



PLANNING & ZONING
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SITE PLAN REVIEW COMMITTEE MINUTES
MAY 7, 2019 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:00pm.

2. ROLL CALL

Committee members in attendance: Chairperson Doug Allison, Don Kimble, Brandon Wilson, Todd Woolsoncroft and Greg Schneider. Nate Hinson was absent. Don Kimble left the meeting at 6:36pm. Staff in attendance: Mark Detter; City Administrator; Les Mangus, Director of Public Works & Community Development; Steve Anderson, City Engineer & Building Official; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. APPROVAL OF THE MINUTES OF THE APRIL 3, 2019 MEETING

Todd Woolsoncroft made a motion to approve the minutes of the April 3, 2019 meeting as presented. Motion seconded by Don Kimble. Motion carried 5/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. SP-2019-05 - REVIEW AND APPROVE THE SITE PLAN FOR THE ANDOVER MARKETPLACE SHOPS LOCATED AT 0000 EAST CLOUD AVENUE, ANDOVER, KANSAS

Chris Clark, Clarkitecture, and Aaron Harnden, Baughman & Co., were in attendance to represent the application.

Mr. Clark stated this project is a standard retail building, which will be occupied by AT&T and Great Clips. The building is approximately 3,000 sf. and located next to Firestone Complete Auto Care and Arby's. Parking exceeding the minimum requirements has been provided.

Todd Woolsoncroft asked for a description of the materials.

Mr. Clark stated that the south elevation (main entrances) will have brick masonry up to 10 ft. and the remainder, in addition to most of the sides and back, are a combination of two EIFS colors.

Todd Woolsoncroft sought to confirm a parapet will hide the roof-top mechanical units.

Mr. Clark confirmed a parapet will hide mechanical units.

Todd Woolsoncroft stated that some of the other retail buildings in the area have made attempts to dress up the north elevation of their buildings as they are visible from US 54/400. He stated concerns regarding the proposed north elevation of this building, and suggested brick wainscoting as a possible enhancement.

Mr. Clark responded that all utility meters for the building will be on the east elevation, which faces the existing detention pond.

Don Kimble asked if Baughman & Co. has responded to the drainage comments from staff.

Les Mangus stated that the existing encroachment of the 100-year floodplain is not noted on the site plan. The drainage at the northeast corner is depicted as being directed into the highway right-of-way instead of to the east to the existing detention pond. A frontage road will be located north of the site in the future, and having open drainage leading to the frontage road is not desirable.

Mr. Harnden indicated they can revisit the outfall location of the drainage.

Steve Anderson clarified that the flood plain depicted on the plat is not reflective of the actual flood plain. The correct depiction needs to be included on this site plan.

Mr. Harden indicated that no structure is close to the flood plain.

Les Mangus stated that no dimensions were provided to determine compliance of the proposed wall signs.

Mr. Clark indicated that he does not have final plans for the Great Clips signage, but did provide dimensions for AT&T. Once received, he will provide to staff.

Brandon Wilson questioned the front location of the transformer.

Mr. Harnden stated that it could be pushed back, but that this is the best location for it.

Brandon Wilson asked if the sidewalk needs to extend across all parking stalls.

Mr. Harnden stated that it could, but that he doesn't believe it needs to. The transformer can be moved north a little bit to allow for the sidewalk to continue.

Mr. Clark indicated that it may make more sense to push the transformer back in line with the south edge of the building.

Doug Allison asked if the mechanical units are located on the roof.

Mr. Clark indicated two units will be on the roof and will be screened with a parapet, which is 3.5 ft. above the roof-line at its shortest point.

Todd Woolsoncroft asked what materials are planned for the dumpster enclosure.

Mr. Clark responded that the intent is to use a Trex[®] composite decking material installed horizontally. The master developer has standards, of which this plan is in compliance with.

Brandon Wilson asked how a trash truck will be able to access the dumpster at its proposed location.

Mr. Clark indicated that the north of the site ties into the Firestone site, which allows for a truck to circulate through to Cloud Ave. A hammerhead turnaround is also an option at the north end.

Brandon Wilson asked for the dimension of the hammerhead.

Mr. Clark indicated that it extends 5 ft. beyond the edge of the last parking stall.

Todd Woolsoncroft asked if all other committee members were fine with the north elevation.

Brandon Wilson stated he also believes it to be bare. He wondered if a canopy could replace the proposed wall pack. He asked staff if monument signs are allowed along US 54/400.

Les Mangus responded that monument signs are allowed, as the right-of-way is factored into the current lot sizes. No monument signs should interfere with the development of a future frontage road.

Mr. Clark stated that the rear elevation does include two EIFS colors in order to ground the building.

Brandon Wilson suggested using architectural lighting on the north elevation.

Todd Woolsoncroft sought to confirm that the color of the composite material planned for the dumpster enclosure will match the structure's EIFS exterior.

Mr. Clark confirmed although nothing has been finalized regarding the dumpster enclosure.

Don Kimble made a motion to approve SP-2019-05 as presented, with the following conditions: 1) on-site drainage be directed to the existing detention pond instead of the north right-of-way, 2) extend the sidewalk and move the transformer accordingly, and 3) add architectural lighting on the north wall similar to the south wall. Motion seconded by Todd Woolsoncroft. Motion carried 5/0.

6. SP-2019-06 - REVIEW AND APPROVE THE SITE PLAN FOR THE SOUTH CENTRAL MENTAL HEALTH CLINIC GENERALLY LOCATED AT 221 EAST KING STREET, ANDOVER, KANSAS

Doug Allison made a motion to table SP-2019-06 to the next meeting. Motion seconded by Greg Schneider. Motion carried 4/0.

7. SP-2019-07 - REVIEW AND APPROVE THE SITE PLAN FOR THE USD 385 SUNFLOWER ELEMENTARY PARENT QUEUING LANE IMPROVEMENTS GENERALLY LOCATED AT 616 EAST DOUGLAS AVENUE, ANDOVER, KANSAS

Patrick Baer, Baughman & Co., and Aaron Harnden, Baughman & Co., were in attendance to represent the application.

Mr. Baer stated that traffic is backing up along Douglas Ave. and Shay Rd. during student pick-up and drop-off. This project proposes a single-aisle access road that will allow on-site queueing. 1,700 lineal feet of stacking will be available once completed, which will hold approximately 70 vehicles. If vehicles do back-up, it will be on Shay Rd. instead of Douglas Ave. There is no expected use of the road outside of parent queuing, so the design has been kept minimal – no curb and gutter and no lighting.

Chairperson Allison asked what the expected circulation path is.

Mr. Baer indicated that parents would enter at the north drive on Shay Rd., queue along the planned access road and eventually exit the site at the south drive on Shay Rd. From there, they can choose to head south to Douglas Ave. or north to Central Ave. Buses will be isolated at the west of the building. The Douglas Ave. drive will not be utilized during drop-off/pick-up times.

Todd Woolsoncroft asked what access emergency personnel have to the building if such a need would arise during pick-up/drop-off times.

Mr. Baer responded that parents will need to move for emergency vehicles. The road is wide enough to allow for vehicles to move over for emergency vehicles.

Todd Woolsoncroft asked if the access road will be one-way restricted.

Mr. Baer confirmed it will be a one-way road, and it has no plans of being used for anything other than student pick-up/drop-off.

Todd Woolsoncroft asked if the queuing capacity was sufficient to prevent traffic issues along Shay Rd.

Mr. Baer confirmed that he does believe it to be sufficient. When the study was completed, they observed approximately 1,000 ft. of Douglas Ave. being used for queuing. This project will increase on-site queuing by approximately 1,100 ft.

Todd Woolsoncroft asked if students will have the ability to cross this road.

Mr. Baer stated that the area is fenced. Faculty will be on-site supervising the bus loading process, which will also ensure that no student and vehicle queuing conflicts are experienced at the north end of the site.

Todd Woolsoncroft made a motion to approve SP-2019-07 as presented. Motion seconded by Greg Schneider. Motion carried 4/0.

8. SP-2019-08 - REVIEW AND APPROVE THE SITE PLAN FOR THE ANDOVER STATE BANK SIGNAGE IMPROVEMENTS GENERALLY LOCATED AT 511 NORTH ANDOVER ROAD, ANDOVER, KANSAS

Allison Grace, Andover State Bank, was in attendance to represent the application.

Ms. Grace indicated they are simply swapping out the existing attendance and time portion of their monument sign with an LED screen. No changes to the footprint of the sign itself are planned.

Todd Woolsoncroft asked if there is a requirement to dim signs at a certain time.

Les Mangus confirmed that the applicant is aware of the dimming requirements.

Brandon Wilson made a motion to approve SP-2019-08 as presented. Motion seconded by Greg Schneider. Motion carried 4/0.

9. MEMBER ITEMS

10. ADJOURN

Meeting adjourned at 6:40pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 4th day of June, 2019 by the Site Plan Review Committee, City of Andover.