

EDGERTON PLANNING COMMISSION AGENDA

August 12, 2014

7:00 PM

1. Call meeting to order

2. Pledge of Allegiance

3. Roll Call:

A. Members:

Chuck Davis, Chair

Present / Absent

Ron Conus, Vice-Chair

Present / Absent

Maria O'Neill, Secretary

Present / Absent

Phyllis Harris

Present / Absent

Missy Drinkard

Present / Absent

Bob O'Neill

Present/ Absent

Andrea Lucero

Present/ Absent

Cliff Withrow

Present/ Absent

Tina Graddy

Present /Absent

4. Approval of Minutes:

A. July 8, 2014

5. Guests Present:

A.

B.

6. Communications:

7. Old Business – Rezoning

A. Consideration of rezoning application, 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: Consider motion to recommend approval, denial or table.

8. New Business – Public Hearings

Rezoning

A. Consideration of a public hearing in regards to Rezoning Case No. RZ-06-23-2014, requesting a change in zoning from Johnson County RUR (Rural Residential) to City of Edgerton L-P (Logistics Park) on property located at the southeast corner of 191st Street and Waverly Road, within Section 2, Township 15 South, Range 22 East, in Johnson County, containing approximately 178 acres, more or less. Owner/Applicant: Patrick Robinson, Edgerton Land Holding Co. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

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

Preliminary Plat

- B. Consideration of a public hearing in regards to Preliminary Plat Case No. PP-06-25-2014 (Logistics Park Kansas City Phase II) requesting approval of a preliminary plat on property located at the southeast corner of 191st Street and Waverly Road, within Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, containing approximately 178 acres, more or less. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

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

Preliminary Site Plan

- C. Consideration of a public hearing in regards to Preliminary Site Plan Case No. PS—06-23-2014 (Logistics Park Kansas City, Phase II) requesting approval of a preliminary site plan on property located at the southeast corner of 191st Street and Waverly Road, within Section 2, Township 15 South, Range 22 East, in Johnson County, containing approximately 178 acres, more or less. Owner/Applicant: Patrick Robinson, Edgerton Land Holding Co. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

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

Rezoning

- D. Consideration of a public hearing in regards to Rezoning Case No. RZ-07-11-2014, requesting a change in zoning from Johnson County RUR (Rural Residential) to City of Edgerton L-P (Logistics Park) on property located at the southwest corner of 191st Street and Homestead, within Section 4, Township 15 South, Range 22 East, in Johnson County, containing approximately 107 acres, more or less. Owner/Applicant: Patrick Robinson, Edgerton Land Holding Co. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

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

Preliminary Plat

- E. Consideration of a public hearing in regards to Preliminary Plat Case No. PP-07-11-2014 (Logistics Park Kansas City Phase III) requesting approval of a preliminary plat on property located at the southwest corner of 191st Street and Homestead, within Section 4, Township 15 South, Range 22 East, in Johnson County, Kansas, containing approximately 107 acres, more or less. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

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

Preliminary Site Plan

- F. Consideration of a public hearing in regards to Preliminary Site Plan Case No. PS—07-11-2014 (Logistics Park Kansas City, Phase III) requesting approval of a preliminary site plan on property located at the southwest corner of 191st Street and Homestead, within Section 4, Township 15 South, Range 22 East, in Johnson County, containing approximately 107 acres, more or less. Owner/Applicant: Patrick Robinson, Edgerton Land Holding Co. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

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

9. Other Business:
10. Future Meeting – Regular meeting – September 9, 2014
11. Adjournment:

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING

July 8, 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, Missy Drinkard, Ron Conus, Tina Graddy, and Cliff Withrow. Absent was: Andrea Lucero. Also present were City Administrator Beth Linn and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Minutes of June 10, 2014 were considered.

Motion by M. O'Neill, seconded by Graddy, to approve the minutes. The motion was approved, 8-0.

COMMUNICATIONS

The City Administrator informed the Commissioners of the upcoming vacancy on the City Council. She indicated the Council will be accepting letters of interest and resume's from qualified electors by July 18, 2014, with subsequent interviews. She indicated the appointment is expected in August.

Ms. Linn updated the Commissioners on the conditional use permit application for the quarry/asphalt operations. She stated after review, the Johnson County Board of Commissioners remanded the application back to the Southwest Johnson County Planning Commission (SWJCPC). She told the Commissioners the next meeting of the SWJCPC is scheduled for July 23, 2014 at the Senior Center in Gardner. The City Administrator shared part of the City's comments/suggestions which included looking at an internal haul road and relocation of the entrance site across from the park entrance on Sunflower Road. She indicated the Council will review at the July 10, 2014 Council meeting.

The City Administrator spoke about the 2015 budget process. She informed the Commissioners that at the July 10, 2014 Council meeting the members will discuss actions to un-fund the Administrative Services Director position and fund a Planning/Zoning Director. She indicated this would provide a better method/opportunity to serve development decision matters to the Council.

Ms. Linn also indicated the July 3, 2014 celebration was a great event.

ELECTION OF 2014-15 OFFICERS

Election of officers for 2014-15 was considered. After a brief discussion, nomination of officers was considered. Those nominated were: Chuck Davis for Chair; Ron Conus for Vice-Chair, and Maria O'Neill for Secretary.

Motion by M. O'Neill, seconded by Conus, to accept the nominations and approve those in the named positions. The motion was approved, 8-0.

REZONING

A public hearing in regards to RZ-06-13-2014, requesting zoning change from City of Edgerton C-2 (Heavy Service Commercial) to City of Edgerton I-G (General Industrial District) for 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, was opened by Chair Harris. Owner: Robert Blachly, Mico, Inc. Agent: Rob Johnson, Shafer, Kline & Warren.

The City Administrator reviewed the project indicating the owner desires opening an indoor warehouse/storage for agricultural commodity in an existing building which is currently not allowed within the commercial district. The zoning of I-G allows this purpose.

Ms. Linn noted the property is served by a gravel road and is adjacent to I-35. The Commissioners were informed of the other buildings and uses upon the 16-acre tract. In addition, Ms. Linn described the adjacent properties and zoning designations. She overviewed the infrastructure and services for the site and noted the property is within the Sunflower Benefit District which would allow property owners access to City of Edgerton water and sewer system in the future.

The City Administrator indicated the existing buildings were constructed within the county prior to annexation. She informed the Commissioners the property was zoned IP-1, Light Industrial prior to 1993; then in 1993 the County approved zoning CP-3 which allowed the property to be used for retail. Subsequently in 1994, the County reclassified the property to PRB-2 Planned Retail Business as part of the adoption of new zoning regulations and map. She noted in 1996 and in 2003, the County approved a conditional use permit for horse and other miscellaneous trailer sales on the property and also in 2003, the County approved a conditional use permit for a trucking company.

The staff analysis, reviewed with respect to the City's codes and the "Golden Criteria," was reviewed. Ms. Linn indicated staff recommends the exclusion of outdoor storage of materials or equipment due to the proximity of nearby single family residential zoning. She also highlighted the need for the applicant to submit a site plan for current operations to show adequate setback and screening in regards to affects to nearby properties. Ms. Linn noted, as part of the review, the applicant should submit a traffic

study for review by the City Engineer regarding the anticipated amount of traffic along the frontage road. She also informed the Commissioners the I-G district requires all on-site parking and drives be asphalt, adding existing parking lots have been allowed to continue as non-conforming.

Ms. Linn also spoke about the environmental impacts and noted the owner is not proposing any changes to existing buildings, parking or land area. She noted materials stored such as seed, fertilizer, soil additives or other items should be stored, handled and disposed of per the manufacturer's specifications. Ms. Linn also indicated that it is unknown if the existing lighting is excessive and noted that if the lights create glare, hoods or cut-off fixtures could be added. In conclusion, she indicated that if all the items noted are addressed, environmental impacts would be negligible.

Ms. Linn then reviewed staff's stipulations for the recommendation of approval.

Commissioner Conus questioned the lighting concerns as part of the environmental impacts. The City administrator noted tonight's action was for zoning only, adding the photometric issues come later; she added the Commission could conditionally approve to meet certain conditions.

Mr. Blachly stated at this time no changes in uses are planned. The City Administrator indicated that at this time, no residential property is directly adjacent. She reviewed the location and conceptual plan of Sunflower Ridge.

Commissioner B. O'Neill questioned if this action was to add to or to improve to the site. Mr. Blachly indicated there are several businesses existing on this site. He noted the uses are not changing, but the desire is to coordinate a use with/for intermodal function.

Commissioner Withrow stated that new tenants usually are required to construct hard parking surfaces, but noted this request is not following. Ms. Linn indicated with the nature of the intended use, a conditional use permit on existing zoning is not permissible. She stated there is a challenge in understanding how this impacts. Mr. Withrow asked if this would be setting precedence if a hard surface is not required for this action. Ms. Linn replied that not necessarily would it set precedence.

Commissioner Graddy questioned if the change of zoning would also require a conditional use permit. Ms. Linn addressed the needs within the L-P district versus the I-G district.

Commissioner Davis asked if the rezoning change would eliminate the residential use. The City Administrator overviewed the language of the I-G zoning and indicated that zoning does not allow residential use within. It was noted the Planning Commission could continue this matter to a special session/meeting so the applicant could determine how to best work out the matter.

Debra Payne, 36700 W. 215th, Edgerton, Kansas, spoke about the confusion as to whether or not there would be or is indoor/outdoor storage since recently two (2) storage bins were added to the site. Ms. Payne questioned if currently there are any hazardous materials stored at this location. The City Administrator indicated there were no building permits issued for this site, and upon learning of such, the additions were stopped. Mr. Blachly indicated the tenant began the improvements, but has since stopped. He added the tenant will work within the desired actions. He noted the stored items are food stuffs for animal feed.

The City Administrator recommended the Planning Commission close or continue the hearing and table the matter to the August meeting. She indicated staff could clarify use of transloading, lighting and other matters.

Motion by B. O'Neill, seconded by Drinkard, to close the public hearing. The motion was approved, 8-0.

Motion by Drinkard, seconded by Graddy, to table the rezoning request until August 12, 2014. The motion was approved, 8-0.

PLATS

Final Plat No. P-05-29-2014, requesting approval for the 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, was considered. Applicant: J. B. Hunt Transport, Inc. Engineer: Kaw Valley Engineering.

The City Administrator reviewed the request for the final plat. Ms. Linn informed the Commissioners the applicant has already submitted the form indicating they will not protest the formation of benefit districts for future improvements, if needed. Ms. Linn indicated the proposed final plat meets most requirements and spoke brief about items needed for full compliance. She stated staff recommends approval with noted stipulations.

Jim Anderson, Kaw Valley Engineering, was present to address any questions/concerns.

Motion by Conus, seconded by B. O'Neill, to approve the final plat subject to the following stipulations: 1) All Final Plat requirements of the city listed 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; and 5) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code. The motion was approved, 8-0.

OTHER BUSINESS

Mayor Donald Roberts appeared to talk about the upcoming vacancy on the City Council. He spoke about the position and needs for filling and encouraged Commissioners to consider applying. He also reviewed the process for application, interview, and appointment.

The next meeting is scheduled for August 12, 2014.

Commissioner Conus asked about the status of Sunflower Ridge. The City Administrator noted the zoning exists, but the plat has expired.

ADJOURNMENT

Motion by Drinkard, seconded by M. O'Neill, to adjourn. The motion was approved, 8-0.

The meeting adjourned at 8:20 p.m.

STAFF REPORT

August 11, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, City Superintendent/Zoning Administrator
Re: Application RZ-06-23-2014 for rezoning of approximately 179 acres at the southeast corner of 191st Street and Waverly Road from RUR, County Rural Zoning District, to L-P, Logistics Park Zoning District

APPLICATION INFORMATION

Applicant: Patrick Robinson, Edgerton Land Holding Company

Property Owner: Edgerton Land Holding Company

Requested Action: Rezoning from RUR, County Rural Zoning District, to L-P, Logistics Park Zoning District

Legal Description: Part of Section 2, Township 15, Range 22

Site Address/Location: Approximately 179 acres at the Southeast Corner of 191st Street and Waverly Road

Existing Land Use: Vacant

Existing Zoning and Uses: County RUR, Rural District zoning

Existing Improvements: None

Site Size: Approximately 179 acres

Reason For Rezoning Request: The subject property is the second phase of development of Logistics Park Kansas City, a warehouse development. The first phase is partially constructed to the northwest. The requested zoning is 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 trade, rail and other transport services.

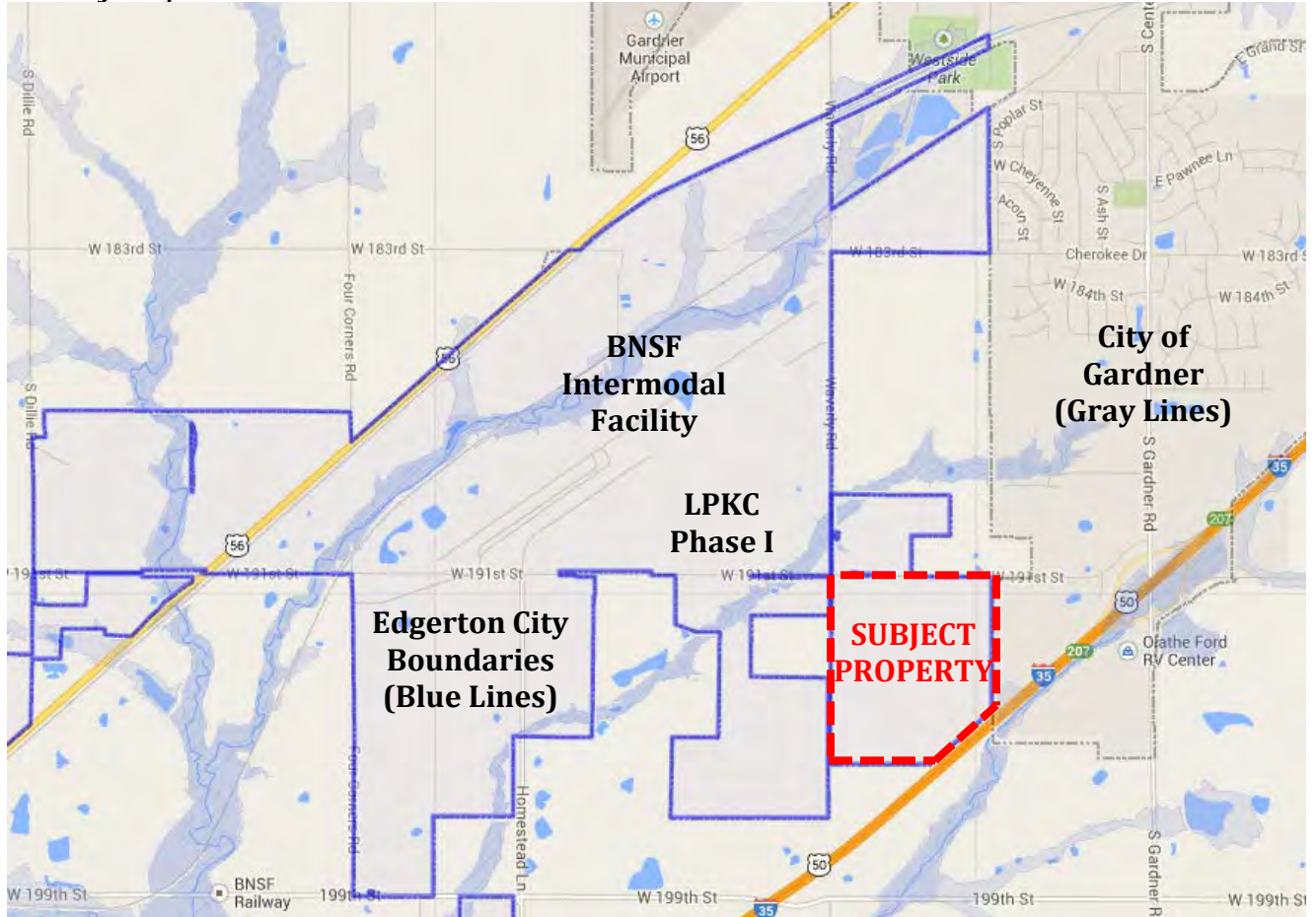
Background Information: The applicant for this project is BNSF's partner for developing warehousing. The subject property is located at the Southeast Corner of 191st Street and Waverly Road. The land included in the second phase has about 2,634 ft. of frontage on 191st and 3,126 ft. of frontage on Waverly. The property is entirely within the City of Edgerton. The applicant has provided a Preliminary Site Plan indicating plans for warehouse uses.

[illegible]

- a. Waverly Road is gravel surfaced adjacent to this property and dead-ends on the property adjacent to the south. 191st Street is 26 feet wide, paved, with no shoulders. Both streets are planned for future improvement to pavement that will support intermodal and logistic park traffic. Edgerton Land Holding Company is a party to the tri-party agreement regarding development of Logistics Park Kansas City. That agreement outlines the mechanism for construction and financing of Waverly Road. 191st Street will need to be upgraded in the future as development occurs in the area.

- 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. A small portion of the southeast corner of the property is located within Zone X, 1% Future Conditions flood plain.
- d. The property does not currently have sanitary sewer service.
- e. The property is located within the service area of Rural Water District No. 7. A 12-inch water main is located along the Waverly Road property frontage. Though no water main currently exists on 191st Street east of Waverly Road, about 1,000 feet of main will be constructed to serve the JB Hunt Container Storage project on the north side of 191st. The property owner will need to extend the main further to the east, by about 1,600 feet, to serve the eastern portion of this development.
- 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, approximately 1.5 miles to the west.

Vicinity Map



Property Zoning History

The subject property was annexed to the City of Edgerton in March of 2014, in anticipation of this development. Prior to that, the property was in unincorporated Johnson County and zoned RUR, Rural District.

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 has County RUR, Rural Zoning, which allows only agricultural, residential, and residential accessory uses. The anticipated uses of the property are warehouse and warehouse accessory uses. The L-P Zoning District is the most compatible designation for these uses.
2. Magnitude of the Change. The existing County zoning is considered a holding designation due to the property's location next to other existing and planned logistics park development. The property is vacant. The magnitude of change is not considered extreme or rare when property is being developed for its planned end use as shown on Edgerton's Future Land Use Map within the Comprehensive Plan (attached).
3. Whether or not the change will bring harm to established property rights. The properties likely most affected by this proposed zoning are the parcels in residential use adjacent to the north and south. Separate Preliminary and Final Site Plan reviews and approvals are required before building permits can be issued. As part of these Site Plan reviews, attention to buffering and setbacks particularly adjacent to the residential uses should be given to mitigate the impact as the area transitions from residential to industrial.
4. Effective use of Land. Logistics Park development, at this location, is an effective and efficient use since the property is adjacent to other existing and planned logistics park warehouses, container storage, and the intermodal rail yard facility. Warehousing will concentrate activity near the rail yard facility rather than dispersing it throughout the community.
5. The extent to which there is a need in the community for the uses allowed in the proposed zoning. Placing warehouse facilities near the intermodal rail yard puts an intermediate destination for some of the goods in transit in close proximity to their rail origin, reducing truck traffic in the surrounding area and allowing for more efficient goods distribution.
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 BNSF Intermodal Facility and LPKC Phase I are located to the northwest. Cargo container storage facilities are also under development to the north and west. There are homes on rural acreage, farming, and vacant land to the south and to the north, and northeast, across 191st Street; and farming and vacant land to the east in the adjacent City of Gardner.

The area is in transition from rural to industrial, with intermodal warehouse development, extensive road improvements, and the new I-35 interchange at Homestead Lane. The character of the area is changing significantly. The regional parks to the southwest and floodplain areas will generally remain undeveloped, acting

as open space, which will help to retain some of the existing rural character of the area.

7. Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties. The proposed zoning is compatible with warehousing and container storage uses to the north and west. At the time of Site Plan review, with the proper attention to buffering and setbacks, stormwater management, and transition of uses, the few remaining residential uses to the north and south can be protected.
8. Suitability of the uses to which the property has been restricted under its existing zoning. With the construction of the intermodal freight terminal and other logistics park uses to the north and west, the existing County zoning is no longer appropriate for this property. The best use of this property is industrial.
9. Length of time the subject property has remained vacant under the current zoning designation. The property has been held vacant in anticipation of this application since being purchased by the developer. Prior to purchase, the property was in agricultural use in unincorporated Johnson County.
10. The extent to which the zoning amendment may detrimentally affect nearby property. As noted, at the time of Site Plan review, with the proper attention to buffering and setbacks, stormwater management, and possibly transition of uses, the residential uses to the north and south can be protected.
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.
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. As development continues, Waverly Road and 191st Street will be improved to a standard that can accommodate the anticipated development of this property. Edgerton Land Holding Company is a party to the tri-party agreement regarding development of Logistics Park Kansas City. That agreement outlines the mechanism for construction and financing of Waverly Road. 191st Street will need to be upgraded in the future as development occurs in the area. Utilities will be provided by the developer in conjunction with development of the property.
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. Waverly Road and 191st Street will be improved to a standard that can accommodate industrial development traffic in the area. On-street parking will not be allowed on either street. The developer will be required to comply with the City's UDC off-street parking requirements as part of the Site Plan review process.
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 City will follow NPDES (stormwater management requirements) guidelines that require the developer to address runoff and water pollution mitigation measures as part of the development of the property. Mitigation of pollution in the form of air, noise, light, etc, will be addressed as part of the Site Plan review process.

15. The economic impact on the community from the uses allowed in the proposed zoning. Prior to the development of the BNSF intermodal and logistics park, there were few commercial and industrial uses within the City. Warehousing and related uses allowed in the L-P District have the potential to benefit the residents and community in a positive way by providing needed 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 Edgerton and the property owner would be denied a use compatible with adjacent development if the zoning is denied. The community would be adversely impacted due to the lost opportunity for jobs and tax revenue if logistics park uses were to locate in another nearby community.
17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton. The Future Land Use Map (attached) within the Comprehensive Plan designates roughly the west half of the subject property for Industrial development; the majority of the east half of the property for Mixed Use Retail, Office and Medium Density Residential development; and a small area at the southeast corner of the property for Mixed Use Office and Medium Density Residential development. However, the recently completed Southwest Area Plan (attached) designates the entire property as industrial use. Staff believes that in this instance, given the evolving demand for Logistics Park warehouse uses in the community since the adoption of the Comprehensive Plan three years ago, the Southwest Area Plan and industrial zoning for the entire property is justified economically and practically and is preferable to strictly following the three year old suggested land uses in the Plan.
18. The recommendation of professional staff. See Recommendation below

Recommendation

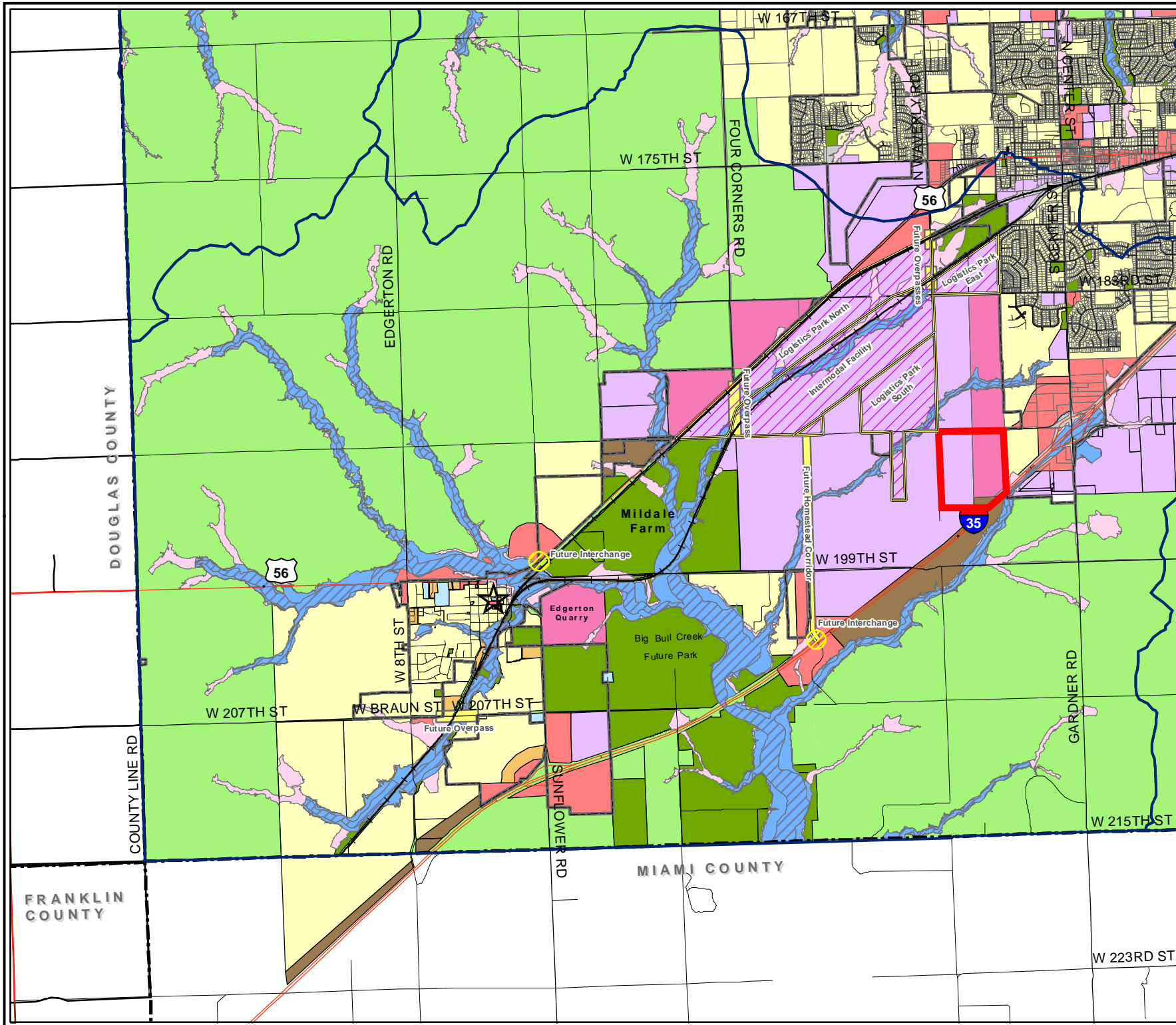
City staff recommends **approval** of the proposed rezoning of the subject property from County RUR, Rural District to L-P, City of Edgerton Logistics Park Zoning District, with the following stipulations:

1. All Site Plan application requirements of the City shall be met.
2. All infrastructure requirements of the City shall be met.
3. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Reasons for Recommendation for Rezoning: (Incorporate all or part of #1-18 above in motion)

Attachments

City of Edgerton Future Land Use Map
Southwest Area Plan Map
Application RZ-06-23-2014



City of Edgerton

Johnson County
Kansas



Future Land Use Map

- Watersheds
- Ag/Rural Residential
- Commercial (Retail/Office)
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Office and Medium Density Residential
- Mixed Use Retail, Office and Medium Density Residential
- Parks
- Public
- Downtown Study Area

FIRM Floodplains 2009 Flood Zone

- X500 Areas of 500-year floodplain.
- 100 FUTURE 1% annual chance flood (for use in design).
- A No base flood elevation determined.
- AE Base flood elevations determined.
- AE, FW Floodway areas in zone AE.
- ND Flood depths of 1 to 3 ft (avg. depths determined).
- N/A Area Not Included.

Disclaimer: The flood data shown on this map is FEMA 2009 data. The 2009 Flood Insurance Rate Map is effective as of 2/28/09.



REZONING
AREA

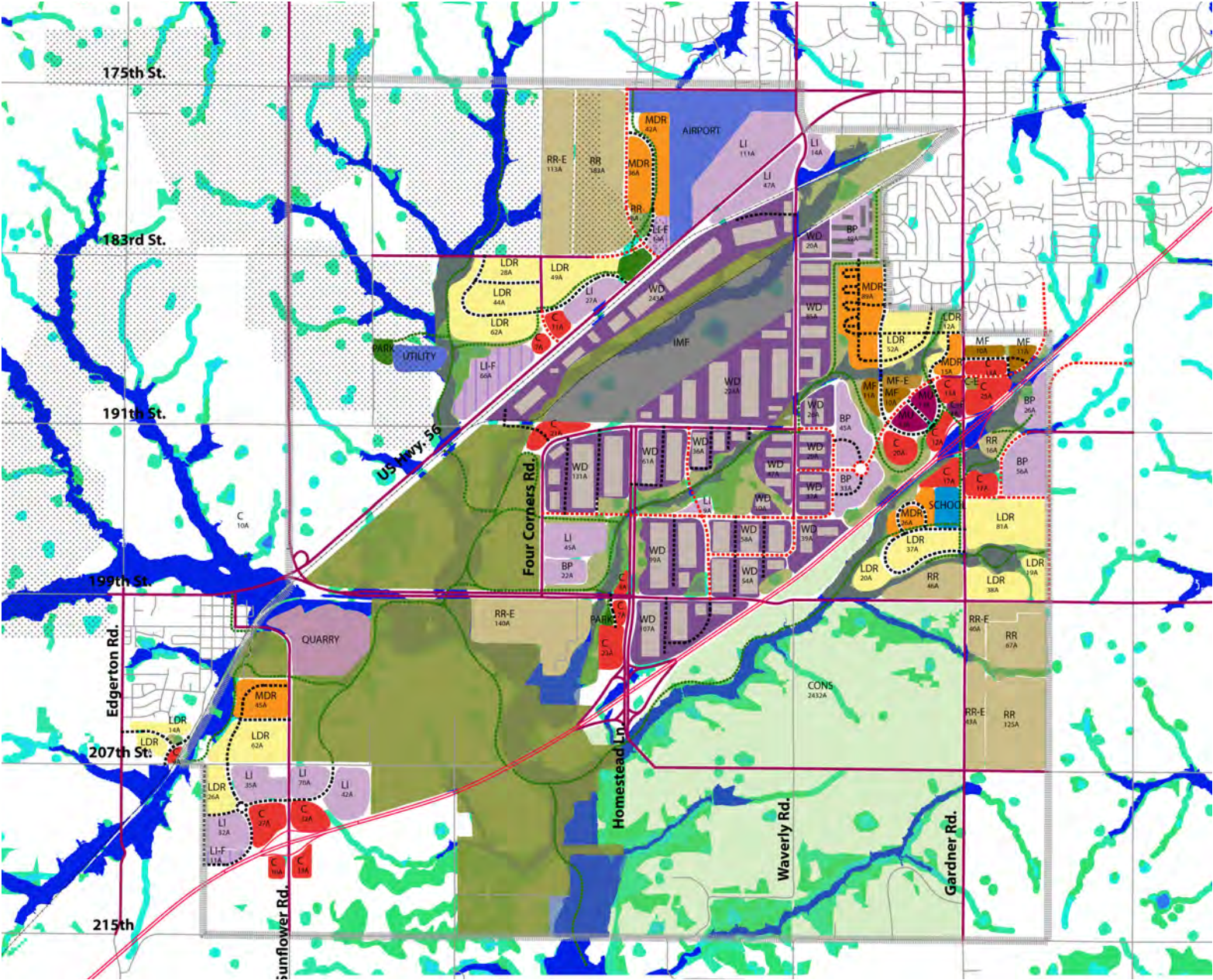


APPROVED BY THE CITY OF EDGERTON, KANSAS, FOR THE FUTURE LAND USE MAP. THE CITY OF EDGERTON, KANSAS, HAS REVIEWED THE MAP AND HAS APPROVED THE MAP FOR THE CITY OF EDGERTON, KANSAS. THE MAP IS A PRELIMINARY MAP AND IS NOT A FINAL MAP. THE MAP IS A PRELIMINARY MAP AND IS NOT A FINAL MAP. THE MAP IS A PRELIMINARY MAP AND IS NOT A FINAL MAP.



Approved By Governing Body:
March 10, 2011

Figure 5.1: Preferred Land Use Concept



Preferred Land Use Concept

- Rural Residential (RR)
- Conservation Development (CONS)
- Low Density Urban Residential (LDR)
- Medium Density Urban Residential (MDR)
- High Density Urban Residential (HDR)
- Commercial (C)
- Mixed Use (MU)
- Business Park or Limited Industry (BP and LI)
- Warehousing and Distribution (WD)
- Civic
- Parks and Open Space
- Areas with Concentrations of Oil Wells

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE CORNER 191ST & WAVERLYPURPOSE FOR REZONING: ENLARGEMENT OF L-P DISTRICTREQUESTED REZONING CHANGE: FROM RUR TO L-P
(Current Zoning) (Proposed Zoning)LEGAL DESCRIPTION: ATTACHEDCURRENT LAND USE: AGRICULTUREPROPERTY OWNER'S NAME(S): PATRICK ROBINSON PHONE: 816.888.7380COMPANY: EDGERTON LAND HOLDING CO. FAX: 816.888.7399MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State ZipAPPLICANT/AGENTS NAME(S): SAME PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State ZipENGINEER/ARCHITECT'S NAME(S): DAN COOK PHONE: 913.317.9500COMPANY: R-I-C FAX: 816.800.0951MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State ZipSIGNATURE OF OWNER OR AGENT: 

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

FOR OFFICE USE ONLYCase No.: RZ- 6-23-2014 Amount of Fee Paid: \$ 250⁰⁰ Date Fee Paid: 6/25/14Received By: Debra Stragg Date of Hearing: 8/12/2014**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

That part of the Northwest Quarter of Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, described as follows:

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}38'48''$ East, coincident with the North line of said Northwest Quarter, 2,634.32 feet to the Northeast corner of thereof; thence South $02^{\circ}16'24''$ East, coincident with the East line of said Northwest Quarter, 2,193.07 feet to a point on the Northwesterly right-of-way line of Interstate 35; thence South $47^{\circ}05'38''$ West, coincident with said right-of-way line, 670.79 feet to a point on the South line of said Northwest Quarter; thence departing said right-of-way line, South $87^{\circ}46'29''$ West, coincident with said South line, 1,450.67 feet; thence departing said South line, North $01^{\circ}09'47''$ West, parallel with the West line of said Northwest Quarter, 600.00 feet; thence South $87^{\circ}46'29''$ West, parallel with the South line of said Northwest Quarter, 726.00 feet to a point on the West line of said Northwest Quarter; thence North $01^{\circ}09'47''$ West, coincident with the West line of said Northwest Quarter, 2,070.88 feet to the Point of Beginning, subject to that part in existing roads and easements of record.

Also that part of the Northwest Quarter of Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, described as follows:

Beginning at the Southwest corner of said Northwest Quarter; thence North $01^{\circ}09'47''$ West, coincident with the West line of said Northwest Quarter, 600.00 feet; thence departing said West line, North $87^{\circ}46'29''$ East, parallel with the South line of said Northwest Quarter, 726.00 feet; thence South $01^{\circ}09'47''$ East, parallel with the West line of said Northwest Quarter, 600.00 feet to a point on the South line of said Northwest Quarter; thence South $87^{\circ}46'29''$ West, coincident with said South line, 726.00 feet to the Point of Beginning, subject to that part in existing roads and easements of record.

Also that part of the Southwest Quarter of Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North $87^{\circ}46'29''$ East, coincident with the North line thereof, 2,176.67 feet to a point on the Northwesterly right-of-way line of Interstate 35; thence South $46^{\circ}59'34''$ West, coincident with said right-of-way line, 696.98 feet; thence departing said right-of-way line, South $87^{\circ}46'29''$ West, parallel with the North line of said Southwest Quarter, 1,650.67 feet to a point on the West line thereof; thence North $02^{\circ}00'19''$ West, coincident with said West line, 455.26 feet to the Point of Beginning containing 871,206 square feet, or 20.000 acres, more or less, subject to that part in existing roads.

STAFF REPORT

August 11, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, City Superintendent/Zoning Administrator
Re: Application PP-06-25-2014 for Preliminary Plat for Logistics Park Kansas City Phase II,
SE Corner, 191st and Waverly Road

APPLICATION INFORMATION

Applicant: Patrick Robinson, Edgerton Land Holding Company

Property Owner: Edgerton Land Holding Company

Requested Action: Preliminary Plat – Logistics Park Phase II

Legal Description: Part of Section 2, Township 15, Range 22

Site Address/Location: Approximately 179 acres at the Southeast Corner of
191st Street and Waverly Road

Existing Land Use: Vacant

Existing Zoning and Uses: County RUR, Rural District, Application Pending for L-P,
Logistics Park District

Existing Improvements: None

Site Size: Approximately 179 acres

Project Description: This would be the second phase of development of Logistics Park Kansas City, a warehouse development. The first phase is partially constructed to the northwest. The requested zoning is 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 trade, rail and other transport services.

Background Information

The applicant for this project is BNSF's partner for developing warehousing. The subject property is located at the Southeast Corner of 191st Street and Waverly Road. The land included in the second phase has about 2,634 ft. of frontage on 191st and 3,126 ft. of frontage on Waverly. The property is entirely within the City of Edgerton.

Infrastructure and Services:

- a. Waverly Road is gravel surfaced adjacent to this property and dead-ends on the property adjacent to the south. 191st Street is 26 feet wide, paved, with no shoulders. Both streets are planned for future improvement to pavement that will support intermodal and logistic park traffic. Edgerton Land Holding Company is a party to the tri-party agreement regarding development of Logistics Park Kansas City. That agreement outlines the mechanism for construction and financing of Waverly Road. 191st Street will need to be upgraded in the future as development occurs in the area.
- 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. A small portion of the southeast corner of the property is located within Zone X, 1% Future Conditions flood plain.
- d. The property does not currently have sanitary sewer service.
- e. The property is located within the service area of Rural Water District No. 7. A 12-inch water main is located along the Waverly Road property frontage. Though no water main currently exists on 191st Street east of Waverly Road, about 1,000 feet of main will be constructed to serve the JB Hunt Container Storage project on the north side of 191st. The property owner will need to extend the main further to the east, by about 1,600 feet, to serve the eastern portion of this development.
- 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, approximately 1.5 miles to the west.

PRELIMINARY PLAT REVIEW

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

Content of Preliminary Plat

1. A North point and scale which is appropriate to the size of the development: one inch equals 50, 100, 150 or 200 feet is typical. ***Preliminary Plat complies.***
2. A legal description; and current zoning. ***Preliminary Plat complies.***
3. Names of: Applicant, Subdivision & Streets. ***Preliminary plat complies.***
4. Name and seal of surveyor/engineer. ***Surveyor's name has not been shown. Preliminary plat has not been sealed.***
5. Date surveyed. ***Preliminary Plat complies.***
6. Adequate legend; vicinity map. ***Preliminary Plat complies.***
7. Signature block and date for review of Zoning Administrator. ***Preliminary Plat complies.***
8. Signature block and date for review of City Engineer. ***Preliminary Plat complies.***
9. Signature block and date for review of Chair of Planning Commission. ***Preliminary Plat complies.***
10. Signature block and date for review of Mayor. ***Preliminary Plat complies.***
11. Complete outline drawing of all boundaries, lots, and streets, together with courses, distances and areas. Boundaries must be shown as solid lines and all easements as dashed lines. ***Utility easements have not been shown. A drainage easement should be provided for the detention areas. Request detention areas incorporated as part of lots and not separate tracts.***

12. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. ***Confirm and show dedicated right-of-way for south side of 191st Street and Waverly Road. Proposed utility easements have not been shown. A drainage easement should be dedicated for the detention areas.***
13. Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains, and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot, or in an easement appurtenant to each lot. ***Plat does not show proposed sanitary sewer, water mains, fire hydrants or sidewalks. Property Owner shall sign an agreement to not to protest formation of benefit district for 191st Street infrastructure improvements. Waverly Road infrastructure improvements governed by tri-party agreement with City of Edgerton, BNSF Railway and Edgerton Land Holding Company.***
14. Total acreage, and size of each lot. ***Preliminary Plat complies.***
15. Contours at vertical intervals of 4 feet or less. ***Proposed contours have not been shown on the plat but have been shown on the preliminary site plan.***
16. Setbacks, yards and any entrance restrictions. Setbacks shall be shown as a building envelope representing that portion of the lot within the yards and setbacks that can reasonably contain, depending upon watercourses, topography or geology, the principal structure and the lateral field (if a lateral field is used). ***Setbacks have not been shown/labeled.***
17. A copy of the proposed restrictive covenants. ***If needed, this item will be addressed at final plat stage.***

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. ***Confirm and show dedicated right-of-way for south side of 191st Street and Waverly Road.***
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. ***Preliminary 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. ***Preliminary 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. ***Preliminary Plat complies.***
5. Side lot lines shall be substantially at right angles to street lines. ***Preliminary 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/storm sewer and detention area easements have not been shown.***

7. The lot depth to front lot width ratio shall be no more than 3 to 1. ***There are no minimum lot area, lot width, or lot depth requirements for the L-P Zoning District, per Article 5.2 G 1.***
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. ***There is no such notation or declaration on the preliminary plat.***

Other Comments

- Explore consolidation of entrances for Lots 2 and 3
- Confirm if flood plain development permits would be required for detention basins southeast corner.
- A storm water study has not been provided.
- A traffic study should be provided for the site. Analysis should analyze whether turn lanes would be needed.

RECOMMENDATION

City staff recommends **approval** of the Preliminary Plat for Logistics Park Kansas City Phase II subject to compliance with the following stipulations:

1. All Preliminary Plat requirements of the City listed above shall be met or addressed during Final Plat submittal as identified.
2. Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.
3. All infrastructure requirements of the City shall be met.

ATTACHMENTS

Application PP-06-25-2014 for Logistics Park Kansas City Phase II
Preliminary Plat of Logistics Park Kansas City Phase II (separate attachment)

NAME OF PROPOSED SUBDIVISION: LOGISTICS PARK KANSAS CITY PHASE II

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SE CORNER 191ST & WAVERLY

LEGAL DESCRIPTION: ATTACHED

CURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: AGRICULTURE

TOTAL AREA: 178 Acres NUMBER OF LOTS: 3 AVG. LOT SIZE: 2.4 MILLION Sq. Ft.

DEVELOPER'S NAME(S): PATRICK ROBINSON PHONE: 816.888.7380

COMPANY: EDGERTON LAND HOLDING CO. FAX: 816.888.7399

MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State Zip

PROPERTY OWNER'S NAME(S): SAME PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER'S NAME(S): DAN COOK PHONE: 913.317.9500

COMPANY: R-I-C FAX: 816.800.0951

MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State Zip

SIGNATURE 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 ONLY

Case No.: PP-0225-2014 Amount of Fee Paid: \$ _____ Date Fee Paid: _____

Received By: [Signature] Date of Hearing: 8/12/2014

330⁰⁰

PRELIMINARY PLAT INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting.

NOTICE REQUIREMENTS: The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper.

STAFF REPORT

August 11, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, City Superintendent/Zoning Administrator
Re: Application PS-06-23-2014 for Preliminary Site Plan for Logistics Park Kansas City
Phase II, SE Corner, 191st and Waverly Road

APPLICATION INFORMATION

Applicant: Patrick Robinson, Edgerton Land Holding Company

Property Owner: Edgerton Land Holding Company

Requested Action: Preliminary Site Plan – Logistics Park Phase II

Legal Description: Part of Section 2, Township 15, Range 22

Site Address/Location: Approximately 179 acres at the Southeast Corner of
191st Street and Waverly Road

Existing Land Use: Vacant

Existing Zoning and Uses: County RUR, Rural District, Application Pending for L-P,
Logistics Park District

Existing Improvements: None

Site Size: Approximately 179 acres

Background Information: The applicant has prepared a site plan based on the L-P, Logistics Park District zoning requirements. The Site Plan shows three (3) warehouse buildings on three (3) lots, with the building on Lot 1 containing 1,502,200 square feet, the building on Lot 2 containing 1,273,807 square feet, and the building on Lot 3 containing 462,500 square feet, all with associated parking, stormwater detention facilities, and landscaping. No lighting plans or building elevation have been provided.

STAFF ANALYSIS

Staff has reviewed the Preliminary Site Plan submittal. The Preliminary Site Plan is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The combined details

of that review are listed below.

Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.
 - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. ***Preliminary Site Plan complies.***
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. ***Preliminary Site Plan complies.***
 - c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. ***Preliminary Site Plan complies.***
 - d) The name of the architect, engineer, surveyor or draftsman. ***Preliminary Site Plan complies.***
 - e) The specified certificates and signature blocks. ***Preliminary Site Plan complies.***
2. Sheet #2
 - a) A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. ***A Right-of-Way buffer is required along 191st Street, Waverly Road and I-35. It requires 1 tree per 50 LF of ROW within a 10 foot buffer width. A Type 1 buffer is required on the interior property lines to the front face of the building. The type 1 buffer requires trees at 50' spacing and bushes at 48" spacing within a 5 foot buffer width. A Type 4 buffer is required on the east and south property lines. The type 4 buffer requires a 20' buffer width, trees at 50' spacing and bushes at 48" spacing, all within the 20' buffer. Evergreen trees must be 12' minimum height at the time of installation. Trash containers and screening have not been shown.***
 - b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. ***Not provided.***
3. Sheet #3
 - a) A site map with the following features.
 - i) Topography at reasonable intervals. ***Preliminary Site Plan complies.***
 - ii) Exterior lot lines with any survey pins. ***Preliminary Site Plan complies.***
 - iii) Location of buildings. ***Preliminary Site Plan complies.***
 - iv) Parking areas, paths, walks with sizes and surfaces material specifications. ***Pedestrian access within and to the development has not been shown. Accessible routes to buildings also need to be shown. Property Owner shall sign an agreement to not to protest formation of benefit district for 191st Street Infrastructure improvements. Waverly Road Infrastructure improvements governed by tri-party agreement with City of Edgerton, BNSF Railway and Edgerton Land Holding Company.***
 - v) Exterior lighting specifications. ***Details, locations and photometric plan have not been provided.***
 - vi) Site entrance and connections to streets. ***Evaluate use of shared entrance for***

Lots 2 and 3.

- vii) The location of easements. ***No proposed utility easements have been shown. A drainage easement should be provided for the detention areas.***
 - viii) Connection point for utilities. ***Provide a plan for sanitary sewer service.***
 - b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. ***No signage was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.***
 - c) Features to facilitate handicapped access. ***The accessible parking spaces and access areas should not exceed 2% slope in any direction.***
 - d) Profile and detail for roads (if required). ***Preliminary Site Plan complies.***
4. Sheet #4
- a) Scale drawing of building floor plans. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - b) Dimensions and use of rooms and areas. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - c) Dimensions of entrances/exits and corridors. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Final Site Plan and Building Permit Review.***
5. Sheet #5
- a) Scale drawings of all building elevations. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - b) Roof pitch and materials. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - c) Siding type and materials, including facie. ***Will be reviewed at Final Site Plan and Building Permit Review.***

Parking and Loading.

- 1. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors, and others who may spend time at the establishment during working hours. Such parking spaces shall be at least nine (9) feet by twenty (20) feet. ***Preliminary Site Plan complies.***
- 2. Light manufacturing shall provide one parking stall per one hundred (100) sq. ft.; general manufacturing shall provide one park stall per one hundred fifty (150) sq. ft.; and, heavy manufacturing shall provide one parking stall per 200 sq. ft. ***Preliminary Site Plan complies.***
- 3. Minimum parking standards may be adjusted to greater or lesser capacities to account for location, expected circulation flows, and conversion probabilities by the Planning Commission or Zoning Administrator. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way. ***Preliminary Site Plan complies.***
- 4. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way. ***Preliminary Site Plan complies.***

5. All parking shall be on a surface prepared from concrete or asphalt. *Preliminary Site Plan complies.*
6. All commercial buildings shall provide a designated off-street space for the loading and unloading of goods and merchandise. *Preliminary Site Plan complies.*

Section 5.2 Logistics Park (L-P) District regulations

SETBACK, YARD, AND AREA REGULATIONS:

1. Building Coverage: The maximum building coverage in the L-P District is 50%. With a site size of 7,797,240 square feet and three buildings containing a total of 3,238,507 square feet, building coverage is less than the maximum 50%, at 41.5%. *Preliminary Site Plan complies.*
2. Setbacks from the street right-of-way or property line: *Preliminary Site Plan complies.*
 - a. Front. A 50-foot minimum setback is required. Front setbacks are at 230 feet for all proposed buildings.
 - b. Side (Typical). A minimum of 25 feet is required.
 - i. Lot 1: 200 feet
 - ii. Lot 2: 205 feet
 - iii. Lot 3 (south side): 200 feet
 - iv. Lot 3 (north side): 50 feet
 - c. Side at Street (Typical). A minimum of 50 feet is required. The side yard provided for the proposed building facing Waverly Road is 240 feet.
 - d. Rear. The minimum rear yard adjacent to a residential use is 50 feet.
 - i. Lot 1: 170 feet
 - ii. Lot 2: 570 feet
 - iii. Lot 3: 690 feet at closest point
3. Maximum Building Height. The maximum height allowed is 110 feet. Building elevations have not been provided, so this element cannot be evaluated at this time. *Will be reviewed at Final Site Plan and Building Permit Review.*
4. Building Separation. A minimum 20 foot building separation is required. Separation between each building is 400 feet or greater. *Preliminary Site Plan complies.*
5. Accessory Building and Structure Regulations. No accessory buildings are proposed with this application. *Preliminary Site Plan complies.*

DISTRICT REGULATIONS:

1. A minimum of three exterior walls shall be of materials other than metal. Building elevations have not been provided, so this element cannot be evaluated at this time. *Preliminary Site Plan complies.*

DESIGN GUIDELINES:

1. When more than one (1) building is planned for L-P district property, the development plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space. *The conceptual building plans show a common (typical) design for all buildings that would also be consistent with buildings planned and constructed in previous phases. Preliminary Site Plan complies.*

2. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. To interpret this regulation, details must be provided that allow a building wall to be evaluated as front, side or rear. Typically, the side of a building with the greatest architectural interest such as windows, ornamentation, and design elements helps determine the building front. The rear side would typically be where activities such as loading (dock doors) and storage activities take place, and where building facades have few or no interesting elements. ***The west side of the building on proposed Lot 1 faces the public arterial road (Waverly Road) has dock doors, typically features associated with the rear of a building, along the majority of its over 2,000 foot long length. Thus, if the City approves the current application, it will thereby approve an exception to orient a rear elevation (dock doors) toward a public street (Waverly Road).***
3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. ***Plans submitted show landscape in a Right-of-Way buffer for screening to the top of the dock doors from Waverly Road along the west side of proposed building on Lot 1. Recommend the line of trees, with the same plant composition, should be extended along the north side of the western-most parking area to the northwest corner of the proposed warehouse, to screen the dock doors from traffic on 191st street.***
4. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. ***No sidewalks are shown. The applicant shall prepare a plan for sidewalks along the street right-of-way and within the development to facilitate pedestrian travel along the street and between the proposed buildings and future buildings in the logistics park.***

ARCHITECTURAL DESIGN STANDARDS

1. Building Massing and Scale. A building's massing is defined as its exterior volume. The height, width and depth of a structure create the overall massing of a building. A building's scale is the relationship of its overall size and its component parts with its adjoining spaces and buildings.

Large expanses of blank walls of any material or metal siding are not allowed. Building facades over one hundred feet (100') long facing public right of way or residential property shall break up massing of buildings by dividing building façade into smaller components with a minimum of three (3) of the following elements:

- a. *articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands," recessed design elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other such methods of visual relief;*
- b. *Avoiding long, repetitive, monotonous facades – particularly those that repeat the same design element several times along the same elevation*
- c. *Use of darker building color and varied wall treatments*
- d. *Varying roof lines (see Vertical Articulation section)*
- e. *Change of wall plane (see Horizontal Articulation section)*

The conceptual building shown uses all of the elements above and is consistent with buildings approved in previous phases. Building elevations for each individual building, submitted in the future, shall also satisfy these requirements.

2. **Building Materials.** One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), glass, or a combination of these materials. ***Conceptual building elevations provided show tilt-up concrete construction with glass accents, meeting this requirement. Building elevations for each individual building, submitted in the future, shall also satisfy this requirement.***
3. **Façade Guidelines**
 - a. **Horizontal Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - b. **Vertical Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - c. **Screening of Rooftop Equipment.** For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - d. **Color Palette.** Earth tones, muted hues, and natural tones are permitted as structures' basic colors. Brighter hues are permitted only as an accent color on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other. ***Will be reviewed at Final Site Plan and Building Permit Review.***

Accent colors should be applied using the following guidelines:

	Required	Allowed
1 st Accent Color	10%	20%
2 nd Accent Color	0%	10%
3 rd Accent Color	0%	10%

*Percentage calculations shall utilize the entire façade area.

PARKING AND LOADING

1. General. The plan addresses the general parking and loading requirements as follows:
 - Parking space dimensions of at least 9 by 20 feet per space are required. Passenger vehicle parking spaces are shown at only 9 by 18 feet.
 - Adequate loading spaces off the public right-of-way are shown.
 - Parking is all on asphalt or concrete.
 - Off-street space for loading and unloading of goods is provided.
 - The parking areas are more than 30 feet from Waverly Road and 191st Street, as required.
 - The shipping loading and maneuvering areas along Waverly Road are more than 30 feet from the right-of-way, as required.
2. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. ***By this formula, 1,620 spaces would be required. 2,603 spaces are provided on the site plan. Preliminary Site Plan complies.***

OFF-STREET PARKING STANDARDS

1. Maneuvering. It appears that adequate space is provided on the plan for vehicle maneuvering off the public right of way. ***Preliminary Site Plan complies.***
2. Parking Spaces and Aisle Surfaces. All parking spaces, aisles and maneuvering areas are all-weather surfaced and are connected by all-weather surfaced driveways to the street, as required. ***Preliminary Site Plan complies.***
3. Parking Space and Aisle Dimensions. Parking space dimensions of at least 9 by 20 feet per space are required. ***Passenger vehicle parking spaces are shown at only 9 by 18 feet. Other parking spaces and aisle dimensions conform to Article 10.2, Parking and Loading Standards, as required.***
4. Wheel Stops. Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. ***Neither wheel stops nor curbs are indicated on the site plan.***
5. Parking layout with 90 degree spaces and two-way traffic. The parking area proposed conforms to the requirements shown in Figure 8 of the L-P District parking requirements. ***Preliminary Site Plan complies.***

OFF-STREET LOADING STANDARDS

All off-street loading standard requirements are met, with the exception of the following standard:

Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment

or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. ***With the existing site plan, trailer storage will clearly visible from the intersection of 191st Street and Waverly Road and along Waverly Road adjacent to proposed Building 1. The height of Right-Of-Way Buffer landscaping proposed along Waverly and 191st is not sufficient to block the view of trailers that will be parked almost at the property line, as is required by City Codes. A screening plan complying with these requirements shall be provided by the applicant.***

PHOTOMETRICS

1. General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. ***A photometric plan has not been provided.***

LANDSCAPE STANDARDS

1. Planting and screening requirements for the following plan elements have not been satisfied by the site plan submitted:
 - a. ***Right-of-Way Landscape Buffer: A ROW buffer is required along 191st Street, Waverly Road and I-35. It requires 1 tree per 50 LF of ROW within a 10 foot buffer width.***
 - b. ***Perimeter Landscape Buffer: A Type 1 buffer is required on the interior property lines to the front face of the building. The type 1 buffer requires trees at 50' spacing and bushes at 48" spacing within a 5 foot buffer width. A Type 4 buffer is required on the east and south property lines. The type 4 buffer requires a 20' buffer width, trees at 50' spacing and bushes at 48" spacing, all within the 20' buffer. Evergreen trees must be 12' minimum height at the time of installation.***
 - c. ***Dumpster screening: Trash dumpsters are not shown, so this element cannot be evaluated at this time. Plans submitted in the future shall satisfy the dumpster screening requirements in Article 5.2 K 8.***

DIESEL EMISSION REQUIREMENTS

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.
2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups.

3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use.
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
 - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
 - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines.
8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

Other Comments

The applicant should submit a stormwater study sealed by a Kansas Licensed Professional Engineer to be reviewed and approved by City Engineer.

RECOMMENDATION

City staff recommends **approval** of the proposed Site Plan, with the following stipulations:

1. Revised final site plans shall be submitted prior any building permit approvals or commencement of the use to address all Site Plan requirements in the Section 5.2 of Article 5 Logistics Park (L-P) and Section 10.1 of Article 10 Site Plan including all items listed above.
2. Prior to commencement of uses, the property shall be developed in accordance with a Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted preliminary site plan, as amended by these stipulations, and approved by the City.
3. All Preliminary Site Plan requirements of the City listed above shall be met or addressed during Final Site Plan submittal as identified above.

4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.


ATTACHMENTS

Application PS-06-23-2014

Preliminary Site Plans for Logistics Park Kansas City Phase II (separate attachment)

☒ PRELIMINARY SITE PLAN☐ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: LOGISTICS PARK KANSAS CITY PHASE IILOCATION OR ADDRESS OF SUBJECT PROPERTY: SE CORNER 191ST & WAVERLYLEGAL DESCRIPTION: ATTACHEDCURRENT ZONING ON SUBJECT PROPERTY: RUR CURRENT LAND USE: _____TOTAL AREA: 178 Acres NUMBER OF LOTS: 3 AVG. LOT SIZE: 2.9 million Sq. Ft.DEVELOPER'S NAME(S): PATRICK ROBINSON PHONE: 816. 888. 7380COMPANY: EDGERTON LAND HOLDING CO. FAX: 816. 888. 7399MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State ZipPROPERTY OWNER'S NAME(S): SAME PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State ZipENGINEER'S NAME(S): DAN COOK PHONE: 913. 317. 9500COMPANY: R-I-C FAX: 816. 800. 0951MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
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-6-23-2014 Amount of Fee Paid: \$ ~~250~~ 1980 Date Fee Paid: 4/25/14Received By: Debra Stragg Date of Hearing: 8/12/2014**SITE PLAN INSTRUCTIONS****SUBMITTAL DEADLINE:** The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.**NOTICE REQUIREMENTS:** The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the public hearing.

vs. 9-9-11

That part of the Northwest Quarter of Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, described as follows:

Beginning at the Northwest corner of said Northwest Quarter; thence North $88^{\circ}38'48''$ East, coincident with the North line of said Northwest Quarter, 2,634.32 feet to the Northeast corner of thereof; thence South $02^{\circ}16'24''$ East, coincident with the East line of said Northwest Quarter, 2,193.07 feet to a point on the Northwesterly right-of-way line of Interstate 35; thence South $47^{\circ}05'38''$ West, coincident with said right-of-way line, 670.79 feet to a point on the South line of said Northwest Quarter; thence departing said right-of-way line, South $87^{\circ}46'29''$ West, coincident with said South line, 1,450.67 feet; thence departing said South line, North $01^{\circ}09'47''$ West, parallel with the West line of said Northwest Quarter, 600.00 feet; thence South $87^{\circ}46'29''$ West, parallel with the South line of said Northwest Quarter, 726.00 feet to a point on the West line of said Northwest Quarter; thence North $01^{\circ}09'47''$ West, coincident with the West line of said Northwest Quarter, 2,070.88 feet to the Point of Beginning, subject to that part in existing roads and easements of record.

Also that part of the Northwest Quarter of Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, described as follows:

Beginning at the Southwest corner of said Northwest Quarter; thence North $01^{\circ}09'47''$ West, coincident with the West line of said Northwest Quarter, 600.00 feet; thence departing said West line, North $87^{\circ}46'29''$ East, parallel with the South line of said Northwest Quarter, 726.00 feet; thence South $01^{\circ}09'47''$ East, parallel with the West line of said Northwest Quarter, 600.00 feet to a point on the South line of said Northwest Quarter; thence South $87^{\circ}46'29''$ West, coincident with said South line, 726.00 feet to the Point of Beginning, subject to that part in existing roads and easements of record.

Also that part of the Southwest Quarter of Section 2, Township 15 South, Range 22 East, in Johnson County, Kansas, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North $87^{\circ}46'29''$ East, coincident with the North line thereof, 2,176.67 feet to a point on the Northwesterly right-of-way line of Interstate 35; thence South $46^{\circ}59'34''$ West, coincident with said right-of-way line, 696.98 feet; thence departing said right-of-way line, South $87^{\circ}46'29''$ West, parallel with the North line of said Southwest Quarter, 1,650.67 feet to a point on the West line thereof; thence North $02^{\circ}00'19''$ West, coincident with said West line, 455.26 feet to the Point of Beginning containing 871,206 square feet, or 20.000 acres, more or less, subject to that part in existing roads.



EDGERTON
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Edgerton, KS 66021
P: 913.893.6231
EDGERTONKS.ORG

STAFF REPORT

August 11, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, City Superintendent/Zoning Administrator
Re: Application RZ-07-11-2014 for rezoning of approximately 107 acres at the southwest corner of 191st Street and Homestead Lane from RUR, County Rural Zoning District, to L-P, Logistics Park Zoning District

APPLICATION INFORMATION

Applicant: Patrick Robinson, Edgerton Land Holding Company
Property Owner: Edgerton Land Holding Company
Requested Action: Rezoning from RUR, County Rural Zoning District, to L-P, Logistics Park Zoning District
Legal Description: Part of Section 4, Township 15, Range 22
Site Address/Location: Southwest Corner of 191st Street and Homestead Lane
Existing Land Use: Agriculture
Existing Zoning and Uses: County RUR, Rural District zoning
Existing Improvements: Home and farm buildings
Site Size: Approximately 107 acres

Reason For Rezoning Request: The subject property would be the third phase of development of Logistics Park Kansas City, a warehouse development. The first phase is partially constructed to the northeast and the second phase, to the east, is under review by the City. The requested zoning is 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 trade, rail and other transport services.

Background Information

The applicant for this project is BNSF's partner for developing warehousing. The subject property is located at the Southwest Corner of 191st Street and Homestead Lane, between Four Corners Road and Homestead Lane. The land included in the third phase has about 1,340 feet of frontage on 191st Street, about 1,350 feet of frontage on Homestead Lane, about 2,072 ft. of frontage on Four Corners Road, and is entirely within the City of Edgerton. The applicant has provided a Preliminary Plat and Site Plan indicating plans for warehouse uses.

Subject Property

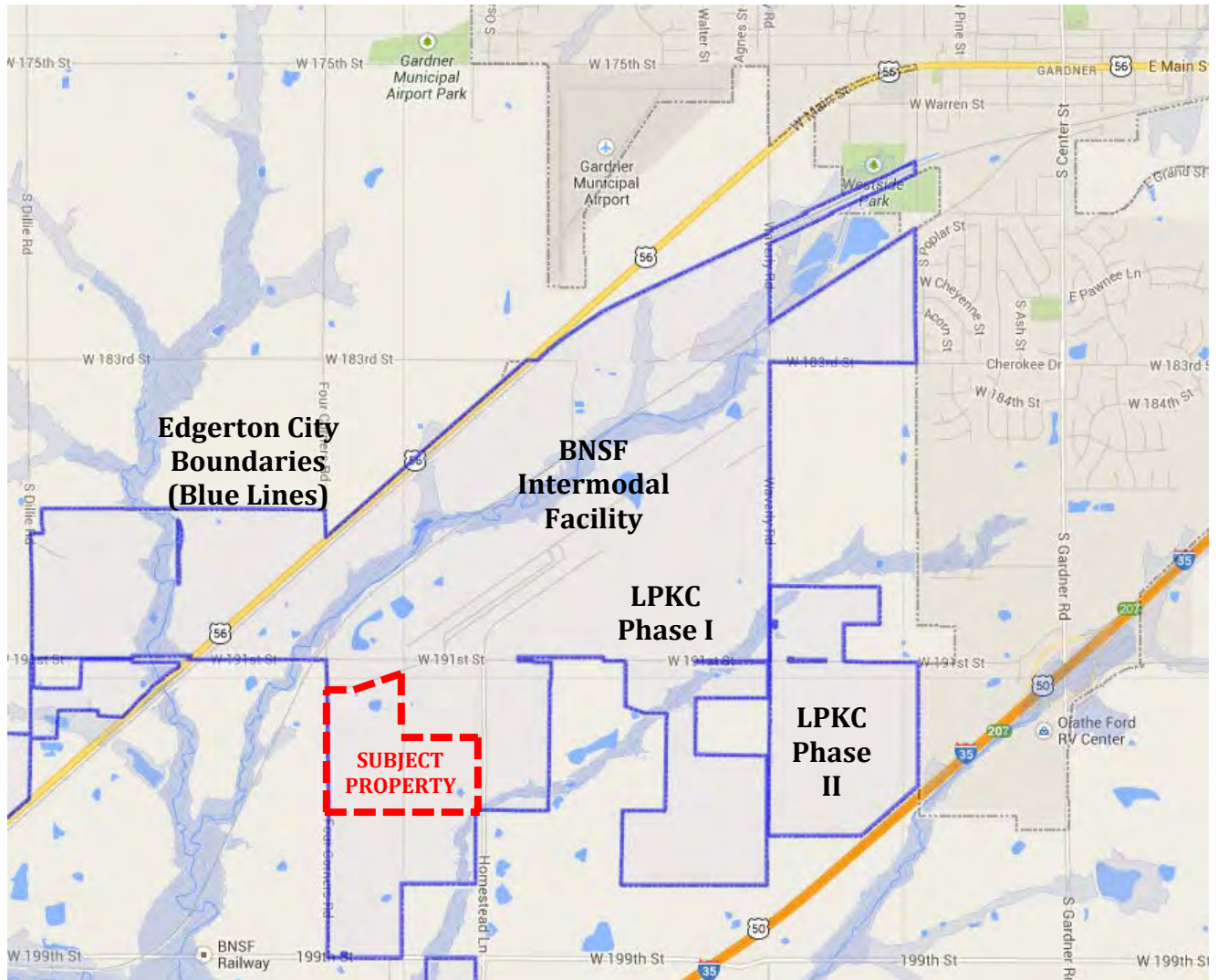


Infrastructure and Services:

- a. Both Homestead Lane and 191st Street are recently constructed, paved streets that are designed to support intermodal and logistics park traffic. Four Corners Road is 21 feet wide, paved, with no shoulders, and should be improved to pavement that will support intermodal and logistic park traffic. Proceeding east on 191st Street and south on Homestead Road 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. Federally designated floodplain touches the southeast property corner, but otherwise, there are no floodplain areas on the property.
- d. The property does not currently have sanitary sewer service.
- e. The property is located within the service area of Rural Water District No. 7. A 12-inch water main is located along the 191st Street property frontage. A 2.5-inch water main is located along the Four Corners Road frontage, and no water mains are along Homestead Road.

- 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, approximately 2.5 miles to the southwest, by roads.

Vicinity Map



Property Zoning History

The subject property was annexed to the City of Edgerton in March of 2014, in anticipation of this development. Prior to that, the property was in unincorporated Johnson County and zoned RUR, Rural District.

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 has County RUR, Rural Zoning, which allows only agricultural, residential, and residential accessory uses. The anticipated uses of the property are warehouse and warehouse accessory uses. The L-P Zoning District is the most compatible designation for these uses.
2. Magnitude of the Change. The existing County zoning is considered a holding designation due to the property's location near other existing and planned logistics park development. The property is vacant, with a home and farm buildings that will be removed in conjunction with this proposed development. The magnitude of change is not considered extreme or rare when property is being developed for its planned end use as shown on Edgerton's Future Land Use Map within the Comprehensive Plan (attached).
3. Whether or not the change will bring harm to established property rights. The BNSF intermodal yard is located immediately to the north, across 191st Street, and other large parcels annexed into the City in anticipation of future industrial development adjoin to the northeast, east, and south. The property likely most affected by this proposed zoning is the parcel in farm and residential use across Four Corners Road to the west, with an existing home located about 315 feet to the west of the northwest corner of the proposed rezoning request. Separate Preliminary and Final Site Plan reviews and approvals are required before building permits can be issued. As part of the Site Plan reviews, attention to buffering and setbacks particularly adjacent to the residential uses should be given to mitigate the impact as the area transitions from residential to industrial.
4. Effective use of Land. Logistics Park development, at this location, is an effective and efficient use since the property is adjacent to other existing and planned logistics park warehouses, container storage, and the intermodal rail yard facility. Warehousing will concentrate activity near the rail yard facility rather than dispersing it throughout the community.
5. The extent to which there is a need in the community for the uses allowed in the proposed zoning. Placing warehouse facilities near the intermodal rail yard puts an intermediate destination for some of the goods in transit in close proximity to their rail origin, reducing truck traffic in the surrounding area and allowing for more efficient goods distribution.
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 BNSF Intermodal Facility is directly north across 191st Street. An intermodal-related grain transfer facility, LPKC Phase 1, and other intermodal-related industrial development are located to the northeast, and LPKC Phase II is planned about one mile to the east. A large greenhouse and tree farming operation is located to the southeast, across Homestead Lane. There is one home on rural acreage about 315 feet to the west. Land within the City, expected to develop with intermodal related improvements, adjoins to the east and south.

The area is in transition from rural to industrial, with intermodal warehouse development, extensive road improvements, and the new I-35 interchange at Homestead Lane. The character of the area is changing significantly. The regional parks to the southwest and floodplain areas will generally remain undeveloped, acting as open space, which will help to retain some of the existing rural character of the area.

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 rail terminal yard and warehousing uses to the north, northeast and east. As part of the Site Plan reviews, attention to buffering and setbacks particularly adjacent to the residential uses should be given to mitigate the impact as the area transitions from residential to industrial.
8. Suitability of the uses to which the property has been restricted under its existing zoning. With the construction of the intermodal freight terminal and other logistics park uses to the north and east, the existing County zoning is no longer appropriate for this property. The best use of this property is industrial.
9. Length of time the subject property has remained vacant under the current zoning designation. The property has been held vacant in anticipation of this application since being purchased by the developer. Prior to purchase, the property was in residential and agricultural use in unincorporated Johnson County.
10. The extent to which the zoning amendment may detrimentally affect nearby property. As noted as part of the Site Plan reviews, attention to buffering and setbacks particularly adjacent to the residential uses should be given to mitigate the impact as the area transitions from residential to industrial.
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.
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. Both Homestead Lane and 191st Street are recently constructed, paved streets that are designed to support intermodal and logistics park traffic. Four Corners Road is 21 feet wide, paved, with no shoulders, and should be improved to pavement that will support intermodal and logistic park traffic. Utilities will be provided by the developer in conjunction with development of the property.
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. As mentioned above, Four Corners Road should be improved to a standard that can accommodate industrial development traffic in the area. On-street parking will not be allowed on Four Corners, 191st, or Homestead. The developer will be required to comply with the City's UDC off-street parking requirements as part of the Site Plan review process.
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 City will follow NPDES (stormwater management requirements) guidelines that require the developer to address runoff and water pollution mitigation measures as part of the development of the property. Mitigation of pollution in the form of air, noise, light, etc, will be addressed as part of the Site Plan review process.
15. The economic impact on the community from the uses allowed in the proposed zoning. Prior to the development of the BNSF intermodal and logistics park, there were few commercial and industrial uses within the City. Warehousing and related uses allowed

in the L-P District have the potential to benefit the residents and community in a positive way by providing needed 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, and the property owner would be denied a use compatible with adjacent development, if the zoning is denied. The nearby communities would be adversely impacted due to the lost opportunity for jobs and tax revenue if logistics park uses were to locate in another nearby community.
17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton. The Future Land Use Map (attached) within the Comprehensive Plan designates the subject property for industrial development. The proposed development is consistent with industrial uses planned for this area in the Comprehensive Plan.
18. The recommendation of professional staff. See Recommendation below

RECOMMENDATION

City staff recommends **approval** of the proposed rezoning of the subject property from County RUR, Rural District to L-P, City of Edgerton Logistics Park Zoning District, with the following stipulations:

1. All Site Plan application requirements of the City shall be met.
2. All infrastructure requirements of the City shall be met.
3. Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City.

Reasons for Recommendation for Rezoning: (Incorporate all or part of #1-18 above in motion)

ATTACHMENTS

Application RZ-07-11-2014

City of Edgerton Future Land Use Map

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SW CORNER 191ST E. HOMESTEAD

PURPOSE FOR REZONING: ENLARGEMENT OF L-P DISTRICT

REQUESTED REZONING CHANGE: FROM RUR TO L-P
(Current Zoning) (Proposed Zoning)

LEGAL DESCRIPTION: ATTACHED

CURRENT LAND USE: AGRICULTURE

PROPERTY OWNER'S NAME(S): PATRICK ROBINSON PHONE: 816.888.7380

COMPANY: EDGERTON LAND HOLDING CO. FAX: 816.888.7399

MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State Zip

APPLICANT/AGENTS NAME(S): SAME

PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER/ARCHITECT'S NAME(S): DAN COOK PHONE: 913.317.9500

COMPANY: P-I-C FAX: 816.800.0951

MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
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- 07-11-2014 Amount of Fee Paid: \$ _____ Date Fee Paid: _____

Received By: Delora S Bragg Date of Hearing: 8/12/14

250⁰⁰

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

vs. 9-9-11

RZ
PP
PS

> 07-11-2014

8/12/14

LOGISTICS PARK KANSAS CITY PHASE III LEGAL DESCRIPTION

TRACT I:

The West 1/2 of the Northeast 1/4 of Section 4, Township 15, Range 22, in Johnson County, Kansas EXCEPT that portion lying North of 191st Street as now established.

TRACT II:

The Southeast 1/4 of the Northeast 1/4 of Section 4, Township 15, Range 22, in Johnson County, Kansas.

STAFF REPORT

August 11, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, City Superintendent/Zoning Administrator
Re: Application PP-07-11-2014 for Preliminary Plat for Logistics Park Kansas City Phase III,
southwest corner of 191st Street and Homestead Lane

APPLICATION INFORMATION

Applicant: Patrick Robinson, Edgerton Land Holding Company

Property Owner: Edgerton Land Holding Company

Requested Action: Preliminary Plat – Logistics Park Phase III

Legal Description: Part of Section 4, Township 15, Range 22

Site Address/Location: Southwest Corner of 191st Street and Homestead Lane

Existing Land Use: Agriculture

Existing Zoning and Uses: County RUR, Rural District, Application Pending for L-P,
Logistics Park District

Existing Improvements: Home and farm buildings

Site Size: Approximately 107 acres

Project Description: This will be the third phase of development of Logistics Park Kansas City (LPKC), a warehouse development. The proposed preliminary plat divides about 107 acres into three lots and shows a single warehouse building on each lot. The first phase of LPKC is partially constructed to the northeast and the second phase, to the east, is under review by the City.

Background Information

The applicant for this project is BNSF's partner for developing warehousing. The subject property is located at the Southwest Corner of 191st Street and Homestead Lane, between Four Corners Road and Homestead Lane. The land included in the third phase has about 1,340 feet of frontage on 191st Street, about 1,350 feet of frontage on Homestead Lane, about 2,072 ft. of frontage on Four Corners Road, and is entirely within the City of Edgerton. The applicant has provided a Preliminary Site Plan indicating plans for warehouse uses.

Infrastructure and Services:

- a. Both Homestead Lane and 191st Street are recently constructed, paved streets that are designed to support intermodal and logistics park traffic. Four Corners Road is 21 feet wide, paved, with no shoulders, and should be improved to pavement that will support intermodal and logistic park traffic. Proceeding east on 191st Street and south on Homestead Road 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. Federally designated floodplain touches the southeast property corner, but otherwise, there are no floodplain areas on the property.
- d. The property does not currently have sanitary sewer service.
- e. The property is located within the service area of Rural Water District No. 7. A 12-inch water main is located along the 191st Street property frontage. A 2.5-inch water main is located along the Four Corners Road frontage, and no water mains are along Homestead Road.
- 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, approximately 2.5 miles to the southwest, by roads.

PRELIMINARY PLAT REVIEW

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

Content of Preliminary Plat

Content of Preliminary Plat

1. A North point and scale which is appropriate to the size of the development: one inch equals 50, 100, 150 or 200 feet is typical. ***Preliminary Plat complies.***
2. A legal description; and current zoning. ***Preliminary Plat complies.***
3. Names of: Applicant, Subdivision & Streets. ***Preliminary plat complies.***
4. Name and seal of surveyor/engineer. ***Preliminary plat has not been sealed.***
5. Date surveyed. ***Preliminary Plat complies.***
6. Adequate legend; vicinity map. ***Preliminary Plat complies.***
7. Signature block and date for review of Zoning Administrator. ***Preliminary Plat complies.***
8. Signature block and date for review of City Engineer. ***Preliminary Plat complies.***
9. Signature block and date for review of Chair of Planning Commission. ***Preliminary Plat complies.***
10. Signature block and date for review of Mayor. ***Preliminary Plat complies.***
11. Complete outline drawing of all boundaries, lots, and streets, together with courses, distances and areas. Boundaries must be shown as solid lines and all easements as dashed lines. ***Utility easements have not been shown. A drainage easement should be provided for the detention areas.***
12. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. ***Confirm and show dedicated right-of-way for south side of 191st Street and Four Corners Road.***
13. Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains, and fire hydrants. Plat must show that the water distribution system and the

sanitary sewer collection system touch upon each lot, or in an easement appurtenant to each lot. ***Plat does not show proposed sanitary sewer, water mains, fire hydrants or sidewalks. Property Owner shall sign an agreement to not to protest formation of benefit district for Four Corners Road infrastructure improvements.***

14. Total acreage, and size of each lot. ***Preliminary Plat complies.***
15. Contours at vertical intervals of 4 feet or less. ***Proposed contours have not been shown on the plat but have been shown on the preliminary site plan.***
16. Setbacks, yards and any entrance restrictions. Setbacks shall be shown as a building envelope representing that portion of the lot within the yards and setbacks that can reasonably contain, depending upon watercourses, topography or geology, the principal structure and the lateral field (if a lateral field is used). ***Setbacks have not been shown/labeled.***
17. A copy of the proposed restrictive covenants. ***If needed, this item will be addressed at final plat stage.***

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. ***Confirm and show dedicated right-of-way for Four Corners Road and 191st Street.***
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. ***Preliminary 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. ***Preliminary 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. ***Preliminary Plat complies.***
5. Side lot lines shall be substantially at right angles to street lines. ***Preliminary 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/storm sewer and detention area easements have not been shown.***
7. The lot depth to front lot width ratio shall be no more than 3 to 1. ***There are no minimum lot area, lot width, or lot depth requirements for the L-P Zoning District, per Article 5.2 G 1.***
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. ***There is no such notation or declaration on the preliminary plat.***

RECOMMENDATION

City staff recommends **approval** of the Preliminary Plat for Logistics Park Kansas City Phase III subject to compliance with the following stipulations:

1. All Preliminary Plat requirements of the City listed above shall be met or addressed during Final Plat submittal as identified.
2. Preliminary plat be approved for a one-year period and shall be extended for an additional year upon the approval of a final plat for the same parcel of land or any part thereof. If a final plat is not approved for a portion or all of the land covered under the preliminary plat within one year, the preliminary plat shall be ruled null and void. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.
3. All infrastructure requirements of the City shall be met.

ATTACHMENTS

Application 07-11-2014

Preliminary Plat Logistics Park Kansas City Phase III (separate attachment)

NAME OF PROPOSED SUBDIVISION: LOGISTICS PARK KANSAS CITY PHASE II

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SW Corner 191ST & HOMESTEAD

LEGAL DESCRIPTION: ATTACHED

CURRENT ZONING ON SUBJECT PROPERTY: RUR CURRENT LAND USE: AGRICULTURE

TOTAL AREA: 107 Acres NUMBER OF LOTS: 3 AVG. LOT SIZE: 35.6 AC Sq-Ft.

DEVELOPER'S NAME(S): PATRICK ROBINSON PHONE: 816.888.7380

COMPANY: EDGERTON LAND HOLDING CO. FAX: 816.888.0951

MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State Zip

PROPERTY OWNER'S NAME(S): SAME PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER'S NAME(S): DAN COOK PHONE: 913.317.9500

COMPANY: R-I-C FAX: 816.888.0951

MAILING ADDRESS: 5015 NW CANAL ST RIVERSIDE MO 64150
Street City State Zip

SIGNATURE OF OWNER OR AGENT: [Signature]
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 ONLY

Case No. PP- 07-11-2014 Amount of Fee Paid: \$ _____ Date Fee Paid: _____

Received By: Debra Stragg Date of Hearing: 8/12/14

330⁰⁵

PRELIMINARY PLAT INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least forty-five (45) days prior to a scheduled meeting.

NOTICE REQUIREMENTS: The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper.

RZ
PP
PS

> 07-11-2014

8/12/14

LOGISTICS PARK KANSAS CITY PHASE III LEGAL DESCRIPTION

TRACT I:

The West 1/2 of the Northeast 1/4 of Section 4, Township 15, Range 22, in Johnson County, Kansas EXCEPT that portion lying North of 191st Street as now established.

TRACT II:

The Southeast 1/4 of the Northeast 1/4 of Section 4, Township 15, Range 22, in Johnson County, Kansas.

STAFF REPORT

August 11, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, City Superintendent/Zoning Administrator
Re: Application PS-07-11-14 for Preliminary Site Plan for Logistics Park Kansas City Phase III, southwest corner of 191st Street and Homestead Lane

APPLICATION INFORMATION

Applicant: Patrick Robinson, Edgerton Land Holding Company

Property Owner: Edgerton Land Holding Company

Requested Action: Preliminary Site Plan – Logistics Park Phase III

Legal Description: Part of Section 4, Township 15, Range 22

Site Address/Location: Southwest Corner of 191st Street and Homestead Lane

Existing Land Use: Agriculture

Existing Zoning and Uses: County RUR, Rural District, Application Pending for L-P, Logistics Park District

Existing Improvements: Home and farm buildings

Site Size: Approximately 107 acres

Background Information: The applicant has prepared a site plan based on the L-P, Logistics Park District zoning requirements. The Site Plan shows three (3) warehouse buildings on three (3) lots. *(Note: The lot numbers shown on the site plan are not consistent with the lot numbers shown on the preliminary plat. For consistency, this review will use the lot numbers shown on the plat only. Lot 1 on the plat is Lot 3 on the site plan, and Lot 3 on the plat is Lot 1 on the site plan.)* The building on Lot 1 contains 550,000 square feet, the building on Lot 2 contains 630,000 square feet, and the building on Lot 3 contains 500,000 square feet, all with associated parking, stormwater detention facilities, and landscaping.

STAFF ANALYSIS

Staff has reviewed the Preliminary Site Plan submittal. The Preliminary Site Plan is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The combined details of that review are listed below.

Section 10.1 of Article 10 for Site Plan requirements

1. Front or cover sheet.
 - a) A scale vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features. ***Preliminary Site Plan complies.***
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. ***Preliminary Site Plan complies.***
 - c) An index to contents, and a data table which, at a minimum, includes: Acreage of the site and number of units per acre (if applicable); gross square feet of the building(s) area; the proposed use of each building; number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load and, the total number of parking places. ***Preliminary Site Plan complies.***
 - d) The name of the architect, engineer, surveyor or draftsman. ***Preliminary Site Plan complies.***
 - e) The specified certificates and signature blocks. ***Preliminary Site Plan complies.***
2. Sheet #2
 - a) A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. ***A Type 1 buffer is required on the interior property lines to the front face of the building. The type 1 buffer requires trees at 50' spacing and bushes at 48" spacing within a 5 foot buffer width. A Type 4 buffer is required on the south property line. The type 4 buffer requires a 20' buffer width, trees at 50' spacing and bushes at 48" spacing, all within the 20' buffer. Evergreen trees must be 12' minimum height at the time of installation. Canopy trees must be 2.5" minimum caliper at the time of installation. Trash containers and screening have not been shown.***
 - b) A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting. ***Not provided.***
3. Sheet #3
 - a) A site map with the following features.
 - i) Topography at reasonable intervals. ***Preliminary Site Plan complies.***
 - ii) Exterior lot lines with any survey pins. ***Preliminary Site Plan complies.***
 - iii) Location of buildings. ***Preliminary Site Plan complies.***
 - iv) Parking areas, paths, walks with sizes and surfaces material specifications. ***Pedestrian access within and to the development has not been shown. Accessible routes to buildings also need to be shown. Sidewalk should be shown on Public Roads. Property Owner shall sign an agreement to not to protest formation of benefit district for Four Corners Road Infrastructure improvements.***
 - v) Exterior lighting specifications. ***Details, locations and photometric plan have not been provided.***
 - vi) Site entrance and connections to streets. ***Preliminary Site Plan complies.***
 - vii) The location of easements. ***No proposed utility easements have been shown. A drainage easement should be provided for the detention areas.***
 - viii) Connection point for utilities. ***Provide a plan for sanitary sewer service.***

- b) A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. ***No signage was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC.***
 - c) Features to facilitate handicapped access. ***The accessible parking spaces and access areas should not exceed 2% slope in any direction.***
 - d) Profile and detail for roads (if required). ***Preliminary Site Plan complies.***
4. Sheet #4
- a) Scale drawing of building floor plans. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - b) Dimensions and use of rooms and areas. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - c) Dimensions of entrances/exits and corridors. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. ***Will be reviewed at Final Site Plan and Building Permit Review.***
5. Sheet #5
- a) Scale drawings of all building elevations. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - b) Roof pitch and materials. ***Will be reviewed at Final Site Plan and Building Permit Review.***
 - c) Siding type and materials, including facie. ***Will be reviewed at Final Site Plan and Building Permit Review.***

Section 5.2 Logistics Park (L-P) District regulations

SETBACK, YARD, AND AREA REGULATIONS:

1. Building Coverage: The maximum building coverage in the L-P District is 50%. With a site size of about 4,660,920 square feet and three buildings containing a total of 1,680,000 square feet, building coverage is less than the maximum 50%, at 36%. ***Preliminary Site Plan complies.***
2. Setbacks from the street right-of-way or property line: ***Preliminary Site Plan complies.***
 - a. Front. A 50-foot minimum setback is required.
 - b. Side (Typical). A minimum of 25 feet is required.
 - c. Side at Street (Typical). A minimum of 50 feet is required, with 25 feet allowed adjacent to internal streets.
 - d. Rear. The minimum rear yard adjacent to a residential use is 50 feet.
3. Maximum Building Height. The maximum height allowed is 110 feet. The conceptual building shown on the provided elevations is well under the maximum height allowed. ***Preliminary Site Plan complies.***
4. Building Separation. A minimum 20 foot building separation is required. Separation between each building exceeds the minimum requirement. ***Preliminary Site Plan complies.***
5. Accessory Building and Structure Regulations. No accessory buildings are proposed with this application. ***Preliminary Site Plan complies.***

DISTRICT REGULATIONS:

1. A minimum of three exterior walls shall be of materials other than metal. The conceptual building shown on the provided elevations is constructed of tilt-up concrete, meeting this requirement. *Preliminary Site Plan complies.*

DESIGN GUIDELINES:

1. When more than one (1) building is planned for L-P district property, the development plan shall demonstrate integration and coordination of the architectural design for buildings, structures, and landscaping and open space. *The conceptual building plans show a common (typical) design for all three buildings that would also be consistent with buildings planned and constructed in previous phases. Preliminary Site Plan complies.*
2. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. To interpret this regulation, details must be provided that allow a building wall to be evaluated as front, side or rear. Typically, the side of a building with the greatest architectural interest such as windows, ornamentation, and design elements helps determine the building front. The rear side would typically be where activities such as loading (dock doors) and storage activities take place, and where building facades have few or no interesting elements. *The east side of the building on proposed Lot 3 and the west side of the building on proposed Lot 1 face the public arterial roads (Homestead Lane and Four Corners Road, respectively) and the opposite sides face the new, north-south public street. Both have dock doors on both sides, typically features associated with the rear of a building, along the majority of their lengths. Thus, if the City approves the current application, it will thereby approve exceptions to orient four rear elevations (dock doors) toward public streets (Homestead Lane, Four Corners Road, and the new north-south public street).*
3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *Plans submitted show landscape in Right-of-Way buffers for screening to the top of the dock doors from Homestead Lane (Lot 3), Four Corners Road (Lot 1), and the new north-south street (Lots 3 and 1). The substantial setback of around 500 feet for the building on proposed Lot 1 somewhat mitigates the vista of the loading and service areas from Four Corners Road and the residential use, located adjacent to the west.*
4. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. *No sidewalks are shown. The applicant shall prepare a plan for sidewalks along the street right-of-way and within the development to facilitate pedestrian travel along the street and between the proposed buildings and future buildings in the logistics park.*

ARCHITECTURAL DESIGN STANDARDS

1. Building Massing and Scale. A building's massing is defined as its exterior volume. The height, width and depth of a structure create the overall massing of a building. A building's

scale is the relationship of its overall size and its component parts with its adjoining spaces and buildings.

Large expanses of blank walls of any material or metal siding are not allowed. Building facades over one hundred feet (100') long facing public right of way or residential property shall break up massing of buildings by dividing building façade into smaller components with a minimum of three (3) of the following elements:

- a. *articulating details around doors, windows, balconies, plate lines, providing details such as "belly-bands," recessed design elements, interesting cornice treatment details, exposed expansion joints, reveals, change in texture, or other such methods of visual relief;*
- b. *Avoiding long, repetitive, monotonous facades – particularly those that repeat the same design element several times along the same elevation*
- c. *Use of darker building color and varied wall treatments*
- d. *Varying roof lines (see Vertical Articulation section)*
- e. *Change of wall plane (see Horizontal Articulation section)*

The conceptual building shown uses all of the elements above and is consistent with buildings approved in previous phases. Building elevations for each individual building, submitted in the future, shall also satisfy these requirements.

2. **Building Materials.** One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) facing a public street, residential use or public open space shall consist of materials including but not limited to stone, brick, glass block, tile, cast metal, cast or cultured stone, concrete (tilt-up walls), glass, or a combination of these materials. ***Conceptual building elevations provided show tilt-up concrete construction with glass accents, meeting this requirement. Building elevations for each individual building, submitted in the future, shall also satisfy this requirement.***

3. **Façade Guidelines**

- a. **Horizontal Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and loading dock doors are exempt from the horizontal articulation requirement. ***The conceptual building elevations provided appear to show horizontal articulation along sides facing public right of ways at the required intervals, but it is not possible to determine the percentage of off-set from these drawings. Building elevations for each individual building, submitted in the future, shall satisfy this requirement.***
- b. **Vertical Articulation.** Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. ***The conceptual building elevations provided show vertical articulation along***

sides facing public rights-of-way and they appears to be close to the required height, though the scale is too small to allow for accurate measurements within a foot or two. Building elevations for each individual building, submitted in the future, shall satisfy this requirement.

- c. Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level view with parapets or other architectural design features constructed of the same materials used on the exterior walls. ***Conceptual building elevations do not show rooftop equipment. Building elevations for each individual building, submitted in the future, shall include rooftop elements and shall satisfy this requirement.***
- d. Color Palette. Earth tones, muted hues, and natural tones are permitted as structures' basic colors. Brighter hues are permitted only as an accent color on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other. ***Conceptual building elevations provided appear to meet this requirement. Building elevations for each individual building, submitted in the future, shall also satisfy this requirement.***

Accent colors should be applied using the following guidelines:

	Required	Allowed
1 st Accent Color	10%	20%
2 nd Accent Color	0%	10%
3 rd Accent Color	0%	10%

*Percentage calculations shall utilize the entire façade area.

PARKING AND LOADING

1. General. The plan addresses the general parking and loading requirements as follows:
 - Parking space dimensions of at least 9 by 20 feet per space are required. Passenger vehicle parking spaces are shown at only 9 by 18 feet.
 - Adequate loading spaces off the public right-of-way are shown.
 - Parking is all on asphalt or concrete.
 - Off-street space for loading and unloading of goods is provided.
 - The parking areas are more than 30 feet from Waverly Road and 191st Street, as required.
 - The shipping loading and maneuvering areas along Waverly Road are more than 30 feet from the right-of-way, as required.
2. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. ***By this formula, 840 spaces would be required. 1,328 spaces are provided on the site plan. Preliminary Site Plan complies.***

OFF-STREET PARKING STANDARDS

1. Maneuvering. It appears that adequate space is provided on the plan for vehicle maneuvering off the public right of way. ***Preliminary Site Plan complies.***
2. Parking Spaces and Aisle Surfaces. All parking spaces, aisles and maneuvering areas are all-weather surfaced and are connected by all-weather surfaced driveways to the street, as required. ***Preliminary Site Plan complies.***
3. Parking Space and Aisle Dimensions. Parking space dimensions of at least 9 by 20 feet per space are required. ***Passenger vehicle parking spaces are shown at only 9 by 18 feet. Other parking spaces and aisle dimensions conform to Article 10.2, Parking and Loading Standards, as required.***
4. Wheel Stops. Wheel stops or curbs are required for parking spaces around the perimeter of the parking lot and adjacent to sidewalks. ***Neither wheel stops nor curbs are indicated on the site plan.***
5. Parking layout with 90 degree spaces and two-way traffic. The parking area proposed conforms to the requirements shown in Figure 8 of the L-P District parking requirements. ***Preliminary Site Plan complies.***

OFF-STREET LOADING STANDARDS

All off-street loading standard requirements are met, with the exception of the following standard:

Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors. The L-P District requires that outdoor parking or storage spaces for cargo containers, operational trailers and tractors must be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening must be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting must be provided on the exterior face of the wall. These spaces must be clearly demarcated solely for tractor and trailer storage. ***With the existing site plan, trailer storage will clearly visible from Homestead Lane (Lot 3), Four Corners Road (Lot1), the new north-south public street (both lots), and from property to the south. The height of Right-Of-Way Buffer landscaping proposed along the streets is not sufficient to block the view of trailers that will be parked almost at the property lines, as is required by City Codes. A screening plan complying with these requirements shall be provided by the applicant.***

PHOTOMETRICS

1. General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. ***A photometric plan has not been provided.***

LANDSCAPE STANDARDS

1. Planting and screening requirements for the following plan elements have been satisfied by the site plan submitted:
 - a. Right-Of-Way Buffers for all public streets

2. Planting and screening requirements for the following plan elements have not been satisfied by the site plan submitted:
 - a. *Parkway Buffer: Without street details like curbing and sidewalks, it is difficult to tell whether the parkway buffer has been provided.*
 - b. *Perimeter Landscape Buffer: Type 1 Perimeter Buffers are required for the rear of all lots and interior side lot lines. A Type 1 buffer is required on the interior property lines to the front face of the building. The type 1 buffer requires trees at 50' spacing and bushes at 48" spacing within a 5 foot buffer width. A Type 4 buffer is required on the south property line. The type 4 buffer requires a 20' buffer width, trees at 50' spacing and bushes at 48" spacing, all within the 20' buffer. Evergreen trees must be 12' minimum height at the time of installation. Canopy trees must be 2.5" minimum caliper at the time of installation. No Perimeter Landscape Buffers are shown on the proposed Landscape Plan.*
 - c. *Dumpster screening: Trash dumpsters are not shown, so this element cannot be evaluated at this time. Plans submitted in the future shall satisfy the dumpster screening requirements in Article 5.2 K 8.*

DIESEL EMISSION REQUIREMENTS

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.
2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups.
3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use.
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
 - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
 - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.

6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines.
8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

Other Comments

- The applicant should submit a stormwater study sealed by a Kansas Licensed Professional Engineer to be reviewed and approved by City Engineer.
 - Provide a list of all permits that will be required for the proposed channel change.
 - The public storm sewer system is interconnected with the private storm sewer system. If the public storm sewer system enters private property it must be built to City Standards, be subject to City Inspection and have a drainage easement.
 - The proposed storm sewer outlet on the south side of Lot 1 appears to have a substantial amount of water discharging from it. Submit plan for entrance to the existing channel without creating problems downstream.

RECOMMENDATION

City staff recommends **approval** of the proposed Site Plan, with the following stipulations:

1. Revised final site plans shall be submitted prior any building permit approvals or commencement of the use to address all Site Plan requirements in the Section 5.2 of Article 5 Logistics Park (L-P) and Section 10.1 of Article 10 Site Plan including all items listed above.
2. Prior to commencement of uses, the property shall be developed in accordance with a Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted preliminary site plan, as amended by these stipulations, and approved by the City.
3. All Preliminary Site Plan requirements of the City listed above shall be met or addressed during Final Site Plan submittal as identified above.
4. No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provisions of the UDC.
5. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.

ATTACHMENTS

Application PS-07-11-2014

Preliminary Site Plans for Logistics Park Kansas City Phase III (separate attachment)

☒ PRELIMINARY SITE PLAN

☐ FINAL SITE PLAN

NAME OF PROPOSED SUBDIVISION: LOGISTICS PARK KANSAS CITY PHASE III

LOCATION OR ADDRESS OF SUBJECT PROPERTY: SW Corner 191st & Homestead

LEGAL DESCRIPTION: ATTACHED

CURRENT ZONING ON SUBJECT PROPERTY: RUR CURRENT LAND USE: AGRICULTURE

TOTAL AREA: 107 Acres NUMBER OF LOTS: 3 AVG. LOT SIZE: 35.6 AC Sq. Ft.

DEVELOPER'S NAME(S): PATRICK ROBINSON PHONE: 816. 888. 7380

COMPANY: EDGERTON LAND HOLDING Co. FAX: 816. 800. 7399

MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State Zip

PROPERTY OWNER'S NAME(S): SAME PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER'S NAME(S): DAN COOK PHONE: 913. 317. 9500

COMPANY: R-I-C FAX: 816. 800. 0951

MAILING ADDRESS: 5015 NW CANAL ST. RIVERSIDE MO 64150
Street City State Zip

SIGNATURE OF OWNER OR AGENT: [Signature]

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 ONLY

Case No. PS- 07-11-2014 Amount of Fee Paid: \$ _____ Date Fee Paid: _____

Received By: Debra Dragg Date of Hearing: 8/12/14

1370⁰⁰

SITE PLAN INSTRUCTIONS

SUBMITTAL DEADLINE: The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.

NOTICE REQUIREMENTS: The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the public hearing.

vs. 9-9-11

RZ
PP > 07-11-2014
PS

8/12/14

LOGISTICS PARK KANSAS CITY PHASE III LEGAL DESCRIPTION

TRACT I:

The West 1/2 of the Northeast 1/4 of Section 4, Township 15, Range 22, in Johnson County, Kansas EXCEPT that portion lying North of 191st Street as now established.

TRACT II:

The Southeast 1/4 of the Northeast 1/4 of Section 4, Township 15, Range 22, in Johnson County, Kansas.