



PLANNING & ZONING
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SITE PLAN REVIEW COMMITTEE MINUTES
AUGUST 6, 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: Chairperson Doug Allison, Don Kimble, Nate Hinson and Greg Schneider. Brandon Wilson and Todd Woolsoncroft were absent. Staff in attendance: Les Mangus, Director of Public Works & Community Development; Steve Anderson, City Engineer & Building Official; DJ Gering, Management Intern; and Lance Onstott, Stormwater/GIS/Planning Technician.

3. APPROVAL OF THE MINUTES OF THE JULY 2, 2019 MEETING

Greg Schneider made a motion to approve the minutes of the July 2, 2019 meeting as presented. Motion seconded by Don Kimble. Motion carried 4/0.

4. COMMUNICATIONS

A. COMMITTEE & STAFF REPORT

B. POTENTIAL RESIDENTIAL DEVELOPMENT REPORT

5. SP-2019-14 - REVIEW OF THE PRELIMINARY SITE PLAN FOR THE HOPE COMMUNITY CHURCH EXPANSION GENERALLY LOCATED AT 1831 EAST 21ST STREET NORTH, ANDOVER, KANSAS

Scott Ramser, WDM Architects, was in attendance to represent the application.

Mr. Ramser presented aerial photographs of the site and briefly described the existing buildings and the proposed additions. A 5,000 sf. classroom addition is proposed on the existing sanctuary. A new free-standing sanctuary space is also proposed. A covered walkway will be included from the proposed sanctuary to the existing buildings. A new parking area will wrap around the north side. A gravel fire lane is included around the new structure. He presented the general site circulation plan. Although there is access at Prairie Creek Rd, approximately 75% of the traffic utilizes the 21st St. access. The current trash enclosure will also be replaced. Renderings of the proposed structures were presented. Parking stalls were calculated using one space per three seats in the sanctuary. The 715 seats in the new sanctuary space require 256 parking stalls. The existing parking lot contains 197 stalls, and the new parking lot will add 60, bringing the total to 257 stalls. They would like the flexibility of using gravel parking and ultimately paving as demand increases. Parking islands, as required, have been included. No landscape plan has been developed as of yet. The buildings are significantly setback from the streets, and they would like the native grasses between the streets and buildings to count as required street yard landscaping and parking lot screening.

Chairperson Allison asked how much grading needs to be done for the new parking lot.

Mr. Ramser indicated that the elevation of the lot does need to come up a couple feet from the existing grade.

Chairperson Allison asked if creating a berm to screen the new parking lot was an option.

Mr. Ramser stated it could be an option.

Don Kimble asked if the parking lot will sheet drain.

Mr. Ramser replied that the intention is for sheet drainage. A drainage study is also being completed as required when the property was platted.

Les Mangus stated the parking stall calculations presented are based on only one sanctuary, not both the existing and the proposed. There is also a full educational facility. A reasonable requirement for parking stalls has yet to be determined.

Mr. Ramser indicated that there are no more children utilizing the educational facility than the number utilizing the sanctuary. Both sanctuaries will not be used simultaneously as worship centers. High school activities will eventually be located in the existing sanctuary.

Les Mangus stated his concern regarding traffic flow with the one main access point being at 21st St. The proposed circulation plan encourages the use of only that access. He suggested converting the existing tear-drop island to a round-a-bout.

Don Kimble asked who makes the decision regarding acceleration and deceleration lanes on 21st St.

Les Mangus replied that the applicant's engineer will need to provide a basis for what improvements are needed.

Don Kimble said acceleration and deceleration lanes would help some of the other church sites along 21st St.

Les Mangus indicated that encouraging more vehicles to use the Prairie Creek Rd. access would help separate the 55 mph traffic on 21st St. All required parking stalls will need to be paved. If they chose to have more than the required parking stalls, they can keep the additional in gravel.

Steve Anderson asked if 21st St. was within the City limits.

Les Mangus replied that the north half of the road is in Butler County. The west half of Prairie Creek Rd. also belongs to Butler County as well.

Mr. Ramser sought to clarify that they are being asked to justify acceleration and deceleration lanes on 21st St.

Les Mangus confirmed justifications for acceleration lanes, deceleration lanes and left-turn lanes are being asked for.

Steve Anderson stated that the need for auxiliary lanes is determined by the amount of through traffic, not necessarily the amount of traffic generated by a single site. Staff can provide KDOT traffic counts for the area.

Les Mangus indicated that 5,600 vehicles per day is the current count at 21st St. and the KTA facility. The maximum occupant load of both sanctuaries is 1,477.

Mr. Ramser replied that the existing sanctuary will no longer be used as a sanctuary.

Les Mangus reiterated that a reasonable justification for required parking stalls still needs to be determined. There is a median at the east of the current tear-drop island at the main access that might be removed in order to turn that area into a round-a-bout.

Mr. Ramser replied that the median helps to separate the pedestrian and vehicular traffic.

Les Mangus asked how the new parking lot to accesses the main drive, as the available movements and mixing of separate parking lot traffic seems counterintuitive.

Mr. Ramser indicated they will take a closer look and work with staff prior to the final submittal. He asked if the setback distance and prairie grass was sufficient for landscaping and screening.

Les Mangus indicated his preference for berms as compared to landscaping.

Chairperson Allison stated his preference for intermittent berms as a minimum.

Les Mangus asked about a lighting plan. He doesn't see any reason to waiver from the 1-footcandle minimum.

Mr. Ramser replied that their intent is to meet the lighting requirement.

Chairperson Allison asked about the building materials.

Mr. Ramser presented the conceptual elevations.

Don Kimble asked if the new building would have a metal roof as opposed to the shingle roof that is on the existing building.

Mr. Ramser confirmed the new building would have a metal roof.

Chairperson Allison stated his preference that more work be done to make the existing and proposed building more harmonious.

Mr. Ramser stated they could look at a color palette for the new building that may be more complimenting of the existing structure.

6. MEMBER ITEMS

7. ADJOURN

Meeting adjourned at 6:42pm.

Respectfully submitted by:



Lance Onstott
Stormwater/GIS/Planning Technician

Approved on the 3rd day of September 2019 by the Site Plan Review Committee, City of Andover.