



PLANNING & ZONING
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SITE PLAN REVIEW COMMITTEE MINUTES
JANUARY 3, 2019 | 6:00pm
ANDOVER CENTRAL PARK LODGE | 1607 E. CENTRAL AVE.

1. CALL TO ORDER

Chairperson Doug Allison called the meeting to order at 6:02pm.

2. ROLL CALL

Committee members in attendance: Doug Allison, Don Kimble, Brandon Wilson and Todd Woolsoncroft. Staff in attendance: Les Mangus, Director of Public Works & Community Development; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. APPROVAL OF THE MINUTES OF THE DECEMBER 11, 2018 MEETING

Don Kimble made a motion to approve the minutes of the December 11, 2018 meeting as presented. Motion seconded by Doug Allison. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. SP-2018-12 REVIEW AND APPROVE THE REVISED SITE PLAN FOR THE PARKING IMPROVEMENTS TO THE RUSTED ROOSTER LOCATED AT 837 NORTH ANDOVER ROAD, ANDOVER, KANSAS

Ryan McCune, ASM Engineering Consultants, and Lissa Hackney, The Rusted Rooster, were in attendance to represent the application.

Mr. McCune presented the revised layout. The previously-approved layout called for a turning radius that was too tight. The window/menu board and patio locations have changed. The changes allow customers utilizing the drive-thru to queue, while additional customers can utilize a second lane to park. The previous plan created a conflict between drive-thru queuing and additional parking lot flow. The landscape and lighting plan have revised based on this updated site plan.

Chairperson Allison asked to confirm the lanes would be large enough for two vehicles and would be marked one-way.

Mr. McCune confirmed the one-way signage and lane widths.

Ms. Hackney stated that the revised site plan calls for angled parking in the back of the property instead of the previously-approved parallel parking. They found a conflict with the parallel parking and drive-thru flow.

Chairperson Allison asked staff for stacking length standards.

Les Mangus indicated there is no exact standard for queuing but four is the average number.

Todd Woolsoncroft asked if the patio would be concrete.

Ms. Hackney confirmed it would be concrete.

Mr. McCune stated that the layout of the patio itself may vary from what is depicted on the plan. There may be curve to the patio in order to give it character.

Todd Woolsoncroft asked if landscape or fencing was planned for around the patio.

Les Mangus confirmed no fencing was required for the patio.

Ms. Hackney stated she is planning only to landscape.

Les Mangus stated that this revised plan is significantly improved from a traffic circulation perspective when compared to the original.

Brandon Wilson asked if the applicant expected any potential conflict between the proposed location of the handicap-accessible parking spot and entering vehicles based on its location on the main access drive. He understands wanting to keep the accessible spot as close to the front door as possible per code, but in this case it may be best to find another location where users won't have to cross entering traffic.

Mr. McCune stated that it may be able to be relocated near the patio, but an accessible route will also have to be created.

Ms. Hackney asked if it could be located near the current sign, which would keep it north of the building but eliminate the need to cross entering traffic.

Les Mangus commented that vehicles parked in that location may be blocked in by other vehicles queuing in the drive-thru lane.

Don Kimble suggested just utilizing the existing location with additional pavement markings and signage.

Brandon Wilson commented that the 10 ft. turning radius at the menu board is tight, and wondered if there was any way to improve it.

Don Kimble stated most of the drive-thru turns in the City are too tight.

Mr. McCune stated that this is the best the site will allow.

Les Mangus stated the applicant did put a truck turning template on the site to ensure that it does work, but it will be tight.

Don Kimble asked for the location of the trash container.

Mr. McCune indicated its location on the north side of the building and its current screening; no revisions are planned.

Brandon Wilson asked if any changes to the current signage are planned.

Mr. McCune confirmed no changes are planned.

Don Kimble asked if the parking lot lighting is being prevented from spilling onto the neighboring properties.

Ms. Hackney stated the original lighting plan called for three lights, and the revised calls for two.

Brandon Wilson stated that per the revised lighting plan, 0.1 is called out along the property lines. He asked if the sign was lit.

Ms. Hackney confirmed it is not lit.

Brandon Wilson asked if the exit would be marked "Exit Only."

Ms. Hackney confirmed it will be, and arrow pavement markings will also be constructed.

Brandon Wilson asked if the parking lot will be asphalt or concrete.

Ms. Hackney stated it will be asphalt with a concrete curb.

Brandon Wilson asked about drainage.

Mr. McCune replied that existing drainage will remain at the Andover Road drive, but the rear of the property will drain south into a flume leading to the ditch along Willow Road.

Todd Woolsoncroft asked if the clearance between the canopy and surface was adequate, and if the canopy extended out enough.

Brandon Wilson suggested looking at options based on the height of the building.

Todd Woolsoncroft asked if the bollards near the menu board were still planned.

Ms. Hackney stated that one may remain, but the curb and menu board posts may fulfill the purpose of the bollards.

Brandon Wilson agreed that the canopy extension should be looked at closer. As presented, it may direct water directly into the customers' windows. He suggested nothing less than 3 ft.

Chairperson Allison stated there are other types on canopies that drain internally that can be used as well.

Brandon Wilson asked if the landscaping would be irrigated.

Mr. McCune confirmed it would be irrigated.

Don Kimble made a motion to approve the revised site plan for the parking improvements to the Rusted Rooster located at 837 N. Andover Rd., with the following condition: 1) the pavement markings from the accessible-parking be displayed on the plan. Motion seconded by Todd Woolsoncroft. Motion carried 4/0.

6. REVIEW AND APPROVE THE 2019 SITE PLAN REVIEW COMMITTEE MEETING CALENDAR

Don Kimble made a motion to approve the 2019 Site Plan Review Committee meeting calendar. Motion seconded by Doug Allison. Motion carried 4/0.

7. MEMBER ITEMS

No member items.

8. ADJOURN

Don Kimble made a motion to adjourn. Seconded by Doug Allison. Motion carried 4/0. Meeting adjourned at 6:29pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 5th day of March, 2019 by the Site Plan Review Committee, City of Andover.