the developer would be constructing the joint access.

Jason Mohler asked if the water in the drainage inlets would go south and to ditches in front of the Kansasland Tire. Les Mangus said yes, the new system picks up just south of the Kansasland Tire driveway and goes underground for the remainder of the mile.

Jason Mohler asked if the sidewalk shown on the site plan was existing. Les Mangus said no, it has not been constructed because of this development. The sidewalk will be installed by the City. Clark Nelson said he would like the City to coordinate with the developers to insure landscaping would not be destroyed during installation of the sidewalk. Mr. Bixler said the developers will be using several berms in place of shrubbery in the area, but would also like to coordinate with the City.

Mr. Bixler noted a pork chop median had been proposed with the right-in-right-out entrance and asked Les Mangus if it would be required. Les Mangus said it is a good idea at the location as there is only a thin raised median along Andover Road and the pork chop median will keep traffic moving in the right direction.

Mr. Bixler asked how the developers would mark the sidewalk

crossing the drive. Les Mangus said drive will have to be graded so there is a 10 foot wide path with no more than a two percent slope.

Clark Nelson asked Les Mangus if the landscaping requirements had been met. Les Mangus said yes.

Fred Deppner asked if the building would have a basement. Mr. Bixler said no, the building's IT area will be built with a concrete lid and reinforced block walls filled with concrete to serve as a safe room.

Stephanie Melsheimer asked if the site would have trash dumpsters. Mr. Bixler said no, everything will be shredded and picked-up by a separate service so there is no need for dumpsters. Mrs. Dennis added that Capitol Federal eliminated the use of trash dumpsters for security purposes.

Jason Mohler made a motion to approve case SP-2008-13 as presented. Stephanie Melsheimer seconded the motion. Motion carried 4/0.

SP-2008-20- Review and approve the Site Plan for the parking lot addition located at 1146 N. Main Street. SP-2008-20

From Les Mangus' Memo: The Site Plan for the proposed additional parking lot area for the Newman Investments building at 1139 N. Andover Road utilizes property adjacent to the original construction, formerly owned by the applicant, to add parking spaces to accommodate tenant needs. Necessary variances and conditional uses to accommodate the proposal have been obtained by the applicant. Staff supports the plan as presented.

Jack Newman of Newman Investments was present to represent the application.

Mr. Newman explained when he and his ex-partner constructed the building at 1139 N. Andover Road it was built at the minimum allowable parking; this has cost him several tenants. He is proposing to add a drive along the north side of the building that would lead to 10 additional parking stalls along the backside of the building.

Les Mangus informed the Committee Mr. Newman owned a house adjacent to the rear of the building and has gone through the Board of Zoning Appeals to obtain a conditional use for the parking and

a variance of the minimum lot size for the house. This allowed him to acquire an additional 25 feet to add the parking spaces and meet all the access and parking stall criteria.

Mr. Newman noted the grade for the rear parking lot has a three foot difference from the back of the property to the front of the parking to allow for adequate drainage.

Clark Nelson asked if screening requirements had been satisfied. Les Mangus said yes, Mr. Newman plans to move the six foot privacy fence back for the new 25 foot line.

Stephanie Melsheimer asked if new lighting would be provided. Mr. Newman said there is existing lighting on the north end of the building as well as the west, but he will be installing a 15 foot pole light on the backside of the building to encompass the 10 parking areas.

Mr. Newman said although the area will not be visible from Andover Road he plans to keep the integrity of the current landscaping throughout.

Stephanie Melsheimer made a motion to approve SP-2008-20 as presented. Jason Mohler seconded the motion. Motion carried 4/0.

SP-2008-21- Review and approve the Site Plan for the Market Place Commercial Addition monument sign located on the south side of Cloud Avenue between Andover Road and Yorktown Avenue.

SP-2008-21

From Les Mangus' Memo: The site plan for the Dillon's entry monument at Marketplace meets the bulk regulations for the district, but the proposed location impairs the vision triangle for traffic exiting the store site onto Cloud Avenue because of the curve of the public street. The sign at the proposed location decreases the view of on-coming eastbound traffic for the exiting driver to about 185' from the recommended 295'. Staff recommends the location of the monument be moved further back from the curb line in order to comply with required sight distance.

Dustin Randolph of Krehbiel Architecture was present to represent the application.

Les Mangus informed the Committee the issue of the sign impairing the vision triangle had been addressed and was reflected in the revised plan they had received.

Mr. Randolph explained the monument sign for Dillon's Marketplace will be located on the south side of Cloud Avenue between Andover Road and Yorktown Avenue. The sign will be constructed of cultured stone with a cast stone cap and an aluminum cabinet colored to match the cast stone. The sign itself will be backlit and constructed of Lexan. A four foot wide landscape area will be placed on each side.

Jason Mohler made a motion to approve SP-2008-21 as presented. Fred Deppner seconded the motion. Motion carried 4/0.

SP-2008-22- Review and approve the Site Plan for the Marketplace Retail Center located on the east side of Andover Road between Cloud Avenue and Minneha Avenue.

SP-2008-22

From Les Mangus Memo: The proposed site plan for the Marketplace Retail Center reflects a 14,646 square foot retail strip center west of the Dillon's store between the Kansasland Tire and Capitol Federal bank. The proposed materials and architectural style blend well with the surrounding buildings. The proposed building and signage meet the district regulations, although no details are provided for wall signage. The proposed lighting plan falls short of the required one foot candle minimum at the driveways on the north side of the building and provides no details of the down shading of fixtures adjacent to the residential area to the southeast required by the PUD. No pedestrian sidewalks are provided to connect the building to either the Dillon's store or the existing Andover Road sidewalk, which would seem appropriate for the character of the location. Staff supports the plan with the satisfaction of the additional lighting requirements.

Dustin Randolph of Krehbeil Architecture was present to represent the application.

Mr. Randolph explained the Marketplace Retail Center will be located between the Dillon's Marketplace and Andover Road. The building will be constructed of field brick, cultured stone and eifs. Accent colors will be Prickly Pear and Ligonier Tan. Store front glass will be used throughout.

Jason Mohler asked if there were design elements tying all the structures within the Marketplace development together. Mr. Randolph said the developer has a list of required materials and criteria for the area.

Clark Nelson noted Les Mangus' memo stated there have been no details provided for wall signage and wondered if it had been addressed. Mr. Randolph said there are no details at this time because signage will be determined by the tenant of the space. However, all signs are to be individual letters only except for company logos. No box signs will be permitted. Next the memo states the proposed lighting plan falls short of the required one foot candle minimum at the driveways on the north side of the building, and provides no details of down shading of fixtures adjacent to the residential area to the southeast required by the PUD. Mr. Randolph said the lighting from Dillon's spills over onto the subject property and he is fairly certain that lighting brings them above the one foot minimum. Les Mangus said the lighting engineer did not put the spill over light in the plans, but agrees it will bring the area above the one foot requirement. Mr. Randolph said the light fixtures on the north and south side of the building could be changed to down lights, but the east side of the building is right up to the property line. The developers are asking for an exception because this side of the building faces Dillon's and is not visible by the residential area. Les Mangus said the area he is concerned with is the residential area to the southeast. He continued by saying there are building mounted down shaded fixtures that could be used. Mr. Randolph said he would look into the situation. Lastly the memo states no pedestrian sidewalks are provided to connect the building to either the Dillon's or the existing Andover Road sidewalk, which would seem appropriate for the character of the location. Mr. Randolph said it should not be a problem to add a sidewalk connecting the parking lot to Andover Road, but, in regards to a sidewalk from Dillon's to the retail center, he noted Dillon's has no sidewalks on its property to connect to. Les Mangus said that was correct, but he was looking at the retail center being more of a pedestrian type of building. A sidewalk would allow people walking from one of the neighborhoods to do so without having to walk in the road. He continued by saying if a five foot sidewalk was extended from the west edge of the north driveway a connection would be made and a person could get off the street to come into the center. Mr. Randolph said he would discuss the possibility with the developer.

Jason Mohler noted some of the existing parking shown at one time was reserved for the Dillon's gas station. Les Mangus said Dillon's has chosen to not build the gas station at this time.

Clark Nelson made a motion to approve SP-2008-22 with the condition of approval of the proper down shading light fixtures relative to the residential area on the east side of the building and

the extension of a five foot sidewalk from the west edge of the north driveway by Les Mangus. Stephanie Melsheimer seconded the motion. Motion carried 4/0.

Review and approve the Site Plan for the playground equipment addition at Andover Central Park.

From Les Mangus' Memo: Councilman Nelson suggested the SPRC review the site plan for the proposed play equipment to be installed southeast of the gazebo and future amphitheater in Central Park. A copy of the Central Park Master Plan will be included for your information.

Review and approve the Site Plan for the playground equipment addition at Andover Central Park.

Les Mangus explained the most asked question about Central Park is where the playground is. The City has responded with a playground plan that fits into the master plan that will add an amphitheater just south of the existing gazebo. A sidewalk leading to the equipment as well as a 12x24 foot covered picnic shelter will also be constructed. The Committee is reviewing the plan at the request of Councilmember Nelson who suggested they review any additions to Central Park.

Stephanie Melsheimer asked if the gravel parking would remain gravel. Les Mangus said it will be paved with the construction of the amphitheater.

Jason Mohler asked if the playground was being paid for by the City. Sasha Stiles said the money for the playground comes from the park impact and park improvement fund.

Les Mangus informed the Committee the areas shown in white on the site plan are engineered locations. This means the fall zones and protected areas required around each piece of equipment have been tested so they do not overlap one another.

Stephanie Melsheimer asked what type of material would be used under and around the equipment. Les Mangus said it will be a wood fiber with a drainage fabric and under drain. The wood fiber is engineered, colored and treated.

Jason Mohler made a motion to approve the site plan for the playground equipment addition at Central Park as presented. Fred Deppner seconded the motion. Motion carried 4/0.

Member Items: Jason Mohler stated he felt the Site Plan Review Member Items

Criteria should allow for different requirements of a modified site plan versus a new development site plan and asked if there was a way to separate them. Les Mangus said there are words in the criteria about small projects and modifications that limit the review to just what is being modified.

Jason Mohler said he also feels the criteria could be changed to allow staff to review and approve minor site plans such as signage.

Fred Deppner asked why the site plan for the parking lot addition had to be reviewed by the Committee. Les Mangus said the regulations as they are written today do not allow him to make any approvals of site plan issues.

*Clark Nelson made a motion to adjourn the meeting at 7:05pm. Adjourn
Jason Mohler seconded the motion. Motion carried 4/0.*

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 3rd day of February 2009 by the Site Plan Review Committee, City of Andover.