

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
August 3, 2010
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, August 3, 2010 at the Andover Central Park Lodge located at 1607 E. Central, Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:01 p.m. Members present were, Brandon Wilson, Fred Deppner, Clark Nelson and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Jennifer McCausland Assistant City Administrator and Kandace Hunt Administrative Secretary. Member Don Kimble and City Administrator Sasha Stiles were absent.

Call to order

Review the minutes of the July 6, 2010 and July 13, 2010 Site Plan Review Committee meetings.

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Clark Nelson made a motion to approve the minutes as presented. Dennis Bush seconded the motion. Motion carried 5/0.

Communications:

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Review the minutes of the June 29, 2010 and July 13, 2010 City Council meetings. The minutes were received and filed.

Review the minutes of the June 15, 2010 Planning Commission meeting. The minutes were received and filed.

Review the Potential Residential Development Lot Report.

SP-2010-12- Review and approve the site plan for the Heritage sign located at 450 N. 159th Street.

SP-2010-12

From Les Mangus' Memo: The proposed monument sign for the Heritage Office building at 450 N. 159th Street is within the bulk regulations for the zoning district. The proposal is to simply place new graphics between the existing pole structures. Staff supports the application as presented.

Matt Cartwright of MJC Architect was present to represent the application.

Mr. Cartwright explained the proposed sign will be 36 square feet overall with seven 2x12 Rough Sawn cedar sign panels painted brown. Lettering will be three inch white acrylic letters with the tenant logo. The sign will utilize the existing eight inch diameter poles which will be painted brown. Mr. Cartwright stated he has verified the existing post are in sound condition, are not located within easements and are setback far enough that they will not create a visual traffic issue. Mr. Cartwright noted the small existing sign will be removed.

Chairman Allison asked how the 2x12 panels will be attached to the posts. Mr. Cartwright said they will be attached by a 2x2 internal frame.

Brandon Wilson asked if the sign will be lit. Mr. Cartwright said no.

Brandon Wilson asked if there are any vision triangle issues. Les Mangus said no.

Clark Nelson made a motion to approve SP-2010-12 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2010-13- Review and approve the site plan for the Big Sky Boutique signage located at 229 N. Andover Road, Suite 300. SP-2010-13

From Les Mangus' Memo: The proposed wall signage for the Big Sky Boutique at 229 N. Andover Road is within the bulk regulations for the zoning district. Staff supports the application as presented.

John Lay of George Lay Signs and Karen Salome of Big Sky Boutique were present to represent the application.

Mr. Lay explained the applicants are proposing a 4 foot by 10 foot non illuminated flat aluminum composite sign painted sky blue with black and yellow vinyl graphics. Ms. Salome noted she has entered into a short term lease for this site so the proposed sign is not permanent. If the business is successful the sign will be replaced with permanent signage.

Clark Nelson asked if the landlord is agreeable to the signage being proposed. Ms. Salome said yes.

Fred Deppner asked the weight of the sign. Mr. Lay said it is approximately 20 pounds.

Chairman Allison asked if the sign will have a trim around the edges. Mr. Lay said no, but the corners will be rounded.

Clark Nelson made a motion to approve SP2010-13 as presented. Fred Deppner seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 5/0.

SP-2010-14- Review and approve the site plan for the Andover City Hall plaza located at 1609 E. Central. SP-2010-14

From Les Mangus' Memo: The proposed entry plaza area for the new Andover City Hall was included on the conceptual drawings for the development of the government center in Central Park. At that time Rice Foster P.A. was not engaged to design the plaza structure, merely allow for the development of the library and city hall revolving around the plaza area. The conceptual design before the Committee tonight is the recommendation of the Park Planning Committee.

David Foster, Debra Foster and Pedro Vargas of Rice Foster Associates were present to represent the application.

Mr. Foster explained the goal of this plaza is to reflect Andover's progressive character and create a vertical landmark that is visible from Central Avenue as well as from all of the facilities in Central Park. The concepts have been designed to incorporate art and link pedestrian circulation in the area. The plaza design needs to coordinate with the materials used at the city hall, be low maintenance and meet the dedicated budget.

Council member Caroline Hale arrived at 6:30 p.m.

Mr. Foster presented a tower with open columns above the base and blue tiles matching those at the library along the base. A water wall over these tiles is an option if the budget allows for it. The area also feature stone benches set off from the tower as well as park benches along the plazas wall. The void between the columns is designed to accommodate future art and will be lit with LED lighting. The columns are "L" shaped and the developers are striving to have no ledges on the tower in an attempt to keep birds away. Colored concrete similar to what will appear at city hall will

also be used.

Brandon Wilson asked if the plaza is meant to be a visual component or a gathering area. Mr. Foster said the plaza has become more of a visual element; however we do anticipate people from city hall and the community using it as a sitting area. Caroline Hale added the plaza is meant to be a landmark for the city. Brandon Wilson asked Les Mangus if he feels this site will be used by city staff. Les Mangus said he believes the site will be utilized by several different groups. Brandon Wilson said he has safety concerns with the tower being located between two parking lots. Mr. Foster noted the 70 foot long wall that surrounds a portion of the plaza was designed to create a visual separation as well as a safe zone between the plaza and the roadway.

Chairman Allison asked what type of material will be used on the brown arch. Mr. Foster said the materials are still being determined.

Chairman Allison asked if the tower had a soffit. Mr. Foster said the goal is to have the interior of the tower open to the top with steel supports. Chairman Allison suggested the stucco could be used to enclose all of the framing angles to keep birds, wasps and other creatures away.

Chairman Allison asked how water will be used if it is done. Mr. Foster said sheets of water will run over the tile walls by a water bar to a decorative grate below. Bronze or copper scuppers could also be used to bring the water over the wall. A water feature will require an additional \$30-40,000 budget.

Les Mangus said he would like to see the logo somewhere on the tower and suggested replacing one of the tile walls with a bronze logo to indentify the tower with the city.

Brandon Wilson asked if any other site locations were considered. Mr. Foster explained the plan dates back more than 10 years with the original master plan for the park, the plaza and tower are meant to tie city hall and the library together.

Les Mangus asked what types of trees will be used. Mr. Foster said several options are being considered.

Chairman Allison said he would like to see a landscape schedule, lighting plan and make a final decision on a water feature before giving the plaza concept final approval. Les Mangus explained the city is working to negotiate a change order with Key construction

to have the plaza and tower completed with city hall. Key Construction says city hall will be complete by November and staff would like the plaza project to be under the same supervision.

Dennis Bush said he would prefer an art feature over a water feature.

Clark Nelson asked Les Mangus if he feels this is the right location for this product. Les Mangus said this is the appropriate location for the plaza, but not an interactive water feature.

Dennis Bush suggested approving the structure of the plan subject to the Committee reviewing and approving a landscape and lighting plan.

Brandon Wilson said he would like to see the tower moved closer to other park elements. Les Mangus said there is a park master plan that has been in place for over 10 years which fills the park with features focused around the plaza. If the plaza is moved it will be completely out of character.

Dennis Bush made a motion to approve SP-2010-14 subject to approval of a landscape and lighting plan by the Committee. Clark Nelson seconded the motion. Chairman Allison asked if there was any further discussion. Chairman Allison said he would like the tower materials to be presented and approved as well. Dennis Bush amended his motion to include Chairman Allison's request. Clark Nelson seconded the amended motion. Motion carried 4/1 with Brandon Wilson voting no.

Member Items: There were no member items.

Member Items

Chairman Allison adjourned the meeting at 7:20 p.m.

Adjourn

Respectfully Submitted by

Kandace Hunt
Administrative Secretary

Approved this 7th day of September 2010 by the Site Plan Review Committee, City of Andover.