

CITY OF ANDOVER
SITE PLAN REVIEW COMMITTEE
October 2, 2018
MINUTES

The Site Plan Review Committee met for a regular meeting on Tuesday, October 2, 2018 at the Central Park Lodge, located at 1607 E. Central Ave., Andover, Kansas. Dennis Bush called the meeting to order at 6:02 p.m. Members present were Don Kimble, Todd Woolsoncroft and Mike Warrington. Members Doug Allison, Brandon Wilson and Nate Hinson were absent.

Staff in attendance: Les Mangus, Director of Public Works and Community Development; Mark Detter, City Administrator; and Lance Onstott, Stormwater/GIS/Planning Technician.

Review the minutes of the September 4, 2018 meeting.

Todd Woolsoncroft made a motion, seconded by Mike Warrington, to approve the minutes of the September 4, 2018 meeting as presented. Motion carried 4/0.

Communications.

None.

SP-2018-12 Review and approve the site plan for the parking improvements to the Rusted Rooster located at 837 N. Andover Road.

Ed Kurtz, Design Groups Architects LTD; Lissa Hackney, The Rusted Rooster; and Mitch Lyons, The Rusted Rooster, were in attendance to present the application.

Mr. Kurtz explained that the project includes a drive-thru window at the south of the existing building, parking lot improvements, landscape improvements and lighting improvements. The site does present complications as it relates to meeting all requirements, but where they were not able to meet requirements they have compensated for with above-requirement improvements elsewhere. The current parking north of the building will be improved, and additional parking will be provided along both the west and south of the existing building. They were not able to provide the required 20 ft. landscape buffers, but did include more than the required amount of landscape material throughout the property in order to compensate. The queue area as planned will accommodate 3-4 vehicles.

Mike Warrington asked if there were plans to expand the patio.

Mr. Kurtz replied that the patio is existing, and the scope of this project does not include patio expansion.

Todd Woolsoncroft asked to confirm whether the fixtures included in the submission are truly dimmable as indicated.

Mr. Kurtz confirmed they are dimmable. The photometric plan submitted represent the maximum coverage.

Todd Woolsoncroft asked whether the site has commercial trash storage.

Ms. Hackney replied there is a cedar enclosure north of the building that currently screens the trash receptacles.

Todd Woolsoncroft asked to confirm the location of the enclosure was not planned to change with this project.

Ms. Hackney confirmed the location would not change.

Don Kimble asked for site drainage details.

Mr. Kurtz indicated that all drainage will be directed to the current concrete flume that conveys drainage to the existing inlet at the corner of Andover Rd. and Willow Rd.

Don Kimble stated that the shade tree indicated on the plan in the island will interfere with the light pole also proposed on the island. He suggested an ornamental or ground cover here instead. He also requested landscaping details for the entire site. The current submission does not detail what is to be planted, only locations.

Mr. Kurtz indicated that a planting list and schedule can be provided.

Don Kimble asked whether the sign will be reviewed at a later time.

Mr. Kurtz indicated the sign is existing.

Don Kimble made a motion, seconded by Mike Warrington, to approve SP-2018-12 with the following condition: 1) Staff be provided with a landscape plan that includes the appropriate call outs detailing the materials to be planted. Motion passed 4/0.

SP-2018-13 Review and approve the site plan for the Andover Central High School Stadium and Tennis Courts located at 603 E. Central Avenue.

Les Mangus stated that the applicant has asked to postpone the review of this application to a later to-be-determined date.

SP-2015-06 Review and approve the revised site plan for Highlands at Terradyne located at the corner of 159th Street E. and W. Terradyne Drive.

Cory Shackelford, Highlands at Terradyne, LLC was in attendance to present the application.

Mr. Shackelford stated that the original plat included lots to hold single-family attached dwellings. The market has indicated that flexibility regarding floor plans is necessary. This

application is to amend the approved site plan to allow for 1-, 2- and 3-unit dwellings in addition to the existing single-family attached dwellings. Regardless of unit type, there will be no more dwellings than current lots – currently platted for 41 lots. Essentially, they are asking to have the flexibility to decrease the density to respond to market demands. No landscape or lighting plan changes are planned. The architectural style will remain the same.

Dennis Bush asked if this application should go to the Planning Commission.

Les Mangus indicated the proposed use of the property is allowed with the current zoning.

Dennis Bush asked what landscape changes are planned.

Mr. Shackelford responded that no changes to the previously approved landscape plan are planned.

Mike Warrington asked what will happen to the existing lot lines.

Mr. Shackelford responded that the lot lines will be changed as necessary as part of the real estate transactions.

Les Mangus commented that they will essentially be boundary shifts.

Mike Warrington asked if the applicant has received feedback from prospective buyers that desire larger yards, etc.

Mr. Shackelford responded that he has received feedback that people like the idea of golf course living, common maintenance, etc., but that people want more yard than the single-family attached units allow. This application allows for that flexibility.

Mark Detter, City Administrator, asked that the applicant install the emergency gate that was a requirement of previous approvals for the site.

Mr. Shackelford indicated he would have it installed within the next week.

Both Dennis Bush and Don Kimble stated they both like the idea of a mixed-use residential site.

Don Kimble made a motion, seconded by Mike Warrington, to approve SP-2015-06 as presented. Motion passed 4/0.

Member items.

None.

Adjourn.

Dennis Bush adjourned the meeting at 6:27 p.m.

Respectfully Submitted by



Lance Onstott
Stormwater/GIS/Planning Technician

Approved this 6th day of November, 2018 by the Site Plan Review Committee, City of Andover.