

EDGERTON PLANNING COMMISSION AGENDA

July 8, 2014

7:00 PM

1. Call meeting to order

2. Pledge of Allegiance

3. Roll Call:

A. Members:

Phyllis Harris, Chairperson

Present / Absent

Maria O'Neill, Secretary

Present / Absent

Bob O'Neill

Present / Absent

Chuck Davis

Present / Absent

Missy Drinkard

Present / Absent

Ron Conus

Present/Absent

Andrea Lucero

Present/Absent

Cliff Withrow

Present/Absent

Tina Graddy

Present/Absent

4. Approval of Minutes:

A. June 10, 2014

5. Guests Present:

A.

B.

6. Communications:

7. Election of Officers for 2014-2015

8. New Business – Public Hearing, Rezoning

- A. Consideration of a public hearing in regards to Rezoning Case No. RZ-06-13-2014, requesting a change in zoning from City of Edgerton C-2 (Heavy Service Commercial) to City of Edgerton I-G (General Industrial District) on property located at 36450 Frontage Road, located within the southeast one-quarter of Section 18, Township 15, Range 22, containing approximately 16.06 acres more or less. Owner: Robert Blachly, Mico, Inc. Applicant/Agent: Rob Johnson, Shafer, Kline & Warren.

Action requested: Open the hearing, receive comments, consider motion to close hearing, and consider motion of recommendation of approval, denial, or table.

9. New Business - Plats

- A. Consideration of Final Plat No. P-05-29-2014, requesting approval of a final plat for J.B. Hunt Container Storage Facility, consisting of one (1) lot containing 20.04 acres more or less, within the southwest quarter of Section 35, Township 14 South, Range 23 East in Johnson County, and commonly known as 30700 W. 191st. Applicant: J. B. Hunt Transport, Inc. Engineer: Kaw Valley Engineering.

Action requested: Consider motion of recommendation of approval, denial, or table.

10. Other Business:
11. Future Meeting – Regular meeting – August 12, 2014
12. Adjournment:

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING

June 10, 2014

Minutes

The Edgerton Planning Commission met in regular session with Chair Harris calling the meeting to order at 7:00 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Phyllis Harris, Maria O'Neill, Bob O'Neill, Chuck Davis, Ron Conus, and Cliff Withrow. Absent were: Missy Drinkard, Andrea Lucero, and Tina Graddy. Also present was City Administrator Beth Linn and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Minutes of April 8, 2014 were considered.

Motion by Withrow, seconded by M. O'Neill, to approve the minutes. The motion was approved, 6-0.

GUESTS

Guests attending: Rob Johnson, Matt Schlicht, Charlie Troutner, Robert and Shelby Roberts, and Tom Reiderer.

COMMUNICATIONS

There were no formal communications.

TEMPORARY CONSTRUCTION ACTIVITIES

Approval for Temporary Construction Activities at Nickell Intermodal Lot 1, northeast corner of 191st Street and Waverly Road, part of Section 35, Township 14, Range 22 was considered. Applicant: Nickell Gardner Kansas Properties, LLC

The City Administrator overviewed the project and the Commission's actions in 2013. She informed the members the request at this time is to allow the use of a temporary office trailer in order to assist with the supervision of the construction activities and to house the security measures needed during the construction. Ms. Linn overviewed staff's recommendations, adding this use should be completed by December 31, 2015. She indicated the Planning Commission has previously granted authority and use of a temporary trailer for construction purposes on adjacent properties.

Matt Schlicht, representing the applicant, informed the Commission the project was delayed while working through the plans/ process of constructing the parking lot, stormwater facilities, and landscaping for the building. He noted the applicant would incorporate or readdress this matter should BNSF and Nickell Gardner Kansas Properties, LLC change the scope of the project. He also indicated this trailer would only be used for construction and security purposes during the construction process.

Mr. O'Neill questioned how long the construction trailer would remain on site. The City Administrator indicated the parking lot use is approved; she noted the job-site trailer would be used for security operations/measures for a limited time.

Mr. Schlicht indicated the building configuration is still unknown, but stressed once the building is complete, the construction trailer would be gone.

Mr. Conus asked if staff is comfortable with the end date of December 31, 2015. The response was yes.

Motion by Withrow, seconded by Conus, to approve the request for temporary construction activities, [subject to the following stipulations: 1) Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission; 2) All occupied buildings shall have access to potable water from an approved water source; 3) All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code (UDC) of the City of Edgerton; 4) All buildings shall be able to be fully secured when not in use; 5) All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied; 6) Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of the City Code; 7) Off-site impacts from on-site construction-related activities shall be minimized to the extent possible; 8) Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period; 9) Hours of operation shall be limited to – from 7:00 a.m. to 7:00 p.m. unless otherwise approved by staff; 10) Portable toilets shall be used in lieu of sanitary sewer service; 11) Maintain a valid City of Edgerton Business License; and 12) Permission for temporary construction activities is granted for a period of December 31, 2015 from the date of approval by Edgerton Planning Commission.

The motion was approved, 6-0.

FINAL SITE PLAN

Approval of Final Site Plan, S-05-15-14, for Edgerton Logistics Park, Lot 1, located on the north side of 191st Street, at the northeast corner of Homestead and 191st Street,

within Section 34, Township 14, Range 22, was considered. Applicant: Pam Moses, Trans Coastal Supply, Inc. Engineer: Shafer, Kline & Warren (SKW).

City Administrator Beth Linn indicated this request is for a grain storage and transfer facility with dump buildings, load out buildings, round grain storage structures, grain conveyor and piping systems and on-site storage/parking of grain delivery trucks and cargo containers on chassis. She noted the property was zoned I-H, Heavy Industry in March, 2013. Ms. Linn shared the staff analysis and indicated the plan mostly complies on the cover sheet. She noted on the second sheet, landscaping would be modified to meet the UDC requirements and also noted the applicant shall add shrubs and required trees in the right-of-way buffer to buffer the doors facing 191st Street. She noted the landscaping will soften the parking area and indicated it will try to mimic the landscaping at the DeLong's project.

The Commission was informed on Sheet 3, the photometric plan was not provided and that Trans Coastal/Schlagel may change the shared access point. She stated a review by the traffic engineer in regards to exact placement and size for the ingress/egress should be submitted to and approved by the City Engineer prior to construction. Rob Johnson, SKW, noted that staff wants very clearly identified ingress for the Schlagel and entrance/exit for Trans Coastal properties. He spoke about signage and pavement markings for this purpose. Ms. Linn indicated Trans Coastal will connect to the sewer main with an extension, with approval by the City and KDHE.

The City Administrator informed the Commission the items on Sheets 4 and 5 will be reviewed at the building permit review and she stated the plans must comply with the Unified Development Code.

Ms. Linn noted the need for confirmation of the construction material for the parking area material. A few other items needed include: address for project; sidewalk locations, agreement not to protest formation of a benefit district for future sidewalks, plans per the Diesel Emission Requirements of the UDC. Items to be addressed prior to a land disturbance permit: 1) additional protection around the detention basin outlet pipe is needed. Consider using a riser with a rock ditch check at the outlet pipe to prevent sedimentation in the outlet pipe. 2) provide a copy of the SWPPP and the authorized NOI to the City. In addition, Ms. Linn noted final plat will be reviewed, approved and recorded prior to construction beginning, along with a revised site plan.

There were no comments or questions posed by the Planning Commissioners.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the final site plan subject to the following stipulations: 1) All Site Plan requirements of the City shall be met as indicated by staff's comments, particularly including: a) submittal of a lighting plan in conformance with UDC especially with regard to maximum foot-candles at property line; b) construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits be obtained.; c) resubmittal of revised landscaping plan; d)

submittal of revised shared access point to be reviewed and approved by the City Engineer; e) submittal of necessary storm water documentation for review and approval by the City; f) submittal of revised total set of site plans to meet all criteria listed; 2) All infrastructure requirements of the City shall be met; 3) All building permit and sign permit requirements of the City shall be met; 4) The City will not require at time of site plan approval of the construction of sidewalks for/on the subject property. Prior to obtaining a building permit, the property owner will execute the necessary agreement to waive and relinquish any right he/she may have under K.S.A. 12-6a06 to protest the formation of a benefit district to pay for the construction of sidewalks for/on the above described property for a period of thirty (30) years, and that such agreement is intended to be a covenant running with the land of said period of time; 5) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

The motion was approved, 6-0.

OTHER BUSINESS

Chair Harris spoke about the election of officers. After a short discussion, it was decided to place this action on the July, 2014 agenda.

The City Administrator updated the Commissioners in regards to the press release about the delay in implementing the railroad quiet zone. She informed the members the Federal Railroad Administration indicated a few items would need to be addressed. The City will be making modifications and re-submit.

Mayor Roberts reminded all of the upcoming Frontier Days event scheduled for June 20-22.

The mayor also spoke about the recent quarry hearing. He informed the Commission of the upcoming consideration by the Johnson County Board of Commissioners on July 3, 2014. The City Administrator overviewed the City's comments at the recent hearing.

All were reminded of the July 3, 2014 picnic, which begins at 6:30 p.m. with fun activities and fireworks ending the night's event. It was noted in case of rain, the event would be rescheduled for July 5.

The next meeting is scheduled for July 8, 2014.

ADJOURNMENT

Motion by B. O'Neill, seconded by Conus, to adjourn. The motion was approved, 6-0.

The meeting adjourned at 7:54 p.m.



EDGERTON
global routes. local roots.

404 East Nelson
Edgerton, KS 66021
P: 913.893.6231
EDGERTONKS.ORG

STAFF REPORT

July 6, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, Zoning Administrator
Re: Application RZ-06-13-2014 for Rezoning for MICO, Inc. from Heavy Service Commercial (C-2) to General Industrial District (I-G), 36450 Frontage Road

APPLICATION INFORMATION

Applicant: Robert Blachly

Property Owners: MICO, Inc.

Requested Action: Rezoning from C2, Heavy Service Commercial Zoning District to I-G, General Industrial District

Legal Description: Part of 18-15-22

Site Address/Location: 36450 Frontage Road

Existing Land Use: Commercial and residential

Existing Improvements: Two 8,000 sqft and one 4,000 sqft commercial/industrial buildings and one residence

Site Size: Approximately 16 acres

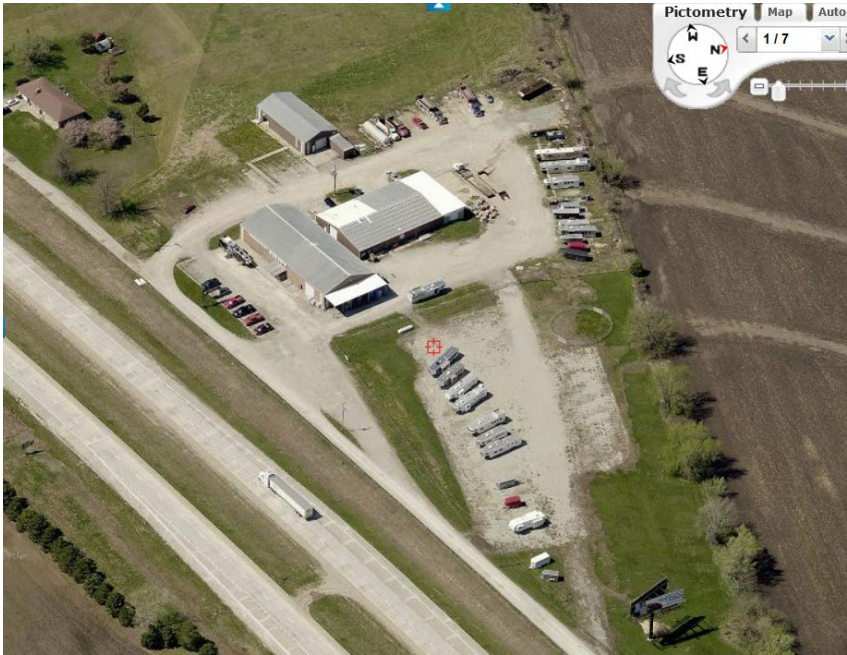
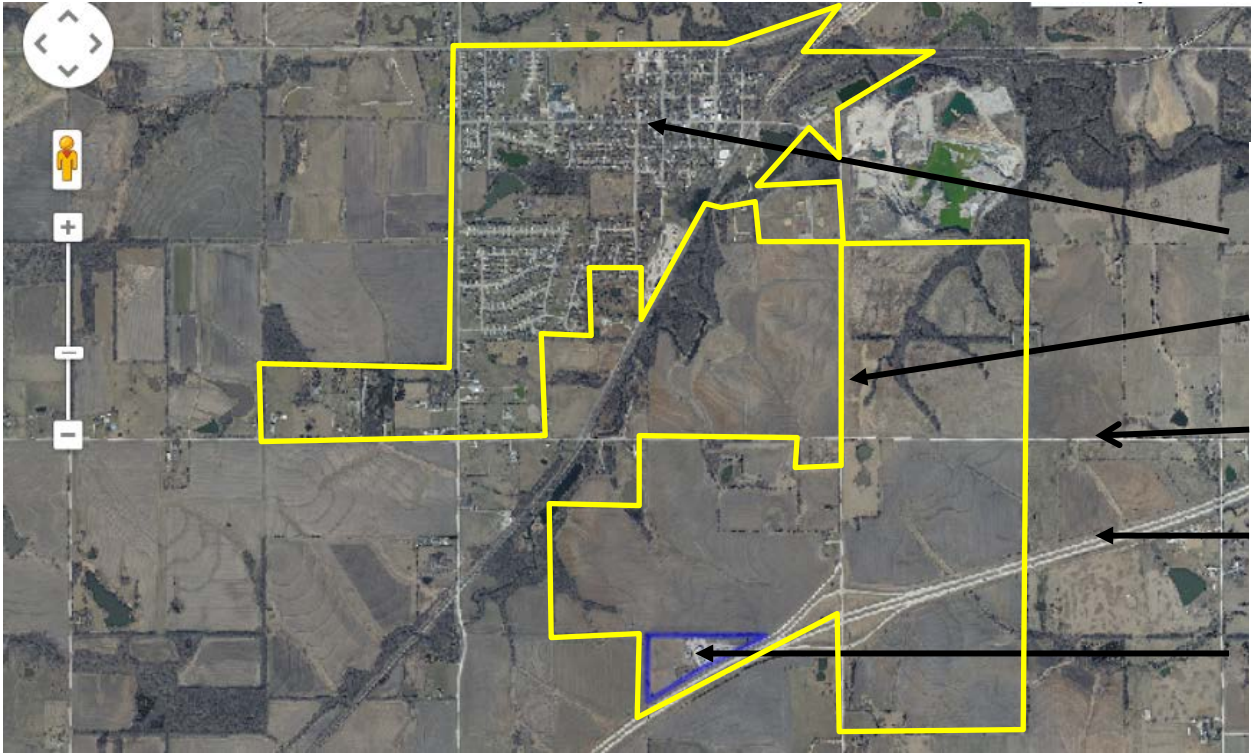
Reason For Rezoning Request: The owner desires to conduct indoor warehouse/storage of agricultural commodity in one of the existing buildings that is not allowed in the commercial district. The proposed storage is allowed in the I-G District.

Background Information: The property is served by a gravel road that extends approximately a quarter of a mile west from Sunflower Road to the site. The property lies immediately adjacent to Interstate 35. About 5 acres of the 16-acre tract including the existing building closest to I-35 is used by a trailer sales business. There is miscellaneous product storage in the rear/back building. A trucking company has recently vacated the property. There is a V-shaped billboard on the property. There is also an existing rental house.

The property directly to the north (approximately 195 acres), known as the Sunflower Ridge Development, includes several zoning designation. Most adjacent to the existing buildings is 63

acres zoned Business Park (B-P). To the east is 11 acres of Heavy Service Commercial (C-2). The remaining acreage to the west is zoned single family residential. Other multi-family residential is included to the north. A copy of the Sunflower Ridge Conceptual Plan is included with this application. Property across Sunflower Road has Heavy Service Commercial (C-2) and Business Park (B-P) zoning respectively. Properties directly to the west and to the south across I-35 are in unincorporated Johnson County with Rural Residential (RUR) zoning.

Subject Property and Vicinity Map



Infrastructure and Services:

- a. Access to the site is provided by Sunflower Road and a gravel frontage road that is about 22 feet wide along the north side of Interstate 35. The gravel frontage road has provided access to this business-zoned site for many years.
- b. The property is located within City of Edgerton water service area. It is provided with service by a 2-inch water line that enters the property from the west.
- c. The property is located within the City of Edgerton sewer service area; however, it currently does not access to the system.
- d. The property is in the Sunflower Benefit District which would allow property owners access to City of Edgerton water and sewer service from Sunflower Road in the future.
- e. Police protection is provided by the Johnson County Sheriff's Department.
- f. Fire Protection is provided by Fire District #1. The nearest fire station is located in the City of Edgerton about 2 road-miles to the north and west.

Zoning History: The property's existing buildings were built (in the County) prior to annexation. Prior to 1993, the property was zoned IP-1, Light Industrial. In 1993, the County approved CP-3, Planned Commercial zoning to enable retail use of the property. In 1994, the County reclassified the property to PRB-2, Planned Retail Business as part of an adoption of new zoning regulations and zoning map. In 1996 and again in 2003, the County approved a conditional use permit for a horse and other miscellaneous trailer sales on the property. In 2003 the County approved a CUP for a trucking company on the property.

STAFF ANALYSIS

Staff has reviewed this rezoning application with respect to the Edgerton Unified Development Code, the laws in Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. The following is staff's review.

1. Need for the Proposed Change. The subject property is Heavy Service Commercial (C-2). The proposed indoor warehouse use of the property is not allowed in the commercial district. The property has existing buildings and other nonresidential uses that could accommodate this use given the subject property's history of nonresidential zoning and isolation and separation from residential uses. Applicant has indicated a need in vicinity of Logistics Park Kansas City for smaller scale indoor warehouse space.
2. Magnitude of the Change. The magnitude of change from commercial to industrial is not considered extreme or rare when property is being developed for its highest and best use.
3. Whether or not the change will bring harm to established property rights. Adjacent property is zoned/planned for residential, business park and agriculture as shown in provided conceptual plan. The proposed change in zoning for indoor uses will not harm nearby property rights provided outdoor storage and uses are screened from nearby planned residential uses. General Industrial (I-G) District requires that all outdoor storage be stored within a defined area behind a screening fence, landscaping or some combination thereof. The applicant has indicated that outdoor storage will not be necessary for the operation. Due to the proximity of single family residential zoning, staff would recommend the exclusion of outdoor storage of materials or equipment. If the applicant wishes in the future to request outdoor

storage, staff would recommend a site plan be required for submittal to the Planning Commission with adequate screening that could include, but not limited to, solid fencing, shrubbery, trees, or earth-berms, or a combination of these methods.

4. Effective use of Land. While isolated and with limited infrastructure the property has been continually used by the owner.
5. The extent to which there is a need in the community for the uses allowed in the proposed zoning. While other industrial zoning exists in the city, smaller scale warehouse space near Logistics Park Kansas City will provide an apparent need that is not being met.
6. The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space. The neighborhood consists of highway, farm and vacant land uses. The area is primarily rural now, but with the planned residential and business park development nearby, the character of the area is likely to change. Outdoor storage and uses of this property should be limited when possible and in the future screened from adjacent planned residential uses.
7. Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties. The proposed zoning is compatible with the adjacent Business Park zoning and likely highway interchange uses in the future. Outdoor storage and uses of this property should be limited when possible and in the future screened from adjacent planned residential uses.
8. Suitability of the uses to which the property has been restricted under its existing zoning. The property is zoned commercial and suitable for those uses. Rezoning allows the property owner more options for use. The residential use on this property will continue to be nonconforming.
9. Length of time the subject property has remained vacant under the current zoning designation. The subject property is not vacant and has been zoned and used for commercial and industrial uses for many years.
10. The extent to which the zoning amendment may detrimentally affect nearby property. Commercial and industrial uses generate traffic, noise, lighting that can affect nearby property. Limiting the industrial use to indoor operations can mitigate some of the concerns. In addition the applicant shall be required to submit a site plan for current operations to show adequate set back and screening. Outdoor storage and uses of this property should be limited when possible and in the future screened from adjacent planned residential uses.
11. Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage. This is not a request for a PUD and no development plan has been submitted by the applicant at this time.
12. The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services. The property has been in commercial and industrial uses for many years without utility or service problems.

The property is within the Sunflower Ridge Benefit District that would allow connection to City of Edgerton Water and Sanitary Sewer at a future date.

13. The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property. The gravel road has functioned moderately for many years. The applicant should submit a traffic study for review by City Engineer regarding the anticipated amount of traffic along the frontage road. In addition, the I-G district requires all on-site parking and drives to be asphalt. To date, those existing parking lots have been allowed to continue as nonconforming. Staff suggest working with the applicant for developing a plan to monitor the condition of those lots and schedule for upgrade to paved surface.
14. The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm. The owner is not proposing any changes to the existing buildings, parking or land area. Materials stored such as seed, fertilizer, soil additives or other items should be stored, handled and disposed of per manufacture specifications. There is exterior lighting. It is not known whether these lights are excessive. If the lights create glare then hoods or cut-off fixtures should be added. Provided the items mentioned are addressed, environmental impacts will be negligible.
15. The economic impact on the community from the uses allowed in the proposed zoning. Rezoning the property has the potential to benefit the residents and community in a positive way by providing services, jobs, and tax revenues.
16. The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial. There would be little gain to the public health, safety and welfare of the City of Edgerton if the zoning is denied.
17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton. The subject property is shown as commercial on the city's future land use map.
18. The recommendation of professional staff. See Recommendation below

Recommendation

City staff recommends **approval** of the proposed rezoning of the subject property from C-2, Heavy Service Commercial District to I-G, General Industrial District with the following stipulations:

1. The I-G District is intended for basic industry of a limited nature. The district does allow outdoor storage and parking provided it is screened. However, based on information provided by the applicant that do not intend for outdoor storage of materials or equipment and proximity of single family residential zoning, prohibit the outdoor storage of materials or equipment without an approved site plan by Planning Commission. That site plan should include adequate screening that could include, but not limited to, solid fencing, shrubbery, trees, or earth-berms, or a combination of these methods.
2. Outdoor loading and other outdoor activities are not allowed in this District.

3. Prior to commencement of any new use as allowed in the I-G District, a Site Plan shall be submitted and approved that complies with all requirements as specified in Article 5.3 and Article 10 of the UDC.
4. Prior to commencement of any new use, a limited traffic study shall be submitted to indicate the impact of the change in use on the gravel frontage road. In addition, a plan to upgrade the parking lots to paved surface shall be developed to bring the property into compliance with I-G District requirements.

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 36450 Frontage Rd.

PURPOSE FOR REZONING: Allow storage of ag. material in existing structures

REQUESTED REZONING CHANGE: FROM C-2 TO 1-G
(Current Zoning) (Proposed Zoning)

LEGAL DESCRIPTION: 18-15-22 BG 1017.6' W of NE Cor. SE 1/4, W along N/L 1631' to NW Cor, S 904.4' to NLY Right of Way 1-35, N along R/W 1516.2', NE 344.8' to POB, cont. 16.06 ac m/L

CURRENT LAND USE: Commercial / Residential

PROPERTY OWNER'S NAME(S): MICO, Inc. Robert Blachly PHONE: 913 449 4054

COMPANY: MICO, Inc. FAX: —

MAILING ADDRESS: 307 N. Oak Paola KS 66071
Street City State Zip

APPLICANT/AGENTS NAME(S): Rob Johnson PHONE: 913 307 2528 / 816 797 4749

COMPANY: SKW FAX: 913 888 7868

MAILING ADDRESS: 11250 Corporate Ave Lenexa KS 66066
Street City State Zip

ENGINEER/ARCHITECT'S NAME(S): Same as Agent PHONE: —

COMPANY: — FAX: —

MAILING ADDRESS: — — — —
Street City State Zip

SIGNATURE OF OWNER OR AGENT: 

If not signed by owner, authorization of agent must accompany this application.

FOR OFFICE USE ONLY

Case No.: RZ- 06-13-2014 Amount of Fee Paid: \$ 250⁰⁰ Date Fee Paid: 6-13-14

Received By: Nikki Walzard Date of Hearing: 7-8-14

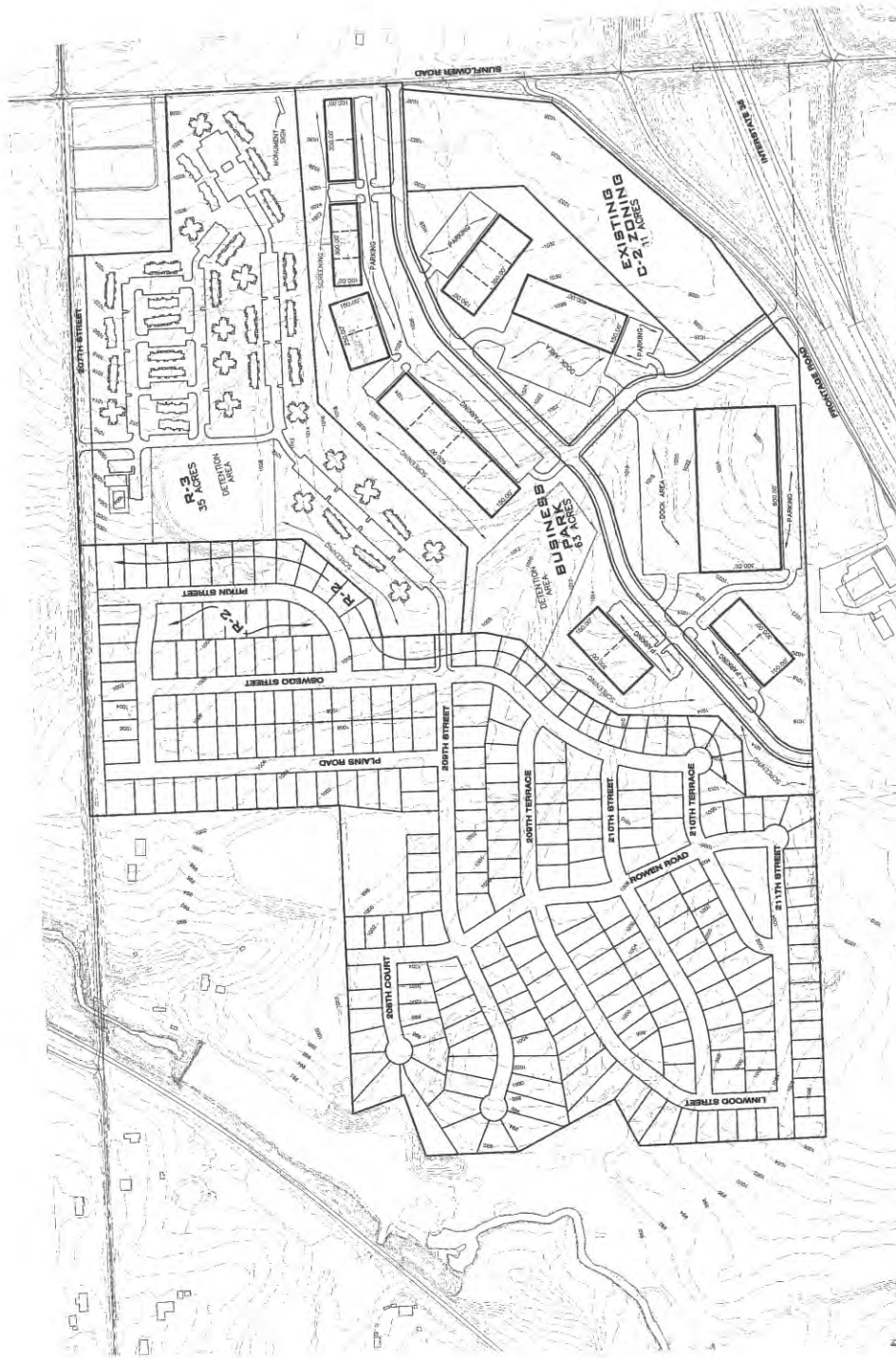
rcpt 32697

REZONING INSTRUCTIONS

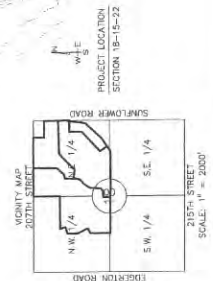
CERTIFIED LETTERS: The applicant will be responsible for mailing notices (see attached Property Owner Notification Letter) of the public hearing for the requested rezoning by certified mail, return receipt requested, to all owners of land within the notification area: two hundred (200) feet within the city limit, one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of twenty (20) days prior to the public hearing. Information regarding ownership



CONCEPTUAL PLAN OF **SUNFLOWER RIDGE** CITY OF EDGERTON JOHNSON COUNTY, KANSAS



GRAPHIC SCALE



CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
122 N. WATER STREET
SUITE 100
EDGERTON, KS 66520
PHONE: (913) 764-1078
FAX: (913) 764-8885



STAFF REPORT

July 7, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, Zoning Administrator
Re: Application FP-05-29-2014, Final Plat, JB Hunt Container Storage Facility at approximately 30700 West 191st Street

APPLICATION INFORMATION

Applicant/Property Owner:	J.B. Hunt Transport, Inc.
Requested Action:	Final Plat of JB Hunt Container Storage Facility
Legal Description:	Part of Section 35, Township 14, Range 22
Site Address/Location:	Approximately 30700 West 191st Street
Existing Zoning and Land Uses:	City of Edgerton L-P Logistics Park on vacant land with approved preliminary plat and a Conditional Use Permit (CUP) for Cargo Container Storage, Maintenance and Repair Facility
Existing Improvements:	None
Site Size:	Approximately 20 acres

BACKGROUND AND PROJECT DESCRIPTION

The property was annexed into Edgerton city limits in 2013 and zoned L-P, Logistics Park. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services. The property has an approved preliminary plat and final site plan. The planned use for this property is a cargo container storage, maintenance and repair facility.

The BNSF intermodal facility is located to the northwest across Waverly Road and the warehouse industrial (logistics) park is across Waverly Road directly to the west, beyond the similar Nickell container storage operation under construction. Demand for businesses to store and maintain cargo containers and chassis is a by-product of the activity on and around the intermodal facility. The logistics park and intermodal's primary function is to transport and redistribute containers and the products they contain. Since they are not in the business of

storing containers for an extended period of time, there is a need for companies, like the applicant's, that specialize in storage and maintenance.

INFRASTRUCTURE AND SERVICES

Infrastructure was reviewed previously per the rezoning and preliminary plat.

- a. Access is provided by 191st Street, which is 26 feet wide with no shoulders, but is planned for future improvement to pavement that will support intermodal and logistic park traffic. Proceeding west on 191st Street and the newly constructed Homestead Road to the south provides access to Interstate 35.
- b. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- c. The property does not have any areas within the flood plain.
- d. The property intends on using a holding tank until a connection to the Big Bull Creek Wastewater Conveyance system is available in the vicinity of the property.
- e. The property is within the Water District 7 service area, but the nearest water main is over 1,000 feet to the west at the Waverly Road intersection. A new main will need to be extended to this property.
- f. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, to the southwest.

FINAL PLAT REVIEW

Staff has reviewed the Final Plat submittal for compliance with the Approved Preliminary Plat and requirements in Section 13.3 of Article 13 of the Edgerton UDC. Review comments are listed below.

1. Scale, the same used for the preliminary plat; North point; vicinity map. ***Final Plat complies.***
2. The words "FINAL PLAT" followed by the name of the subdivision at the top of the sheet, and then followed by a metes and bounds description of the tract. ***Final Plat complies.***
3. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar. ***The boundary corners at the 191st Street R/W line should be monumented.***
4. A boundary survey of third order surveying accuracy (maximum closure error one in five thousand (1' in 5,000), with bearings and distances referenced to section or fractional section corners or other base line shown on the plat and readily reproducible on the ground. ***Closure error has not been provided.***
5. Individual notations and a TABLE showing: lot area, setbacks, and building envelopes. ***Only front and west setbacks have been provided and table has not been provided. Building envelope has not been shown.***
6. A number for each lot, starting (if practical) in the northwest corner. ***Final Plat complies.***
7. All easements with widths, and roads with curve data. ***Drainage easements should be provided for the detention areas and 1% event storm water conveyance.***

Final plat has been submitted to Water District 7 for review. Applicant shall dedicate easement if requested by Water 7 to extend water main service to property.

8. Ingress/egress limitations if required. ***Final Plat complies.***
9. The location of existing utility easements. ***Final Plat complies.***
10. A written legal description from the survey. ***Final Plat complies.***
11. An instrument of dedication for all roads and easements. ***Easement dedication should include Drainage Easement.***
12. Special notations required as a condition of platting by the Planning Commission. ***Final Plat complies.***
13. Approved phases – clearly delineated. ***Final Plat complies.***
14. Private travel easements. ***Final Plat complies.***
15. The Owner's Certificate with Notary Seal. ***Final Plat complies.***
16. Certificate of the Governing Body with City Clerk's attest and Seal. ***Final Plat complies.***
17. Edgerton City Planning Commission chair and secretary approval. ***Final Plat complies.***
18. Certificate of the Register of Deeds. ***Not provided.***
19. Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor. ***County Surveyor approval block has not been provided.***
20. Certificate of the Zoning Administrator. ***Final Plat complies.***

General Design Standards

1. Rights-of-way must conform to the current standards of the American Public Works Association, and greater widths may be required by the Zoning Administrator after preliminary review; utility easements must be a minimum of fifteen (15) feet wide or, 7.5 feet for appurtenant utility easements on interior lots. Street lighting and fire hydrants must be indicated in areas planned for residential use. Cul-de-sacs are limited to 800 feet in length. ***Final plat has been submitted to Water District 7 for review. Applicant shall dedicate easement if requested by Water 7 to extend water main service to property.***
2. All portions of the tract being subdivided shall be taken up in lots (or phases), streets, planned open areas or other uses so that remnants and landlocked areas are not created. ***Final Plat complies.***
3. All lots must front on a public right-of-way. When a subdivision is located along arterial roads adequate buffers must be maintained between the right-of-way and the building line. ***Final Plat complies.***
4. Corner lots shall have minimum side-yard setbacks of twenty (20) feet to the street right-of-way and nine (9) feet to the property line of the adjacent interior lot unless approved by the Zoning Administrator. ***Final Plat complies.***
5. Side lot lines shall be substantially at right angles to street lines. ***Final Plat complies.***
6. Drainage and watercourse easements are required. Building setbacks from watercourses should be measured from the thread of the stream. Flowage easements may be used to calculate required minimum lot sizes. ***Drainage easements should be provided for the detention areas and 1% event storm water conveyance. Easement dedication should include Drainage Easement.***

7. The lot depth to front lot width ratio shall be no more than 3 to 1. ***Final Plat complies.***
8. If the development is to be served with public water or sewer, the plat must bear a notation that the subdivision is to be served by these facilities. The Zoning Administrator may not issue a building permit for a lot notated "SERVICED BY PUBLIC WATER/SEWER" without written verification from the public water or sewer district that all distribution or collection lines have been installed and that all lots are either connected or are capable of being connected to central utilities. ***Appropriate notation should be provided.***

Other Comments

- Final Plat complies with Approved Preliminary Plat.
- The approval block located 2nd down on the right side may not be necessary. It is the one with the signature block that reads "City of Engineer".
- Provide preparation and revision dates on the plat so it can be tracked.

RECOMMENDATION

City staff recommends approval of the Final Plat for JB Hunt Container Storage Facility subject to compliance with the following stipulations:

1. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
2. The commencement of any improvements shall not occur prior to the approval and endorsement of the final plat and the submittal to and approval of construction plans for all streets, sidewalks, storm water sewers, sanitary sewers, and water mains contained within the final plat by the Governing Body. Sanitary sewer drawings and specifications must be submitted to and approved by the City of Edgerton and Kansas Department of Health and Environment prior to the commencement of any improvements.
3. A Public Improvement Inspection Fee, established by the Fee Schedule for the Unified Development Code, shall be submitted with the document of financial assurance as defined in Section 13.7 prior to the commencement of any improvements.
4. The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax.
5. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

ATTACHMENTS

Final Plat Application FP-05-29-2014 for JB Hunt Container Storage Facility
Final Plat

NAME OF PROPOSED SUBDIVISION: J.B. Hunt Container Storage FacilityLOCATION OR ADDRESS OF SUBJECT PROPERTY: ± 30700 W. 191st StreetLEGAL DESCRIPTION: See Attached SheetCURRENT ZONING ON SUBJECT PROPERTY: RUR CURRENT LAND USE: AgriculturalTOTAL AREA: 20.04 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 873,001 Sq. Ft.DEVELOPER'S NAME(S): Lynn Boyd PHONE: (479) 659-6970COMPANY: J.B. Hunt Transport FAX: (479) 820-5282MAILING ADDRESS: 705 - B N. Bloomington Lowell AR 72745
Street City State ZipPROPERTY OWNER'S NAME(S): - PHONE: -COMPANY: J.B. Hunt Transport FAX: -MAILING ADDRESS: 705 N. Bloomington Lowell AR 72745
Street City State ZipENGINEER'S NAME(S): Jim Anderson PHONE: (913) 894-5150COMPANY: Kaw Valley Engineering FAX: (913) 894-5977MAILING ADDRESS: 14700 W. 114th Tce Lenexa KS 66215
Street City State ZipSIGNATURE OF OWNER OR AGENT: 
If not signed by owner, authorization of agent must accompany this application.

NOTE: Ten (10) copies of the proposed preliminary plat must accompany this application for staff review. One (1) reduced copy (8 1/2 x 11) must also be submitted with the application.

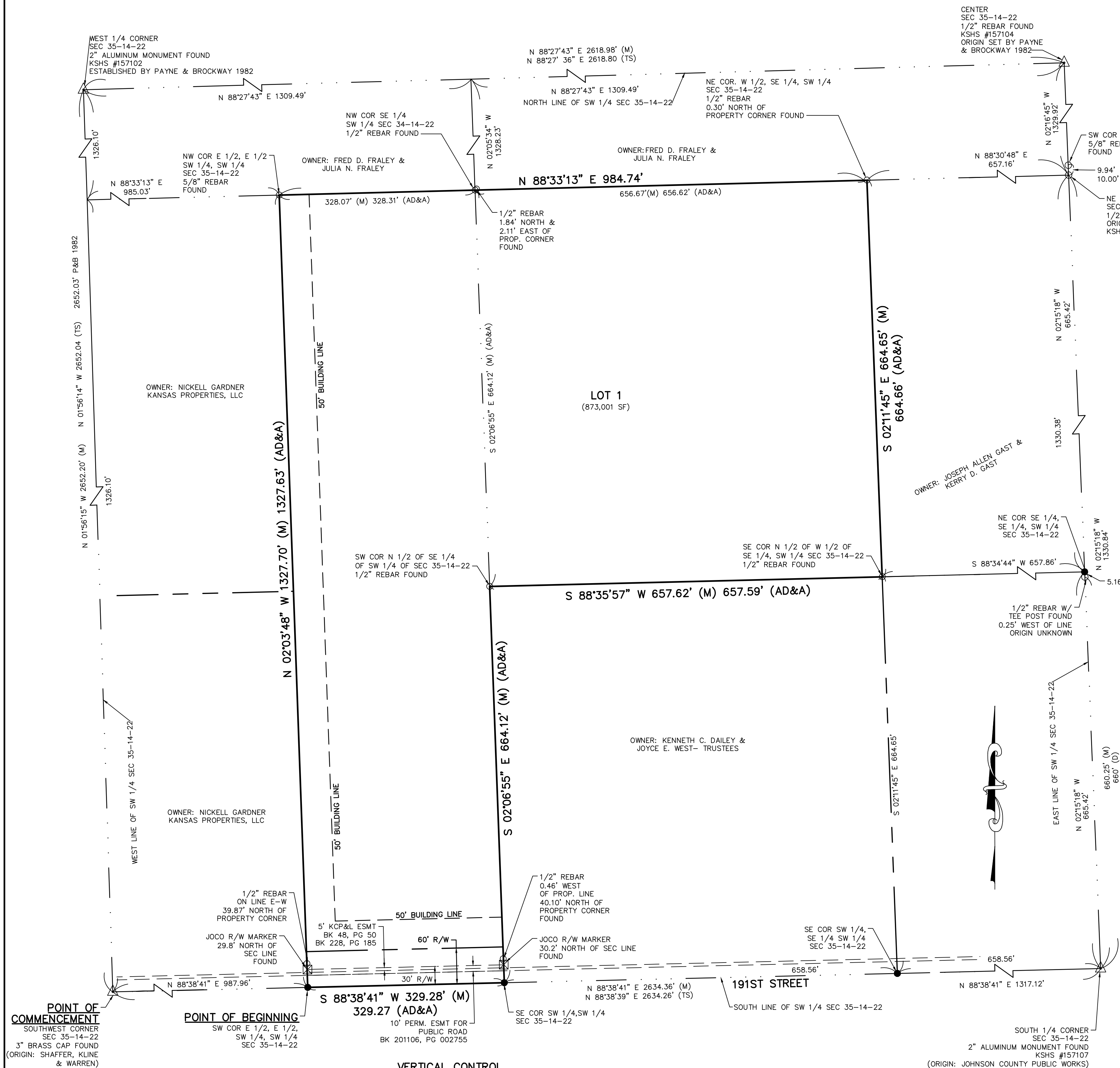
FOR OFFICE USE ONLYCase No.: P- 05-29-2014 Amount of Fee Paid: \$ 310.00 Date Fee Paid: 5/29/14Received By: Both Riv Date of Hearing: 7/8/14. cept 32694**FINAL PLAT INSTRUCTIONS**

SUBMITTAL DEADLINE: The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting. If the final plat complies with the preliminary plat, Planning Commission and Governing Body may consider approval without notice or public hearing.

A TRACT OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, AS RECORDED AT THE JOHNSON COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 828, PAGE 339 AND DEED BOOK 4623, PAGE 638, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N 88°38'41" E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 987.96 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE N 02°03'48" W ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 1327.70 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF SAID POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE N 88°33'13" E ALONG SAID NORTH LINE, A DISTANCE OF 984.74 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE S 02°11'45" E ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTH HALF OF OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 664.65 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE S 88°35'57" W ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 657.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE S 02°06'55" E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 664.12 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S 88°38'41" W ALONG SAID SOUTH LINE, A DISTANCE OF 329.28 FEET TO THE POINT OF BEGINNING. CONTAINS 873,001 SQUARE FEET OR 20.04 ACRES, MORE OR LESS.

FINAL PLAT OF JB HUNT CONTAINER STORAGE FACILITY
A SUBDIVISION IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS
SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST



POINT OF COMMENCEMENT
SOUTHWEST CORNER
SEC 35-14-22
3\" BRASS CAP FOUND
(ORIGIN: SHAFFER, KLINE & WARREN)

POINT OF BEGINNING
SW COR E 1/2, E 1/2,
SW 1/4, SW 1/4
SEC 35-14-22

HORIZONTAL DATUM:
KANSAS STATE PLANE, NORTH ZONE NAD 83-HARN
COMBINED ADJUSTMENT FACTOR (CAF): 0.99988619
SCALED AROUND 0.0

DATUM CONTROL:
JCPW 1024
N:172242.08 (STATE PLANE GRID)
E:2163243.55 (STATE PLANE GRID)
EL:1001.09

JCPW 1073
N:198832.60
E:2166275.99
EL:990.20

NCS- BULL
N:183103.52
E:2193385.91

LEGEND:
○ MONUMENT FOUND
● 1/2\"x24\" REBAR W/CLS 20 CAP SET
(UNLESS NOTED OTHERWISE)
(AD&D) ALLENBRAND, DREWS & ASSOCIATES (SEE SURVEY REFERENCE NOTE)
(M) MEASURED

VERTICAL CONTROL
JCPW BM 1190
LOCATION CENTER NORTH END OF THE WEST HEADWALL RCB.
DIRECTIONS FROM THE INTERSECTION OF WAVERLY ROAD
AND 183RD STREET, GO NORTH 0.15 MILES TO THE RCB.
ELEVATION 1023.06 FT VERTICAL DATUM NAVD 88

SURVEY REFERENCE:
1. CERTIFICATE OF SURVEY DATED 4-21-95 BY KENNETH E. NELLOR,
PROJECT NUMBER 10023. ALLENBRAND, DREWS & ASSOCIATES (AD&A)
2. CERTIFICATE OF SURVEY DATED 4-27-95 BY KENNETH E. NELLOR,
PROJECT NUMBER 10062. ALLENBRAND, DREWS & ASSOCIATES (AD&A)

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

DESCRIPTION:
A TRACT OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 22 EAST IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, AS RECORDED AT THE JOHNSON COUNTY
RECORDER OF DEEDS OFFICE IN DEED BOOK 828, PAGE 339 AND DEED BOOK 4623, PAGE 638, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE N 88°38'41\" E ALONG THE
SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 987.96 FEET TO THE SOUTHWEST CORNER OF THE
EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND THE POINT
OF BEGINNING; THENCE N 02°03'48\" W ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 1327.70
FEET TO THE NORTHWEST CORNER OF SAID EAST HALF SAID POINT BEING ON THE NORTH LINE OF THE SOUTH
HALF OF SAID SOUTHWEST QUARTER; THENCE N 88°33'13\" E ALONG SAID NORTH LINE, A DISTANCE OF 984.74
FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST
QUARTER; THENCE S 02°11'45\" E ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTH HALF OF OF THE
SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 664.65 FEET TO THE SOUTHEAST
CORNER OF SAID NORTH HALF; THENCE S 88°35'57\" W ALONG THE SOUTH LINE OF SAID NORTH HALF, A
DISTANCE OF 657.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE S 02°06'55\" E ALONG
THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 664.12 FEET TO THE SOUTH LINE OF SAID SOUTHWEST
QUARTER; THENCE S 88°38'41\" W ALONG SAID SOUTH LINE, A DISTANCE OF 329.28 FEET TO THE POINT OF
BEGINNING. CONTAINS 873,001 SQUARE FEET OR 20.04 ACRES, MORE OR LESS.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE
SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL
HEREAFTER BE KNOWN AS "JB HUNT CONTAINER STORAGE FACILITY".

STREET DEDICATION:
THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY DEDICATED SUBJECT TO THE RIGHT
HEREBY RESERVED TO THE PRESENT OWNER AND ITS SUCCESSORS AND ASSIGNS FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND
SEWER PIPES, POLES AND WIRE, UNDER, OVER AND UPON SAID ROADWAYS.

EASEMENT DEDICATION:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS, AND TO ALL PUBLIC UTILITY COMPANIES DULY INCORPORATED
AND LICENSED TO DO BUSINESS IN EDGERTON, JOHNSON COUNTY, KANSAS, TO ENTER UPON, CONSTRUCT AND MAINTAIN POLES, WIRES, ANCHORS, PIPES, CONDUITS,
SEWERS, SURFACE DRAINAGE FACILITIES, SIDEWALKS, ETC., UPON, OVER AND UNDER THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR
"U/E".

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPERTIES HAVE HEREUNTO SUBSCRIBED THEIR NAMES

OWNER - J.B. HUNT TRANSPORT, INC. (MANAGING MEMBER)

STATE OF _____
COUNTY OF _____, KS.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME
_____ TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE
EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATION:
THIS PLAT OF "JB HUNT CONTAINER STORAGE FACILITY" HAS BEEN
SUBMITTED TO AND APPROVED BY THE EDGERTON PLANNING COMMISSION
THIS _____ DAY OF _____, 20____.

CHAIR OF PLANNING COMMISSION

SECRETARY

APPROVED BY THE EDGERTON CITY COUNCIL THIS _____ DAY OF
_____, 20 ____ BY _____

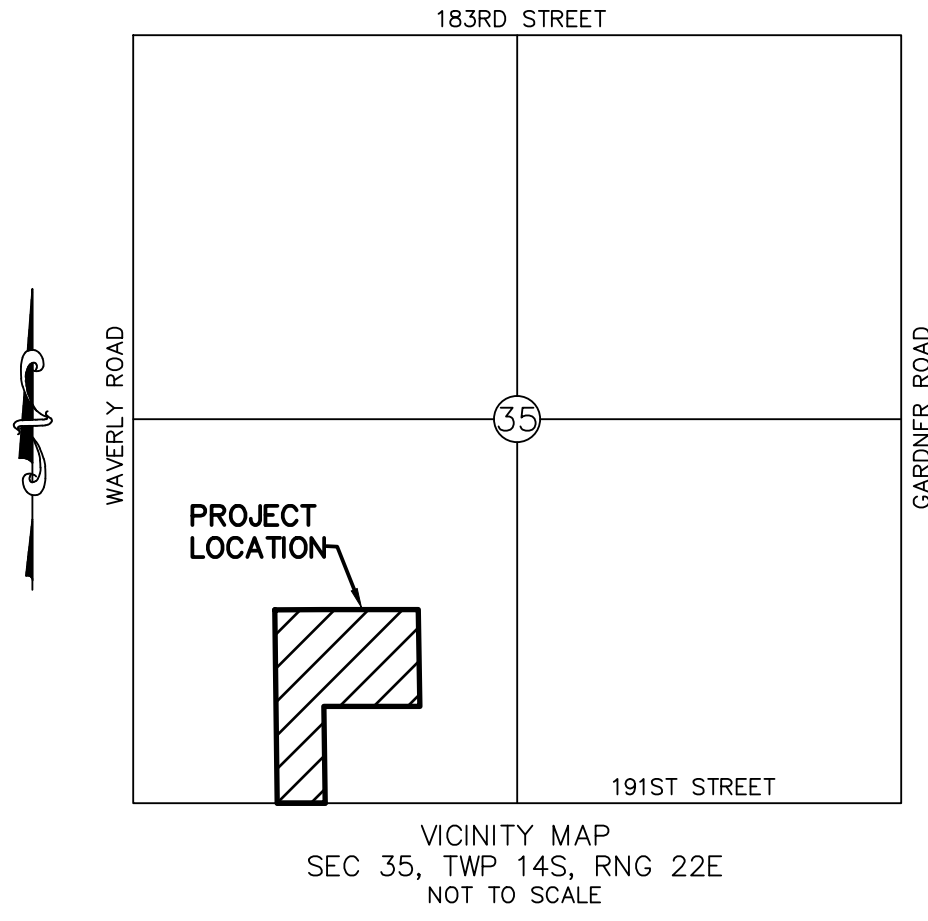
MAYOR

ATTEST: _____

CITY CLERK

SURVEYOR'S CERTIFICATION:
I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES
OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED
IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.
DATE OF PLAT OR MAP: MAY 12, 2014

KENNETH J. DEDRICK _____
KANSAS RLS NO. 1067



KAW VALLEY ENGINEERING, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
lx@kveng.com | www.kveng.com

PROJECT NO. C13-7401
DRAWN BY **NJN**
CHECKED BY **KJD**
CFN **7401PLAT**
SHEET **1 OF 1**

PREPARED FOR: _____
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO
OFFER SURVEYING SERVICES BY KANSAS STATE
CERTIFICATE OF AUTHORIZATION NO. LS-20.
EXPIRES 12/31/14