

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
March 5, 2013
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, March 5, 2013 at the Andover City Hall located at 1609 E. Central Ave., Andover, Kansas. Chairman Doug Allison called the meeting to order at 6:07 p.m. Members present were Doug Allison, Byron Stout, Brandon Wilson and Dennis Bush. Others in attendance were Les Mangus Director of Public Works and Community Development, Sasha Stiles City Administrator, and Daynna DuFriend Administrative Secretary. Member Don Kimble was absent.

Review the minutes of the December 4, 2012 meeting.

Dennis Bush made a motion to approve the minutes as presented. Byron Stout seconded the motion. Motion carried 4/0.

Communications:

Review the minutes of the January 29 and February 12, 2013 City Council meetings, the November 13, 2012 Planning Commission Subdivision meeting minutes and the January 15, 2013 Planning Commission/ Board of Zoning Appeals meeting minutes. All minutes were received and filed.

Review the potential Residential Development Lot Report.

SP-2012-21- Review and approve the site plan for Marketplace Apartments located at SW corner of Cloud Avenue and Yorktown road.

STAFF: The project meets the guidelines and criteria. The monument signage details have not yet been decided. Staff will review the signage upon submittal. Staff recommends approval.

Dustin Randolph and Jeff Krehbiel, Krehbiel Architecture and Brent Wooten, Baughman Company were present to represent the application.

Mr. Randolph explained that the apartment complex will consist of 208 units, with a clubhouse, playground and basketball court. As for the buildings, there will be several 2 and 3-story buildings.

Mr. Krehbiel explained that there will be five 3-story buildings. The buildings are all single-loaded for more windows in front and in the back. The entries are all in the front with private areas are all at the rear in the courtyard areas. The units will be 1, 2 and 3 bedrooms.

Approximately 1 garage for every 2 apartments will be accessible. All trash will be collected inside of the buildings to be collected by management and taken to a compactor in the small

maintenance building. This building will also have a small 1-car stall car wash as well as a dog wash. The parking ratio is 2.2. The construction materials will consist of masonry and siding materials with cast stone accents.

Each unit will have a private entrance except for the five 3-story buildings. The end units in these buildings will share a common stair and will have a security system with a door buzzer.

Dennis Bush asked if the stairways and rails would be painted wood.

Mr. Krehbiel stated that they are constructed out of 3 by 12 treated wood material. In their experience the wood material is the easiest to replace and lasts longer than other materials.

Chairman Allison asked what kind of material would be used for the siding.

Mr. Krehbiel said it is Smartside, a hard board type product.

Brandon Wilson asked if there would be a fence around the pool area. And what the distance was between the buildings.

Mr. Krehbiel replied that there would be a wrought iron fence with brick piers installed. He said the distance varies.

Les Mangus asked if the color of the gutters and downspouts would match the trim color.

Mr. Krehbiel said that they would. He also stated that it is not shown on the plan however, the owner wants to put in a 30ft. flag pole in front of the clubhouse.

Byron Stout asked if storm shelters had been considered.

Mr. Krehbiel said this has been discussed. Obviously cost, size and accessibility are the issues.

Les Mangus stated that the elementary school across the street has a storm shelter.

Chairman Allison asked if there were any further questions.

A motion was made by Brandon Wilson to approve SP-2012-21 as presented with the addition of a 30ft. flag pole. Byron Stout seconded the motion. Chairman Allison asked if there was any further discussion. There was none. Motion carried 4/0.

SP-2013-01- Review and approve the site plan for Kansas Medical Center Office Plaza, Medical Office Building located in the Cornerstone Commercial Subdivision.

STAFF: The project meets the guidelines and criteria. The monument and wall signage details have not yet been decided. Staff will review the signage details have not yet been decided. Staff will review the signage upon submittal. Staff recommends approval.

Randy Phillips, Spangenburg, Phillips, Tice Architecture was present to represent the application.

Mr. Phillips explained that this is the first building to go into the Cornerstone Medical Park, which is an extension of the Kansas Medical Center. It will have a full basement, initially for storage and mechanical use, for future use. The building will also have small a conference room, and a seminar room. Future expansion of the building is also being considered. The building is approximately 9,500sq.ft. and will be complimentary to the existing Medical Center with all the colors and facing materials complimenting that.

The biggest challenge they faced with this building is that it is surrounded on three sides with water. Working with MKEC they looked at water tables and will be wrapping the entire foundation exterior.

Chairman Allison asked if the exterior materials would be precast concrete.

Mr. Phillips stated that the majority of it would be hard coat stucco. Along the front the columns will be stone with mostly glass in the front. They will be screening everything at the back of the building including the condensing units, transformer and the trash enclosure.

A motion was made by Byron Stout to approve SP-2013-01 as presented. Brandon Wilson seconded the motion. Chairman Allison asked if there was any discussion. There was none. Motion carried 4/0.

Member Items-

Brandon Wilson asked for the status on the property at 118 E. 13th with the extensions given by the Site Plan Review Committee.

Discussion followed. One of the business partners recently passed away. This will be researched and brought back to the committee at the next meeting.

Meeting was adjourned by Chairman Doug Allison at 6:55 p.m.

Respectfully Submitted by

Daynna DuFriend
Administrative Secretary

Approved this 4th day of June, 2013 by the Site Plan Review Committee, City of Andover.