

EDGERTON PLANNING COMMISSION AGENDA

Edgerton City Hall
September 9, 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
Missy Drinkard	Present / Absent
Bob O'Neill	Present/ Absent
Andrea Lucero	Present/ Absent
Cliff Withrow	Present/ Absent
Tina Graddy	Present /Absent
Phyllis Harris	Present / Absent

4. Approval of Minutes:

A. September 9, 2014

5. Guests Present:

A.

B.

6. Communications from Staff:

A. Recognition of Phyllis Harris for service to Edgerton Planning Commission

B. Acceptance of Resignation of Tina Graddy effective September 10, 2014

7. Old Business

Rezoning – Application Withdrawn (09-08-2014)

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. (Tabled from August 12, 2014)

Action requested: None

8. New Business

Preliminary Plat

A. Consideration of Renewal for Approved Preliminary Plat No. PP-09-26-2013 for Edgerton Logistics Park (Lot 2)

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

Rezoning

- B. Consideration of a public hearing in regards to Rezoning Case No. RZ-08-12-2014, requesting a change in zoning from Johnson County Rural Residential (RUR) to City of Edgerton Heavy Service Commercial District (C-2) on property located at the northwest corner of Homestead and Interstate 35, within Section 9, Township 15 South, Range 22 East, in Johnson County, containing approximately 15.14 acres, more or less. Owner/Applicant: Larry Alsup.

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

Final Site Plan

- C. Consideration of Final Site Plan No. FS-08-21-2014 (Inland Port XI), requesting approval of a final 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 35 acres, more or less. Owner/Applicant: Patrick Robinson, ELHC VI, LLC Engineer: Dan Cook, Renaissance Infrastructure Consulting.

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

10. Other Business:
11. Future Meeting – Regular meeting – October 14, 2014
12. Adjournment:

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
August 12, 2014
Minutes

The Edgerton Planning Commission met in regular session with Chair Davis 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 Chuck Davis, Ron Conus, Maria O'Neill, Phyllis Harris, Missy Drinkard, Bob O'Neill, and Tina Graddy. Absent were: Andrea Lucero and Cliff Withrow. Also present was City Administrator Beth Linn.

The City Administrator announced a quorum was present.

MINUTES

Minutes of July 8, 2014 were considered.

Motion by B. O'Neill, seconded by Drinkard, to approve the minutes. Motion was approved, 7-0.

GUESTS

Tom Reiderer, Southwest Johnson County Economic Development Corporation, Patrick Robinson, NorthPoint Development, and Mayor Roberts were in attendance.

COMMUNICATIONS

None

OLD BUSINESS - REZONING

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 considered. Owner: Robert Blachly, Mico, Inc. Agent: Rob Johnson, Shafer, Kline & Warren.

The Commissioners were informed the applicant requested the matter be tabled until September 9, 2014.

Motion by Harris, seconded by M. O'Neill, to table the rezoning until September 9, 2014. Motion was approved, 7-0.

PUBLIC HEARING – REZONING

A public hearing in regards to RZ-06-23-2014, requesting 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, was

opened by Chair Davis. Owner/Applicant: Patrick Robinson, Edgerton Land Holding Co.
Engineer: Dan Cook, Renaissance Infrastructure Consulting.

City Administrator Beth Linn reviewed the project.

Patrick Robinson spoke about the staff report. He noted the challenge for orientation of the building. ELHC believed 191st Street to be the main thoroughfare adjacent to the project; therefore, located the main entrances to the buildings to face 191st Street and the dock doors to face Waverly Road. Mr. Robinson stated they have the buffers in place and further agrees to all staff regulations. He noted the one building remaining and one residence is vacant, which will either be relocated or demolished.

Earl Allen spoke about the plan for Waverly Road.

Commissioner B. O'Neill asked if anyone was living on the property. Mr. Robinson answered no.

Motion by Drinkard, seconded by Harris, to close the public hearing. Motion was approved, 7-0.

Motion by Harris, seconded by Drinkard to approve the recommendation of rezoning 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; and 3) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City. Motion was approved, 7-0.

Ms. Linn announced this rezoning recommendation would be presented to the Council on August 28, 2014.

PUBLIC HEARING – PRELIMINARY PLAT

A public hearing in regards to 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, was opened by Chair Davis. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

The City Administrator overviewed the preliminary plat application.

Mr. Robinson addressed the staff comment regarding incorporation of drainage areas into lots rather than separate tract. He indicated this is a common detention area shared with other tenants of the project similar to drainage area south of DEMDACO. The tract and drainage area would be governed by common area maintenance agreement with all tenants to include annual inspections. Based on this information, Mr. Robinson stated the need for a unique parcel.

Mr. Robinson spoke about the needs of the streets, sanitary sewers, water mains, and fire hydrants and indicated the need for some modifications and noted the need to find some equitable agreements in funding. He suggested exploring with staff other tools to finance 191st Street improvements rather than a benefit district.

Mr. Robinson also noted the architecture design has changed slightly on the property, but those should not be noticeable. He asked for the Planning Commission's support and approval and added he is supportive of the staff's stipulations.

Motion by M. O'Neill, seconded by B. O'Neill, to closed the hearing. Motion was approved, 7-0.

Motion by B. O'Neill, seconded by M. O'Neill to approve the preliminary plat subject to the following stipulations: 1) All Preliminary Plat requirements of the City listed within staff's report 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; and 4) Agreement or other mechanism to fund infrastructure improvements. Motion was approved, 7-0.

PUBLIC HEARING – PRELIMINARY SITE PLAN

A public hearing in regards to 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, Kansas, containing approximately 178 acres, more or less, was opened by Chair Davis. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

The City Administrator overviewed the preliminary site plan application.

Commissioner Conus asked about the off-street parking.

Mr. Robinson addressed the matter and spoke about Phase II. He also spoke about the infrastructure language and Waverly Road orientation. Mr. Robinson stated he agreed with staff's report and noted adding the screened dumpster. He asked for the support of the Planning Commissioners.

Motion by B. O'Neill, seconded by Harris, to close the hearing. Motion was approved, 7-0.

Motion by Drinkard, seconded by M. O'Neill, to approve the preliminary site plan subject to the following stipulations: 1) Revised final site plans shall be submitted prior to any building permit approvals or commencement of the use to address all Site Plan requirements in Section 5.2 of Article 5 Logistics Park (L-P) and Section 10.1 of Article 10 Site Plan including all items listed within staff report; 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 within the staff report shall be met or addressed during Final Site Plan submittal as identified; 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. Motion was approved, 7-0.

PUBLIC HEARING – REZONING

A public hearing in regards to RZ-07-11-2014, requesting 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, was opened by Chair Davis. Owner/Applicant: Patrick Robinson, Edgerton Land Holding Co. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

City Administrator Beth Linn reviewed the staff analysis for Phase III.

Commissioner Conus asked about the property between Four Corners and Homestead. Mr. Robinson answered the question.

Mr. Robinson requested investigation of use of new interior roadway as main infrastructure to support Phase II rather than upgrade of Four Corners Road. Staff agreed to investigate the need to upgrade the Four Corners Road infrastructure versus the construction and classification of a new interior roadway as the main public road for Phase III.

He stated agreement with staff's recommendations.

Motion by Graddy, seconded by Drinkard, to close the hearing. Motion was approved, 7-0.

Motion by B. O'Neill, seconded by Graddy, to approve the recommendation of rezoning 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; and 3) Prior to issuance of building permits, the property shall be developed in accordance with a Site Plan reviewed and approved by the City. The motion was approved, 7-0.

Ms. Linn announced the matter would be presented to the Council on August 28, 2014.

PUBLIC HEARING – PRELIMINARY PLAT

A public hearing in regards to 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, was opened by Chair Davis. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

The City Administrator overviewed the preliminary plat application. Patrick Robinson, NorthPoint Development, requested the opportunity to explore with staff the need to upgrade the infrastructure on Four Corners Road and other financing mechanisms available for needed road infrastructure other than formation of a benefit district. Staff agreed. Following that request, Mr. Robinson agreed to all staff's stipulations with the above modification and requested approval.

Motion by M. O'Neill, seconded by Drinkard, to close the hearing. Motion was approved, 7-0.

Motion by Harris, seconded by B. O'Neill, to approve the preliminary plat subject to the following stipulations: 1) All Preliminary Plat requirements of the City listed within staff's report shall be met or addressed during Final Plat submittal as identified or modified with regard to Four Corners Road; 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; and 4) Submittal of Agreement to not protest formation of a benefit district for Four Corners Road infrastructure improvements. Motion was approved, 7-0.

PUBLIC HEARING – PRELIMINARY SITE PLAN

A public hearing in regards to 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, Kansas, containing approximately 107 acres, more or less, was opened by Chair Davis. Owner/Developer: Patrick Robinson, Edgerton Land Holding Company. Engineer: Dan Cook, Renaissance Infrastructure Consulting.

The preliminary site plan was overviewed by the City Administrator.

Patrick Robinson indicated he would cooperate and agreed with staff's recommendations. He also agreed to the 90° rotation of the building.

Commissioner Conus questioned the extra parking. Mr. Robinson indicated the potential need for extra parking based upon tenant specific.

Similar to the preliminary plat, Mr. Robinson requested the opportunity to explore with staff the need to upgrade the infrastructure on Four Corners Road and other financing mechanisms available for needed road infrastructure other than formation of a benefit district. Staff agreed. Following that request, Mr. Robinson agreed to all staff's stipulations with the above modification and requested approval.

Motion by Drinkard, seconded by Harris, to close the public hearing. Motion was approved, 7-0.

Motion by Drinkard, seconded by Harris, to approve the preliminary site plan subject to the following stipulations: 1) Revised final site plans shall be submitted prior to any building permit approvals or commencement of the use to address all Site Plan requirements in Section 5.2 of Article 5 Logistics Park (L-P) and Section 10.1 of Article 10 Site Plan including all items listed within staff report; 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 within the staff

report shall be met or addressed during Final Site Plan submittal as identified; 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. Motion was approved, 7-0.

OTHER BUSINESS

It was announced the final meeting for Commissioner and former Chair Phyllis Harris is September 9, 2014.

Beth Linn announced the City is hosting a volunteer picnic in the upcoming weeks. She indicated more information will be forwarded to the members.

The next meeting of the Planning Commission is September 9, 2014 with the tabled MICO project as part of the included items.

ADJOURNMENT

Motion by Graddy, seconded by B O'Neill, to adjourn. The motion was approved, 7-0.

The meeting adjourned at 9:10 p.m.

STAFF REPORT

September 8, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, Zoning Administrator
Re: Application PP-09-26-2013 for Edgerton Logistics Park (Lot 2), northside of 191st Street approximately one-quarter mile east of Homestead Road

APPLICATION INFORMATION

Applicant/Property Owner: Edgerton Logistics LLC

Requested Action: Preliminary Plat for Edgerton Logistics Park (Lot 2)

Legal Description: Part of Section 34, Township 14, Range 22

Site Address/Location: Approximately 31 acres on the north side of 191st Street, located approximately one-quarter mile east of Homestead Road

Existing Zoning and Land Uses: Vacant

Surrounding Zoning and Uses: BNSF Intermodal Facility to the north and west in the City of Edgerton; L-P zoned land under warehouse development to the east; I-H zoned land to the west, a few homes on rural acreage, farming, and vacant land to the south and southeast, across 191st Street, in unincorporated Johnson County and the City of Edgerton; and farming and vacant land to the southeast and east in unincorporated Johnson County. The City of Gardner lies about one mile to the east.

Existing Improvements: None

Site Size: Approximately 31 acres

PROJECT DESCRIPTION AND BACKGROUND: On November 12, 2013 the Edgerton Planning Commission approved Preliminary Plat application No. PP-09-26-2013 for Edgerton Logistics LLC for a one-year period expiring November 12, 2014. A copy of the approved Preliminary Plat is attached to this staff report. The west 12 acres of that original preliminary plat has completed final plat for the Trans Coastal Supply Co. project. The eastern approximately 31 acres remains under the approved preliminary plat.

The City has received a request from Kirk Sherman, Newark Grubb, representing Edgerton Logistics LLC to renew the approved preliminary plat for an additional year. That request is attached to this staff report for your reference.

STAFF ANALYSIS

Article 13-3 B of the Edgerton Uniform Development Code states that the Preliminary Plat is the review instrument used by the Planning Commission. The Planning Commission must approve the preliminary plat, with any notations, variances and changes, before the applicant can proceed with the Final Platting Stage. Article 13-3 E describes the steps for the Planning Commission in the approval process for a preliminary plat.

1. The Planning Commission shall approve or deny the preliminary plat as submitted or may approve the plat as submitted subject to specified changes. Upon denial, the Planning Commission must give reason for the denial. If a preliminary plat is denied the applicant shall not submit the same proposal again for a period of one year without written approval of the Planning Commission.
2. Tentative approval shall not constitute a final acceptance of the plat, but authorizes preparation of the final plat. No grading for streets or construction of improvements shall take place in the subdivision prior to approval and endorsement of the final plat and the submittal to and approval of construction plans and drainage plans by the Governing Body.
3. The preliminary plat shall 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.
4. The Planning Commission upon submittal and approval of a written request may grant a one-year extension on the approval of the preliminary plat.

RECOMMENDATION

Staff recommends approval of the renewal of preliminary plat for Edgerton Logistics LLC for one year to expire on November 12, 2015. Staff would also recommend the renewal of that Preliminary Plat reference the stipulations previously placed on Preliminary Plat application No 09-26-2013 incorporated by reference on the attached Staff Report dated November 10, 2013.

City staff recommends **approval** of the Edgerton Logistics Park, Lot 2 Preliminary Plat, with the following stipulations:

1. The Preliminary Plat shall be revised to address all requirements of the City as referenced in the staff report regarding application no. PP-09-26-2013 dated November 10, 2013 during final plat submittal.
2. Revised Preliminary Plat a shall be submitted to the City prior to recording of final plat.
3. The preliminary plat shall be revised to show drainage easements, streamway buffers, floodplain restrictions, and NPDES (stormwater management) requirements, according to and as may be required by the City Engineer.
4. The preliminary and final plat shall be revised with a note indicating public water and sewer provision as required by Article 13.3 D 9.
5. 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.

Attachment:

Request for Renewal of Preliminary Plat Application PP-09-26-13 Edgerton Logistics Park, Lot 2
Staff Report dated November 10, 2013 regarding PP-09-26-2013
Preliminary Plat Edgerton Logistics Park



August 20, 2014

Beth Linn
City Administrator, Edgerton, Kansas
404 East Nelson
Edgerton, Kansas 66021

Re: Preliminary Plat Extension

Dear Beth,

On behalf of the Schlagel Family LLC, we would like to formally request a One (1) year extension for the Preliminary Plat that was approved by the Edgerton Planning Commission on November 12, 2013. Per our previous discussions, this does not require any additional fees and will extend the Preliminary Plat approval for One (1) year.

If you should have any questions or require any additional information at this time, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kirk B. Sherman". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Kirk B. Sherman
Vice President-Principal
Development Management Group

ksherman@ngzimmer.com

T 816-474-2000

D 816-268-4209

Cc: George Schlagel
Aaron Schlagel

STAFF REPORT

November 10, 2013

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, Zoning Administrator
Re: Application PP-09-26-2013 for Edgerton Logistics Park (Lots 1-2), southwest corner of 191st Street and Waverly Road

APPLICATION INFORMATION

Applicant/Property Owner: Schlager Family, LLC

Requested Action: Preliminary Plat for Edgerton Logistics Park (Lots 1-2)

Legal Description: Part of Section 34, Township 14, Range 22

Site Address/Location: Approximately 43 acres on the north side of 191st Street, located approximately one-quarter mile east of Homestead Road

Existing Zoning and Land Uses: Vacant

Surrounding Zoning and Uses: BNSF Intermodal Facility to the north and west in the City of Edgerton; L-P zoned land under warehouse development to the east; I-H zoned land to the west, a few homes on rural acreage, farming, and vacant land to the south and southeast, across 191st Street, in unincorporated Johnson County and the City of Edgerton; and farming and vacant land to the southeast and east in unincorporated Johnson County. The City of Gardner lies about one mile to the east.

Existing Improvements: None

Site Size: Approximately 43 acres

PROJECT DESCRIPTION AND BACKGROUND: This land was annexed into the City of Edgerton on February 14, 2013, and was zoned L-P Logistics Park on March 21, 2013. Lot 1 was rezoned I-H, Heavy Industrial on September 12, 2013. The Preliminary Plat is being requested to divide the land for a property sale of Lot 1 to accommodate a proposed agricultural storage and processing facility similar to the I-H-zoned facility (DeLong) recently opened to the west. The City's Unified Development Code (UDC) defines I-H zoning as designed to accommodate heavy

industrial uses. Agricultural storage and processing facilities, such as the applicant's anticipated use, are allowed uses in this district.

The recently completed BNSF intermodal facility is adjacent to the north boundary of the subject site. The purpose of the intermodal facility's is to transfer loaded cargo containers from trains to trucks. BNSF owns 1,000 acres, annexed into the City in 2010, to develop both the intermodal facility and an adjacent warehouse industrial (logistics) park. The subject property is surrounded by parts of this 1,000 acres on all three sides not abutting 191st Street; by the intermodal facility itself (on the north), by a grain transfer facility (to the west), and by 191 acres zoned for logistics park use in 2012 (to the east). Please see Figures 1 and 2, below.

Figure 1: Subject Property

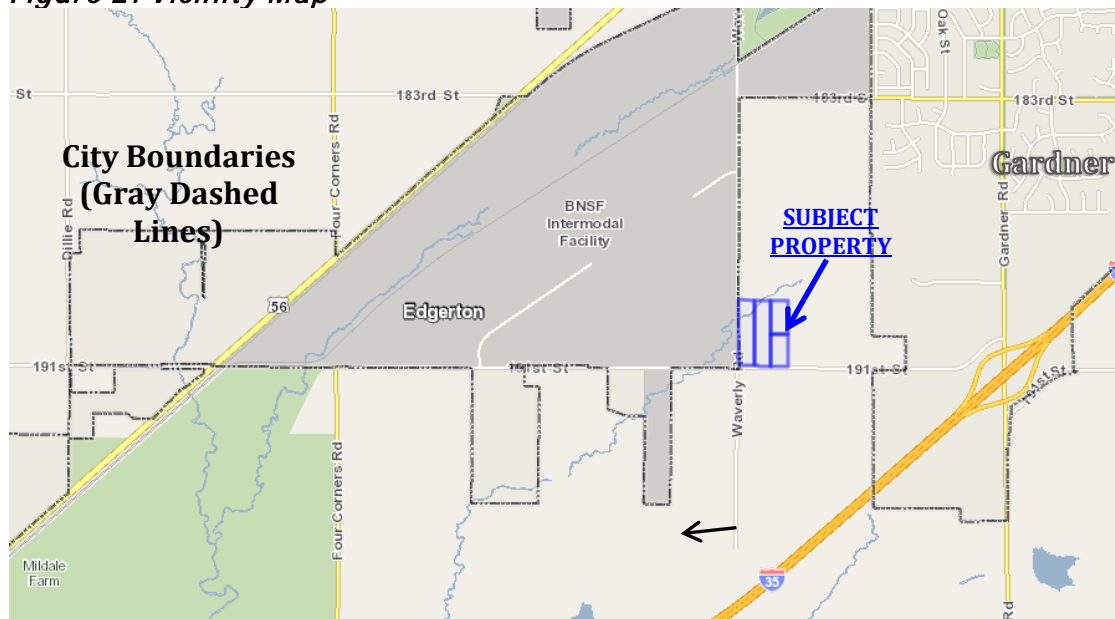


Infrastructure and Services: For information only – infrastructure was reviewed and found to be adequate as part of the rezoning application.

- a. Johnson County's *Comprehensive Arterial Road Network Plan* (CARNP) designates 191st Street as a Type I Arterial Road, which will provide access for traffic from the development to the Intermodal Facility and Homestead Lane and the new I-35 interchange to the south.
- b. A new interchange and road improvements to I-35 have been recently been completed.

- c. 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.
- d. There are no designated floodplain areas on the property.
- e. The property has access to sanitary sewer service.
- f. 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.
- g. 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 3.5 miles to the southwest.

Figure 2: Vicinity Map



STAFF ANALYSIS

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.

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. *Courses have not been shown on the north line of the property. The existing easements along 191st Street are not labeled clearly.*
12. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. *Proposed utility easements have not been shown.*
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. *Property Owner shall sign an agreement to not to protest formation of benefit district for installation of sidewalks along 191st Street adjacent to the property. Plans do not show proposed sidewalks, sanitary sewer, storm sewer, water main and fire hydrants.*
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.*
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). *Proposed entrances have not been shown.*
17. A copy of the proposed restrictive covenants. *Not provided.*

Other Comments

- A storm water study has not been provided.
- A traffic study should be provided for the site.
- Add a preparation date to the document so it can be tracked.

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. *New public street rights-of-way or private access easements have not been shown. Utility easements have not been shown. New right-of-way dedication is not shown. Sidewalks have not been shown. Underground utilities are required. A right-of-way landscape buffer is required per Article 5.2, Part K.*
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. Residential structures shall have their front on interior roads. *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. ***Buildings proposed later will have to comply with the setback requirements.***
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. ***Preliminary Plat complies.***
8. If the development is to be served with public water or sewer, the plat must bear a notation that the subdivision is to be served by these facilities. The Zoning Administrator may not issue a building permit for a lot notated "SERVICED BY PUBLIC WATER/SEWER" without written verification from the public water or sewer district that all distribution or collection lines have been installed and that all lots are either connected or are capable of being connected to central utilities. ***There is no such notation on the plat. The preliminary shall be revised to show a note indicating public water and sewer provision as required by this regulation.***
9. Building Setbacks. ***The building setbacks in the area zoned I-H Heavy Industry needs to be changed to 35 ft. front, 20 ft. side and 25 ft. rear yard.***
10. Restrictive Covenants. ***A copy of the proposed covenants needs to be provided.***

RECOMMENDATION

City staff recommends **approval** of the Edgerton Logistics Park, Lots 1-2 Preliminary Plat, with the following stipulations:

1. The Preliminary Plat shall be revised to address all requirements of the City listed above or addressed during final plat submittal.
2. Revised Preliminary Plat shall be submitted to the City prior to recording of final plat.
3. The preliminary plat shall be revised to show drainage easements, streamway buffers, floodplain restrictions, and NPDES (stormwater management) requirements, according to and as may be required by the City Engineer.
4. The preliminary and final plat shall be revised with a note indicating public water and sewer provision as required by Article 13.3 D 9.
5. 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.

Attachment:

Preliminary Plat Application PP-09-26-13 Edgerton Logistics Park, Lots 1-2
Preliminary Plat Edgerton Logistics Park



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

STAFF REPORT

September 9, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, Zoning Administrator
Re: Application RZ-08-12-2014 for rezoning of approximately 15.14 acres near the northwest corner of I-35 and Homestead Lane from RUR, County Rural Zoning District, to C-2, Heavy Service Commercial Zoning District

APPLICATION INFORMATION

Applicant: Tim Gates, realtor

Property Owner: Larry S. Alsup Revocable Trust,
Larry S. Alsup, Trustee

Requested Action: Rezoning from RUR, County Rural Zoning District, to C-2, Heavy Service Commercial Zoning District

Legal Description: Part of Section 9, Township 15, Range 22

Site Address/Location: Near the northwest corner of I-35 and Homestead Lane

Existing Land Use: Farm and vacant

Existing Zoning: County RUR, Rural District zoning

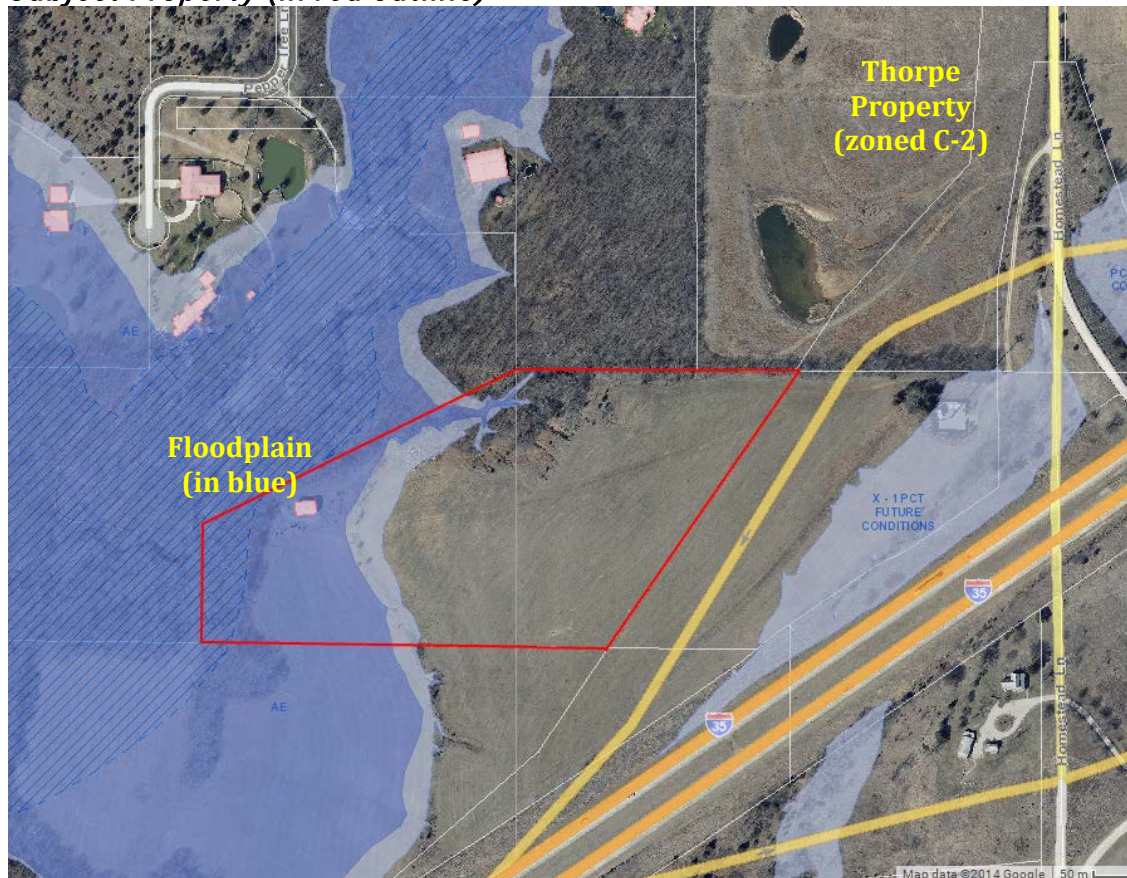
Existing Improvements: Farm building

Site Size: Approximately 15.14 acres

BACKGROUND INFORMATION

The subject property is located near the northwest corner of I-35 and Homestead Lane, but it has no direct access to a public street. The applicant has indicated that the Alsup property will gain access to Homestead Lane across the adjacent Thorpe property, already zoned C-2. No access to Pepper Tree Lane will occur.

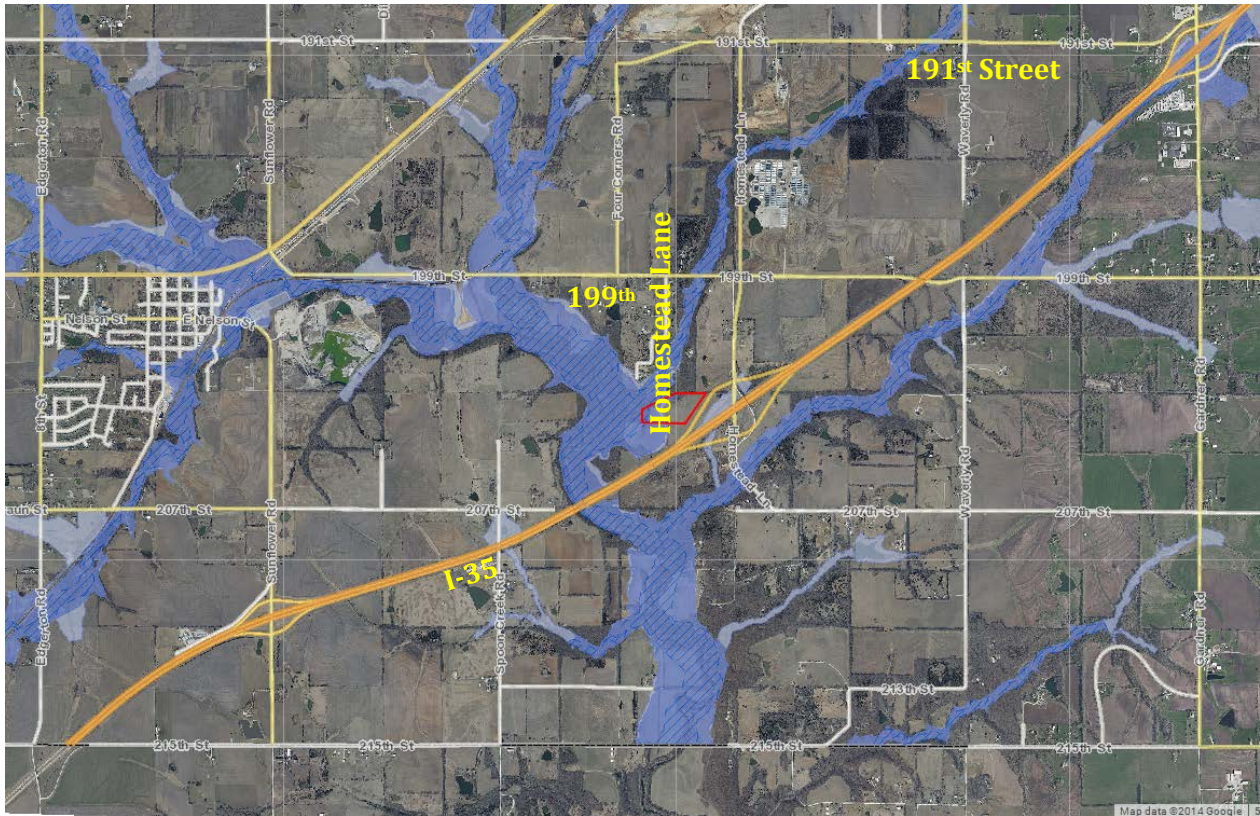
Subject Property (in red outline)



Reason For Rezoning Request: The landowner desires to put commercial zoning in place, the same zoning as on adjacent property to the north, and the recommended zoning/use (commercial) provided in Edgerton's Comprehensive Growth Plan for the area around the I-35 interchange, which coincides with the growth generated by the BNSF intermodal and the adjacent logistics park. The requested zoning is C-2, Heavy Service Commercial Zoning District. The City's Unified Development Code (UDC) defines this district as composed of certain uses that require extensive lot frontages, storage requirements, promote heavy traffic generation, extended hours (of) operations, and are customarily associated with intensive commercial use of land.

The list of permitted uses in the C-2 District includes all uses in the C-1 District, plus automobile sales (new and used), truck stops, car and truck washes, lumber yards, laboratory, medical and dental services, manufactured homes sales, motel, hotels and meeting facilities, automobile service and repair, automobile body shop, motorcycle sales and service, and trailer sales and rental. C-1 General Commercial District uses are the full range of indoor retail and service activities in addition to automobile service stations, taverns and bars, post office and above-retail (2nd story) residential uses. In addition, conditional uses in the C-2 District include communication towers, asphalt and concrete plants, RV, trailer and tent camps, and adult entertainment business.

Vicinity Map (subject property in red outline)



Infrastructure and Services:

- a. Homestead Lane, the nearest street to this property, is a recently constructed, paved street designed to support intermodal and logistics park traffic. Homestead Lane provides access to Interstate 35, adjacent to the south. The subject property could get access to Homestead by driveway through the property adjacent to the north, but it has no direct access to any street.
- b. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- c. The western one third of the property, about 5 acres, is located within the floodplain and floodway of a tributary of Bull Creek (please see Subject Property Illustration, above). Flood Plain Development Permits would be required to develop within this designated floodplain area.
- d. The property has access to gravity sewer main installed as part of the Big Bull Creek Wastewater Treatment Facility and Conveyance project.
- e. The property is located within the service area of Water District No. 7. A 2-inch water main is located along the east side of Homestead Lane, terminating about a third of a mile to the northeast. No water is currently available to the property.
- f. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 2.5 miles to the west, by roads.

Property Zoning History

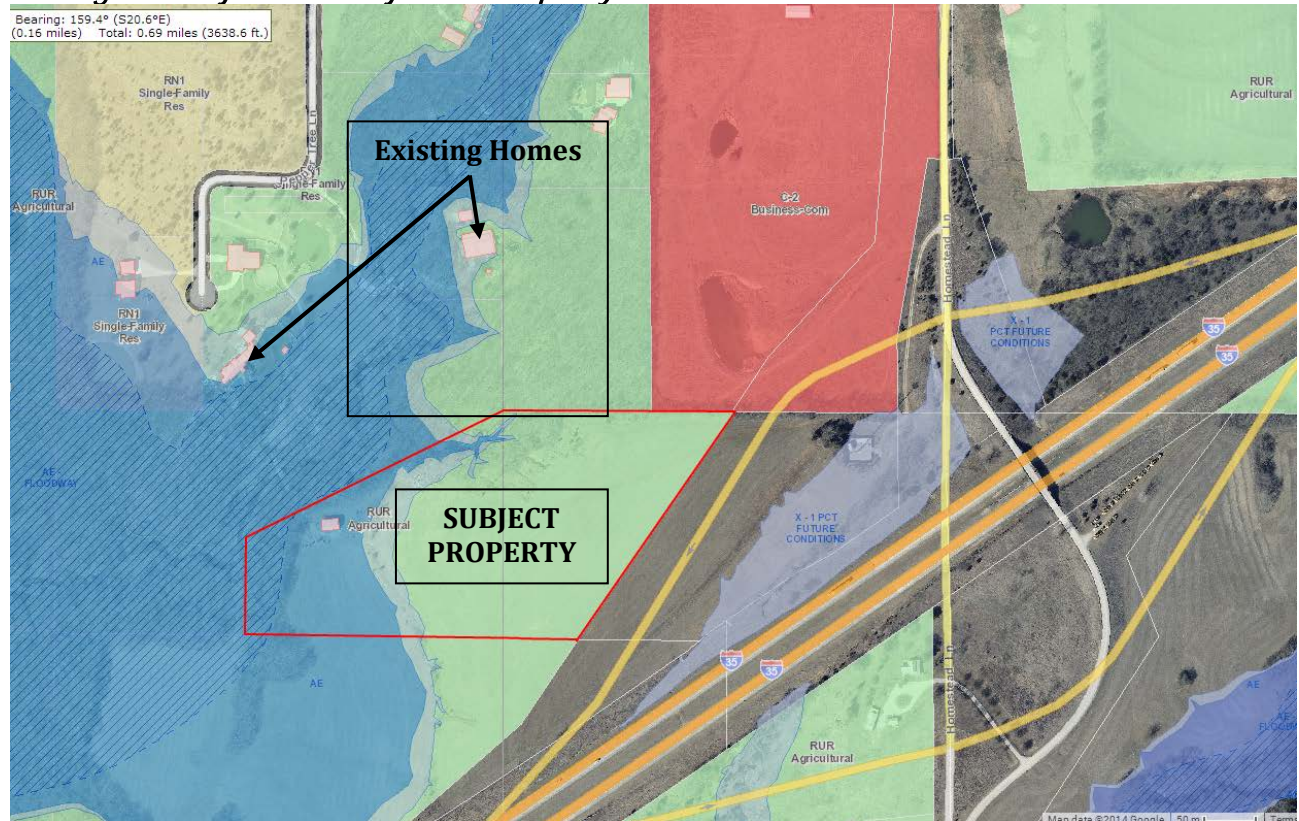
The subject property was recently annexed into the City of Edgerton on August 14, 2014, in anticipation of commercial development. Prior to that, the property was part of a larger parcel containing the single-family home immediately to the northwest, in unincorporated Johnson County, and zoned RUR, Rural 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 highway service commercial. The C-2 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 planned C-2 development. The property is vacant, with one farm building. The magnitude of change is not considered extreme or rare when property is being developed for its planned end use.

Zoning on Subject and Adjacent Property



3. Whether or not the change will bring harm to established property rights. The property most likely affected is the residentially zoned and used property owned by the applicant, adjacent to the northwest. The next nearest home is about 475 to the north

of this parcel. If rezoned C-2, as requested, a separate site plan review and approval will be required before building permits can be issued. As part of that review, with proper attention to buffering and setbacks, stormwater management and possibly transition of uses between the residences and the commercial uses, some of the possible harm to the residential uses to the north can be mitigated.

4. Effective use of Land. Commercial development at this location is an effective and efficient use of the property, which is near other C-2 zoned property and the I-35 interchange. Its location facilitates ease of use by highway and intermodal/logistics park traffic and concentrates traffic, noise, and activity in one location versus such uses being dispersed throughout the community.
5. The extent to which there is a need in the community for the uses allowed in the proposed zoning. Commercial uses at this location will provide useful resources to support and serve the BNSF intermodal and logistics park facilities to the north.
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 immediate area is in transition from rural to commercial, with the new I-35 interchange and other C-2 zoning adjacent. The area is primarily rural now, but with the interchange and the intermodal and logistics park developments to the north, the character of the area is changing significantly. However, the nearby regional parks and floodplains areas will generally remain undeveloped, acting as open space, which will help to retain some of the 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 planned future uses of adjacent C-2 zoned property to the north. At the time of site plan review, with proper attention to buffering, setbacks, and stormwater management, some of the possible harm to the residential uses to the northwest can be mitigated.
8. Suitability of the uses to which the property has been restricted under its existing zoning. The vacancy of the property is an indication that it may not be zoned to its highest potential use and other zoning should be considered. With the construction of the intermodal freight terminal and other logistics park uses to the north and existing C-2 zoning adjacent, the existing County zoning is no longer appropriate for this property. The best use of this property is commercial.
9. Length of time the subject property has remained vacant under the current zoning designation. Prior to annexation, the subject property was part of a larger parcel in residential and agricultural use in unincorporated Johnson County. This 15.14 acre part of the larger property was vacant for many years.
10. The extent to which the zoning amendment may detrimentally affect nearby property. As noted, as part of a future site plan review, with the proper attention to buffering, setbacks, and stormwater management, some of the possible harm to the residential uses to the northwest can be mitigated.

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. Homestead Lane, the nearest road to the property, is a recently constructed, paved street designed to support intermodal and logistics 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. Homestead Lane is improved to a standard that can accommodate commercial traffic in the area. 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 a future site plan review process.
15. The economic impact on the community from the uses allowed in the proposed zoning. Very little commercial development exists in the City. Uses allowed in C-2, if built, have the potential to benefit City residents and the community in a positive way by providing needed services, jobs, and tax revenues.
16. The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial. There would be little gain to the public health, safety and welfare of the City of Edgerton if the zoning is denied. The City would be adversely impacted due to lost opportunity for jobs and tax revenue if commercial 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 following is a relevant excerpt from the City's Comprehensive Land Use Plan.
***New Interchange on Interstate 35:** The City should take proactive steps to maximize the economic potential of I-35 and Homestead Lane. Areas around an interchange are often prominent locations for retail and commercial developments that provide substantial economic diversification to a City's land use and tax base.*

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 C-2, Heavy Service Commercial 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.

ATTACHMENTS

Application for Rezoning No. RZ-08-12-2014

CITY OF EDGERTON, KANSAS

APPLICATION FOR REZONING

Please print or type

LOCATION OR ADDRESS OF SUBJECT PROPERTY: N/W corner of I-35 & Homestead Lane

PURPOSE FOR REZONING: Market for highest and best use.

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

LEGAL DESCRIPTION: See Attached

CURRENT LAND USE: Agriculture

PROPERTY OWNER'S NAME(S): Larry S. Alsop Revocable Trust PHONE: 913-515-0598

COMPANY: _____ FAX: _____

MAILING ADDRESS: 20265 Peppertree Lane Edgerton KS 66021
STREET CITY STATE ZIP

APPLICANT/AGENT'S NAME(S): Tim Gates PHONE: 913-645-3579

COMPANY: Agnes Gates Realty FAX: 1-866-716-6972

MAILING ADDRESS: P.O. Box 4057 OP. KS 66204
STREET CITY STATE ZIP

ENGINEER/ARCHITECT'S NAME(S): Allenbrand-Drews PHONE: 913-764-1076

COMPANY: Bob Laxton FAX: 913-764-8635

MAILING ADDRESS: 122 N. Water Olathe KS 66061
STREET CITY STATE ZIP

SIGNATURE OF OWNER OR AGENT: [Signature]
If not signed by owner, authorization of agent must accompany this application.

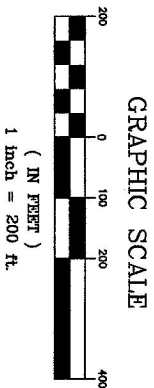
FOR OFFICE USE ONLY

Case No.: RZ-_____ Amount of Fee Paid: \$_____ Date Fee Paid: _____

Received By: _____ Date of Hearing: _____

Alsup Legal Description

All that part of the Southeast Quarter of Section 09, Township 15 South, Range 22 East, Sixth Principal Meridian, Johnson County, Kansas described as follows; Commencing at the Northeast corner of the Southeast Quarter of said Section 09; thence South 88 degrees 26 minutes 35 seconds West along the North line of the Southeast Quarter of said Section 09, a distance of 630.50 feet to a point on the Northerly right of way line for Interstate 35 as now established; Thence South 31 degrees 44 minutes 01 seconds West along said highway right of way, a distance of 512.96 feet; thence South 31 degrees 44 minutes 59 seconds West along said highway right of way, a distance of 277.13 feet; thence South 88 degrees 22 minutes 28 seconds West, a distance of 985.18 feet; thence North 02 degrees 09 minutes 43 seconds West, a distance of 288.57 feet; thence North 61 degrees 23 minutes 59 seconds East, a distance of 820.43 feet to a point on the North line of the Southeast Quarter of said Section 09; thence North 88 degrees 26 minutes 35 seconds East along the North line of the Southeast Quarter of said Section 09, a distance of 691.24 feet to the point of beginning containing 659,710 square feet or 15.14 acres more or less.

[illegible]

CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
 122 N. WATER STREET
 OLATHIE, KANSAS 66061
 PHONE: (913) 764-1076
 FAX: (913) 764-8635
 14 W. PEDRIA
 PAOLA, KANSAS 66677
 PHONE: (913) 557-1077
 FAX: (913) 557-6904

DECLARATION OF OWNERSHIP

All Owners of Record Must File An Affidavit

Larry S. Alsup, Trustee, being duly sworn upon his/her oath, deposes and states that the Larry S. Alsup Revocable Trust is the legal owner of the subject property.

Larry S. Alsup

AUTHORIZATION OF AGENCY

Fill In If Applicant Is An Agent For Landowner Or Contract Purchaser

I, Larry S. Alsup, Trustee having filed Proof of Ownership Affidavit as the Legal Owner of the property declare that I have authorized Tim Gates of Agnes Gates Realty to file this Consent for Annexation and/or Rezoning Application on my behalf.

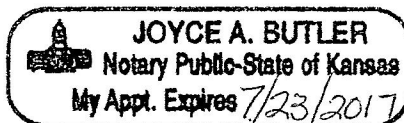
Larry S. Alsup

STATE OF KANSAS
COUNTY OF JOHNSON

Subscribed and sworn to before me this 24th day of October, 2013.

Joyce Butler
Notary Public:

My Appointment Expires:



STAFF REPORT

September 9, 2014

To: Edgerton Planning Commission
Fr: Beth Linn, City Administrator
Mike Mabrey, Zoning Administrator
Re: Application FS-08-21-2014 for the Final Site Plan for Logistics Park Kansas City
Phase II, Lot 1 (Inland Port XI)

APPLICATION INFORMATION

Applicant/Property Owner: Patrick Robinson, Edgerton Land Holding Company (ELHC)

Requested Action: Final Site Plan – Logistics Park Phase II, Lot 1 (Inland Port XI)

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

Site Address/Location: Approximately 35 acres at the southeast corner of 191st Street and Waverly Road

Existing Zoning and Land Uses: City of Edgerton L-P Logistics Park on vacant land

Existing Improvements: None

Site Size: Approximately 35 acres

PROJECT DESCRIPTION

The applicant has prepared a final site plan based on the preliminary site plan and L-P, Logistics Park District zoning requirements. The Final Site Plan shows one (1) warehouse building on a 35 acre parcel, with the building containing 650,000 square feet with associated parking, stormwater detention facilities, and landscaping.

This property has an approved preliminary site plan and preliminary plat. This Final Site Plan deviates from that preliminary site plan with regards to the size of building. The final site plan divides the original 71.46 acres (with one 1,502,200 square foot warehouse) into two smaller lots with warehouse roughly half the size. The first of those two lots is show in the final site plan for FS-08-21-2014.

STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal. The Final 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. ***Correct lots shown on vicinity map.***
 - b) A project title, zoning designation and project sponsor. A street, lot or tract address of the project. ***Indicate the project sponsor.***
 - 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. ***Provide the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load.***
 - d) The name of the architect, engineer, surveyor or draftsman. ***Final Site Plan complies.***
 - e) The specified certificates and signature blocks. ***Final 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 new Public Road to east of building. It requires 1 tree per 50 LF of ROW within a 10 foot buffer width. Final Site Plan should adjust ROW buffer to 10 feet. Type 1 buffer is required on the south and east property lines to the front face of the building. The type 1 buffer requires a 5' buffer width and trees at 50' spacing (all within the 5' buffer) and bushes at 48" spacing (with 25% within the 5' buffer). Evergreen trees (Keteleeri Juniper) shall be a minimum 12' height. Deciduous trees shall be a minimum 2.5" caliper. Bushes shall be a minimum 24" high. 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. ***Final Site Plan complies***
3. Sheet #3
 - a) A site map with the following features.
 - i) Topography at reasonable intervals. ***Final Site Plan complies.***
 - ii) Exterior lot lines with any survey pins. ***Final Site Plan complies.***
 - iii) Location of buildings. ***Final 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 or identify alternative funding source for 191st Street infrastructure improvement mutually agreeable to staff. 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. *Final Site Plan complies.*
 - vii) The location of easements. *No proposed utility easements have been shown.*
 - viii) Connection point for utilities. *Provide a plan for sanitary sewer service for LPKC Phase II.*
 - 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 stalls should be evenly divided between the four corners of the building. The accessible parking spaces and access areas should not exceed 2% slope in any direction.*
 - d) Profile and detail for roads (if required). *Final Site Plan complies.*
4. Sheet #4
- a) Scale drawing of building floor plans. *Will be reviewed at Building Permit Review.*
 - b) Dimensions and use of rooms and areas. *Will be reviewed at Building Permit Review.*
 - c) Dimensions of entrances/exits and corridors. *Will be reviewed at Building Permit Review.*
 - d) Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance. *Will be reviewed at Building Permit Review.*
5. Sheet #5
- a) Scale drawings of all building elevations. *Will be reviewed at Building Permit Review.*
 - b) Roof pitch and materials. *Will be reviewed at Building Permit Review.*
 - c) Siding type and materials, including facade. *Will be reviewed at 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 1,525,035 square feet and a building containing 650,000 square feet, building coverage is within the maximum at 42.6%. *Final Site Plan complies.*
2. Setbacks from the street right-of-way or property line: *Final Site Plan complies.*
 - a. Front. Choosing a building front can seem arbitrary with large warehouses and multiple street frontages, but with two street frontages, it's customary to choose either the narrower lot width or the side of the building without dock

doors. For this plan, both criteria point to the north frontage along 191st Street. The proposed building front is 240 feet or more from the 191st Street right-of-way where a 50-foot minimum setback is required.

- b. Side (Typical). At 182 feet from the property line, the east side exceeds the minimum 25 feet required.
 - c. Side at Street (Typical). At its closest point, about 239 feet at the southwest building corner adjacent to the Waverly Road right-of-way, the proposed building exceeds the 25 foot requirement.
 - d. Rear. At about 87 feet, the proposal exceeds the minimum rear setback of 25 feet.
3. Maximum Building Height. Building height is less than 45 feet at all points, under the maximum height of 110 feet. ***Final Site Plan complies.***
 4. Building Separation. A minimum building separation of twenty (20) feet is required. There is only a single building proposed with this final site plan. ***Future building separations will need to be evaluated when adjacent final site plans are submitted.***
 5. Accessory Building and Structure Regulations. No accessory buildings are proposed with this application. ***Final Site Plan complies.***

DISTRICT REGULATIONS:

1. A minimum of three exterior walls shall be of materials other than metal. All exterior walls of the proposed warehouse are tilt-up concrete, meeting this requirement. ***Final 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 proposed building, landscaping, and open space design is generally consistent with previously approved projects in the Logistics Park. ***Final 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, criteria 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.

All sides of the proposed building have tilt-up concrete walls, adding to architectural interest. The parts of the building with the most prominent architectural features are the office/entrance areas located at the four corners of the proposed building. The north side of the building faces 191st Street and has architectural interest with the entrances at the east and west corners of the façade, with vertical articulation between the corners to break up the façade between the corners. The east side, with dock doors along most of its length, will face a public street similar to Logistics Park Phase I buildings facing Kill Creek Road. The nearly identical west side also faces a public street, Waverly Road, and dock doors are typically features associated with the rear of a building. ***Thus, if the City***

approves the current application, it will thereby approve an exception to orient a side elevation (including dock doors) toward a public street (Waverly Road and other public road) due to the configuration of a lot with public streets on two sides of the proposed building.

3. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. The orientation of the building exposes the west and east sides containing dock doors to visibility from public right-of-way. Therefore staff recommends several methods to screen that exposure.
 - *A ROW buffer is required along 191st Street, Waverly Road and new Public Road. It requires 1 tree per 50 LF of ROW within a 10 foot buffer width. Applicant should adjust north, west and east to meet these requirements.*
 - *Perimeter Landscape Buffer: Type 1 buffer is required on the south and east property lines to the front face of the building. The type 1 buffer requires a 5' buffer width and trees at 50' spacing (all within the 5' buffer) and bushes at 48" spacing (with 25% within the 5' buffer). Evergreen trees (Keteleeri Juniper) shall be a minimum 12' height. Deciduous trees shall be a minimum 2.5" caliper. Bushes shall be a minimum 24" high.*
 - *Extension of the landscaping to the northwest corner of the property to lessen the visibility of the dock doors from 191st Street.*
 - *Consideration of additional landscaping at entrance onto Public Road from 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. The only sidewalks shown on this site are adjacent to the parking spaces on the north and south sides of the proposed building. *The applicant shall prepare a plan for pedestrian access to and within the development to include sidewalks (now or in the future) along both street rights-of-way (Waverly Road and 191st Street) to facilitate pedestrian travel between the proposed building and other existing 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 proposed elevations appear to be consistent with buildings approved and constructed in earlier LPKC phases. The north, east and west sides of the building face public rights-of-way. The north and south elevations use vertical articulation, windows, and color blocking to effectively break up building massing. The west and east façades again use vertical articulation, color blocking, and windows effectively, though the great lengths on these sides provide more opportunities for varying techniques than are taken advantage of in the design. Final Site Plan complies.

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. ***All walls are concrete tilt-up, which meets this requirement. Final Site Plan complies.***
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. ***All building walls appear to meet this requirement. Final Site Plan complies.***
 - 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. ***All building walls appear to meet this requirement. Final Site Plan complies.***
 - 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. ***Rooftop equipment is not shown on the proposed building elevations. If rooftop equipment visible from the ground and street level is planned, parapets to conceal it from the ground and the streets shall be required prior to building permit approval.***
 - 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. ***Color blocking is used effectively in the elevations provided. Though staff has not done percentage calculations to evaluate strict compliance with the above chart, staff believes the uses of color on the building follow the pattern of previously approved buildings and are otherwise consistent with the identity of LPKC.***

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:
 - a. 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.***
 - b. Adequate loading spaces off the public right-of-way are shown.
 - c. Parking is all on asphalt or concrete.
 - d. Off-street space for loading and unloading of goods is provided.
 - e. Shipping, loading, maneuvering, and parking areas meet the setback requirements.
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. ***Final 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. ***Final 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. ***Final 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. ***Curbs are indicated on the site plan. Final Site Plan complies.***
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. ***Final 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. *The site plan shows a total of one hundred fifty four (154) "Future Stalls" along the Waverly Road property frontage, only about 100 feet from the right-of-way edge, that would be clearly visible from Waverly Road. A screening plan should be submitted for area visible along Waverly Road.*

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. The applicant shall provide a photometric lighting plan, including cut-off design specifications for all proposed lighting fixtures prior to issuance of a building permit.*

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 new Public Road. It requires 1 tree per 50 LF of ROW within a 10 foot buffer width. Applicant should adjust north, west and east to meet these requirements.*
 - b. *Perimeter Landscape Buffer: Type 1 buffer is required on the south and east property lines to the front face of the building. The type 1 buffer requires a 5' buffer width and trees at 50' spacing (all within the 5' buffer) and bushes at 48" spacing (with 25% within the 5' buffer). Evergreen trees (Keteleeri Juniper) shall be a minimum 12' height. Deciduous trees shall be a minimum 2.5" caliper. Bushes shall be a minimum 24" high.*
 - c. *Dumpster screening: Trash enclosures nor screening are not shown. Plans shall be updated to satisfy the dumpster screening requirements in Article 5.2 K 8.*

SIGNAGE

No signage plan has been made available for review. *The applicant shall provide a signage plan according to the requirements in Article 5(K) prior to the issuance of a building permit.*

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

A storm water study has been provided. The following comments should be addressed prior to approval:

- The area for the existing sub-basins totals 116.54 acres while the area for the proposed sub-basins totals 107.72 acres. The existing and proposed areas should be equal.

- The proposed outfall points flow to existing structures under 191st Street, Waverly Road and I-35. Provide capacity of the existing pipes and identify any problems that might be expected with the proposed flows.
- Provide expected velocities for the outfall pipes. Provide erosion protection if needed.

RECOMMENDATION

City staff recommends **approval** of FS-08-21-2014 for the Final Site Plan Logistics Park Kansas City Phase II, Lot 1 (Inland Port XI) subject to the suggested stipulations, below.

1. All Site Plan requirements of the City shall be met as listed above, particularly including:
 - a. Submittal of photometric lighting plan in conformance with UDC especially with regard to maximum foot-candles at property line.
 - b. Submittal of a plan for pedestrian access to and within the development.
 - c. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
 - d. Resubmittal of revised landscaping plans including screening for adjacent public roads and trash enclosures. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All infrastructure requirements of the City shall be met.
3. All building permit and sign permit requirements of the City shall be met.
4. The City will not require at time of site plan approval the construction of sidewalks for/on the subject property. Prior to obtaining a building permit, the property owner will execute the necessary agreement to waive and relinquish any right he/she may have under K.S.A. 12-6a06 to protest the formation of a benefit district to pay for the construction of sidewalks for/on the above described property for a period of thirty (30) years, and that such agreement is intended to be a covenant running with the land for said period of time.
5. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

ATTACHMENT

Final Site Plan Application No. FS-08-21-2014

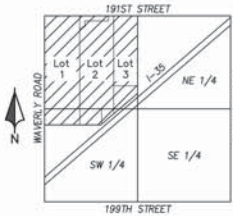
Final Site Plans Logistics Park Kansas City Phase II, Lot 1 (Inland Port XI)

Inland Port XI

Final Development Plan

Logistics Park Kansas City Phase II Lot 1

191st Street and Waverly Road
City of Edgerton, Johnson County, Kansas



PROJECT BENCHMARKS
JVCN BM1181
Bernsten Aluminum Disk Stamped BM 1181, Located on center west end of the North headwall RCB. From the intersection of Waverly Road and 191st Street, go West 0.10 Miles to the RCB.
Elev: 1010.97

Legal

All of Lot 1, Kansas City Logistics Park, 3rd Plat, City of Edgerton, Johnson County, Kansas.

FLOOD PLAIN NOTE

We have reviewed the "Flood Insurance Rate Map", Community Panel Number 20091C0119G, dated August 3, 2009, and 20091C0134G, dated August 3, 2009, as published by the Federal Emergency Management Agency. The above rate map places the property in Zone "X" for insurance purposes. Zone "X" is defined as Areas determined to be outside the 500-year flood elevation. No Base Flood Elevations have been determined."

UTILITIES	
ELECTRIC	Sewer
Kansas City Power & Light	City of Edgerton
Phone: 816.471.5275	404 East Nelson
	P.O. Box 255
GAS	Edgerton, Kansas
Kansas Gas Service	Phone: 913.893.6231
11401 West 89th Street	
Overland Park, Kansas	TELEPHONE
Phone: 913.599.8981	Century Link
	Phone: 800.788.3500
WATER	
Johnson Rural Water District 7	CABLE
534 West Main	Mediacom Cable
P.O. Box 7	Phone: 800.234.2157
Gardner, Kansas	
Phone: 913.856.7173	

LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
---	Existing Waterline	A	Proposed Fire Hydrant
---	Existing Gas Main	---	Proposed Waterline
---	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	⊙	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
		-----	Future Curb and Gutter

Zoning

The project is currently zoned L-P.

SITE DATA TABLE

Site Acreage:	35.01 Acres
Tract A:	2.85 Acres
Building Area:	650,000 SF
Proposed Building Use:	Industrial
Total Number of Stalls:	508 Stalls
Truck Parking:	135 Stalls
Future Trailer Parking:	154 Stalls
Employee:	211 Stalls
Total Number ADA Stalls:	8 Stalls
ADA Stalls Required:	7 Stalls

INDEX OF SHEETS

C01	Title Sheet
C02	General Layout
C03	Site Dimension Plan
C04	Overall Grading Plan
C05	Grading Plan 1 of 3
C06	Grading Plan 2 of 3
C07	Grading Plan 3 of 3
C08	Storm Drainage Map
C09	Storm Drainage Calcs
C10	Utility Plan
C11	Miscellaneous Details

CERTIFICATE:

Received and placed on record this _____ day of _____, 20____ by

_____(Zoning Administrator).

Approved by the Edgerton City Planning Commission this _____ day of _____, 20____ by

_____(Chair of Planning Commission).

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, and amendments herein, and that this instrument creates a legally enforceable obligation to build and develop in accordance with all final agreements.

Applicant signature _____ Date _____



KANSAS ONE CALL
1-800-DIG-SAFE
(1-800-244-7233)
Protect yourselves and your property against underground utility damage and liability.
Find out where the underground utility lines might be buried before you dig.
Anyone digging in Kansas must call before digging. The person who is doing the work is responsible for calling KOC. If the owner contracts with a professional excavator to do the excavation then the professional excavator is responsible for calling KOC.
You (the digger) will need to provide information about the work site when you call. This is a FREE service.
CALL BEFORE YOU DIG
IT'S THE LAW.



Inland Port XI
191st & Waverly Road
Edgerton, Kansas



Project No.:1345.10
Date: 08.20.14
Issued For: FINAL DEVELOPMENT PLAN

REVISIONS	
No.	Description

REGISTRATION

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE

TITLE SHEET

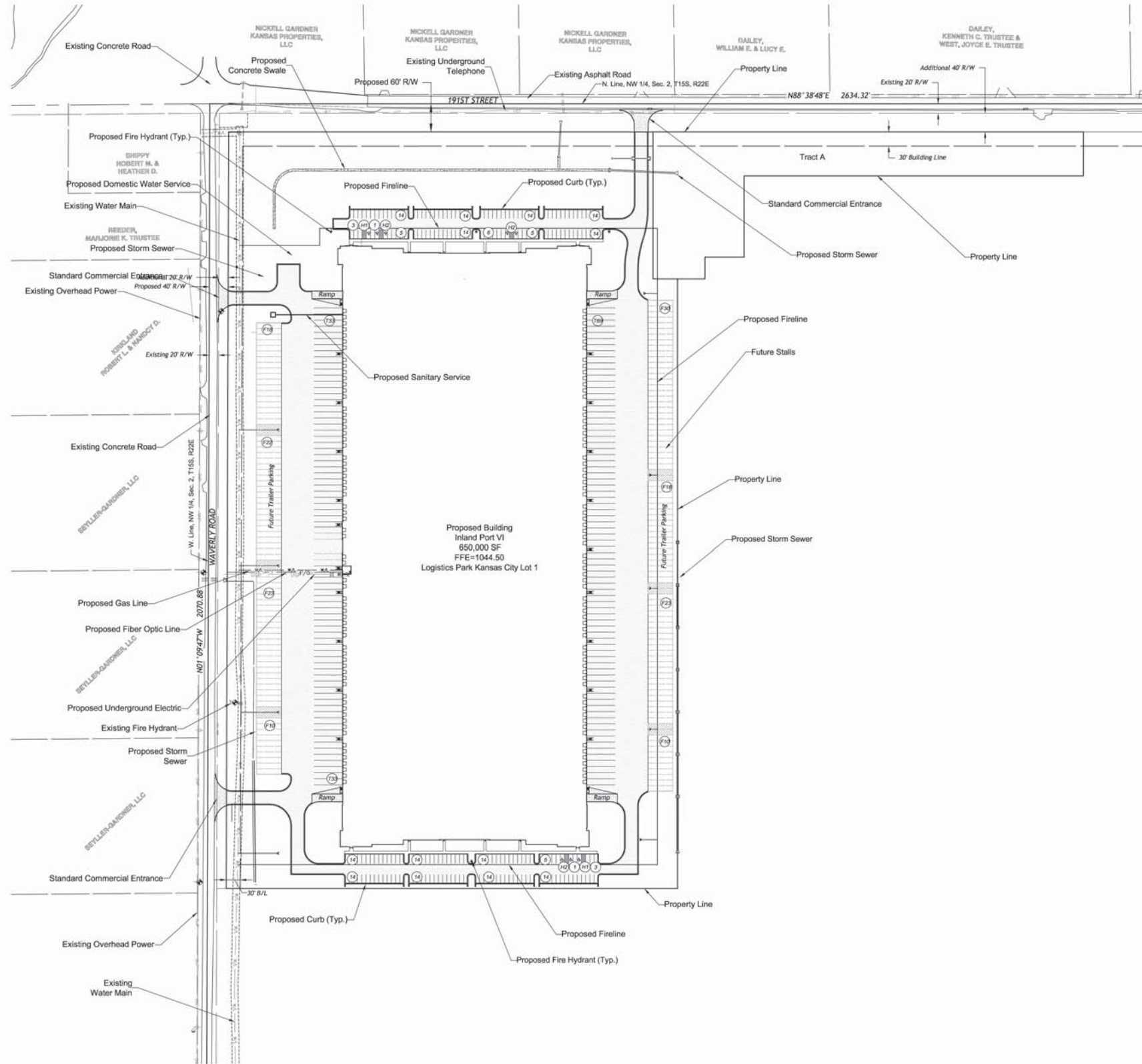


PROJECT TEAM	
ARCHITECT	FINKLEWILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	



FINKLE | WILLIAMS
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Overland Park, Kansas 66211
PH. 913.498.1550 F. 913.498.1042

SHEET NUMBER
C01
Title Sheet



LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Edgerton's minimum design standards.
2. Contractor shall keep a full set of KC-APWA Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City of Edgerton Public Works at 913.893.6801 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the driplines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. Parking stripes shall be 4-inch white pavement paint.
14. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams S-W traffic marking series b-29y2 or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.



Inland Port XI
191st & Waverly Road
Edgerton, Kansas



Project No.: 1345.10
Date: 08.20.14
Issued For: FINAL DEVELOPMENT PLAN

REVISIONS	
No.	Description

REGISTRATION

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE

GENERAL LAYOUT



PROJECT TEAM

ARCHITECT	FINKLE WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

ARCHITECTURE



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SHEET NUMBER

C02

General Layout



REVISIONS	
No.	Description

REGISTRATION

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE

SITE DIMENSION PLAN



PROJECT TEAM

ARCHITECT	FINKLE WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	

ARCHITECTURE

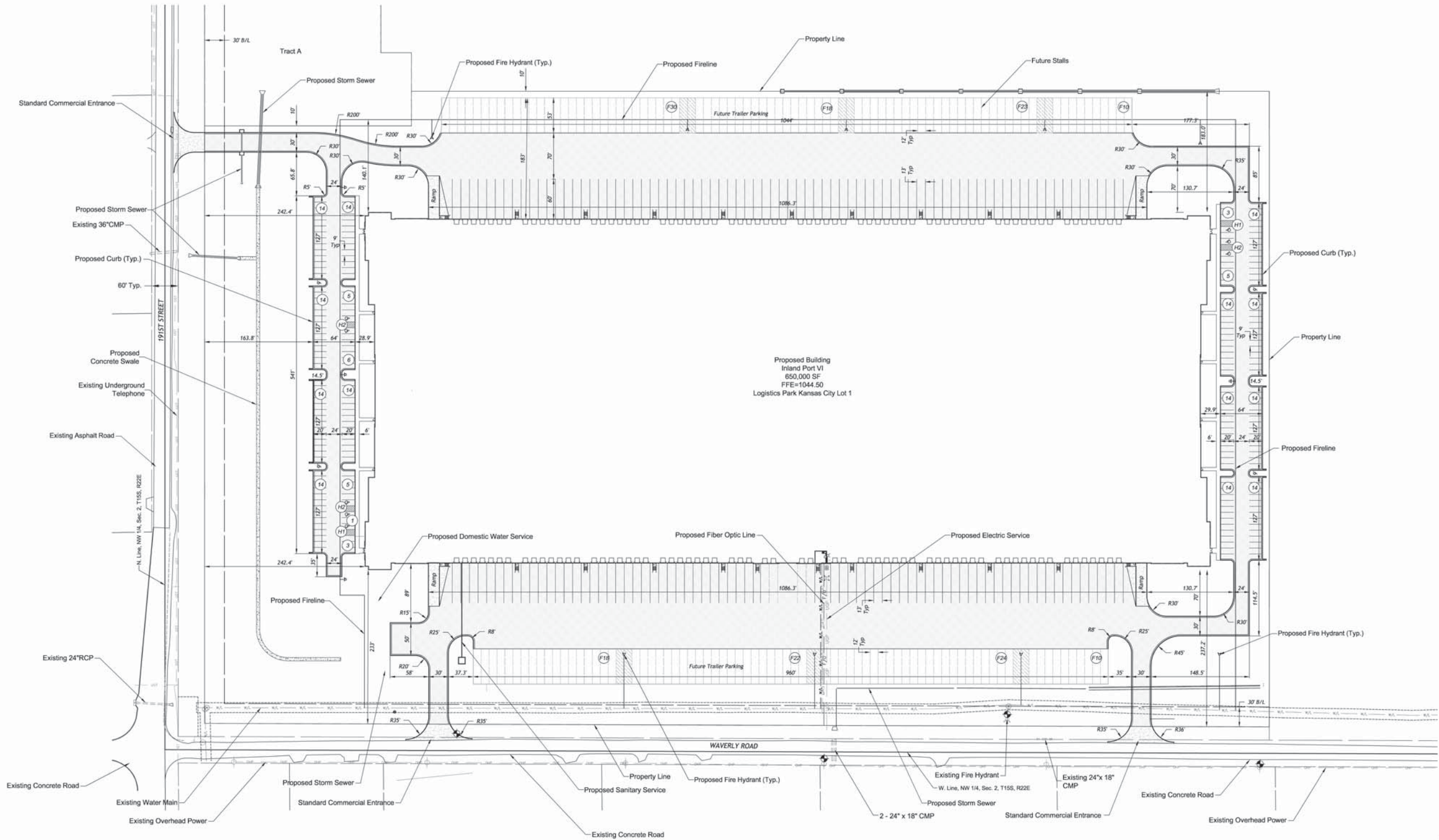
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SHEET NUMBER

C03

Site Dimension



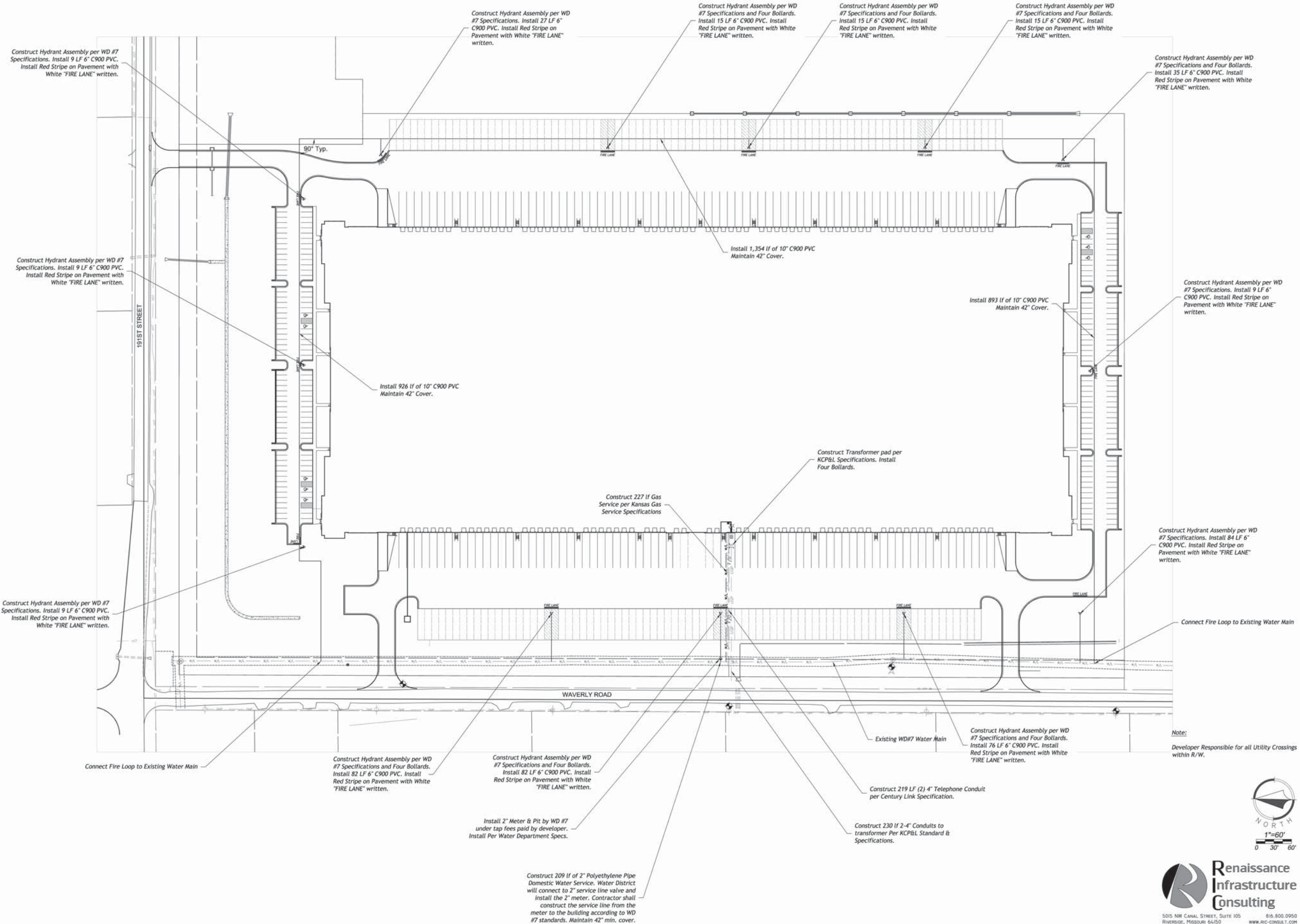
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No.	Description
REGISTRATION	

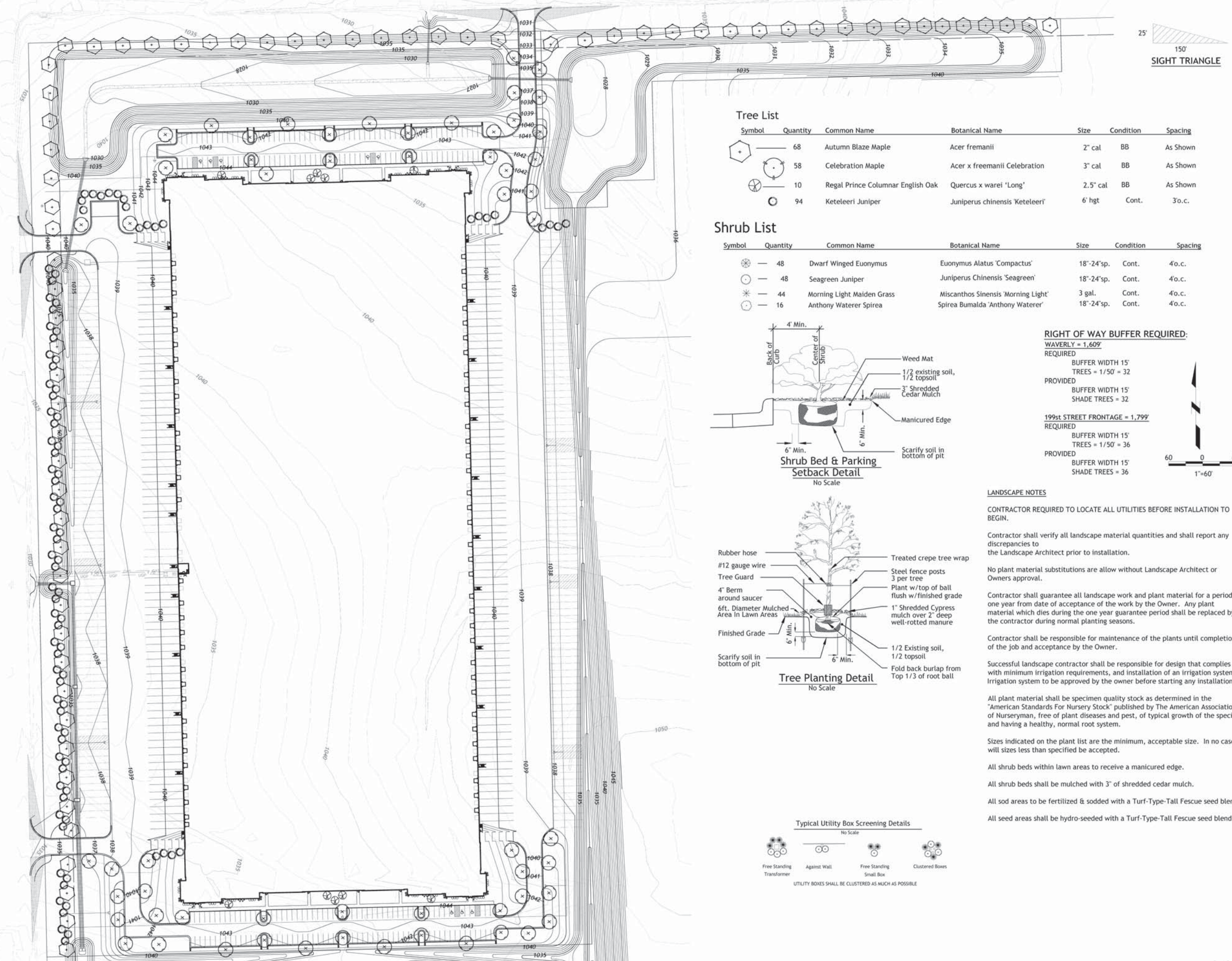
PRELIMINARY
NOT FOR
CONSTRUCTION

UTILITY PLAN



PROJECT TEAM	
ARCHITECT	FINKLE WILLIAMS ARCHITECTURE
CIVIL	RENAISSANCE INFRASTRUCTURE CONSULTING
LANDSCAPE	RENAISSANCE INFRASTRUCTURE CONSULTING
FOUNDATIONS	
STRUCTURAL	
PLUMBING	
MECHANICAL	
ELECTRICAL	
FIRE PROTECTION	
CONTRACTOR	



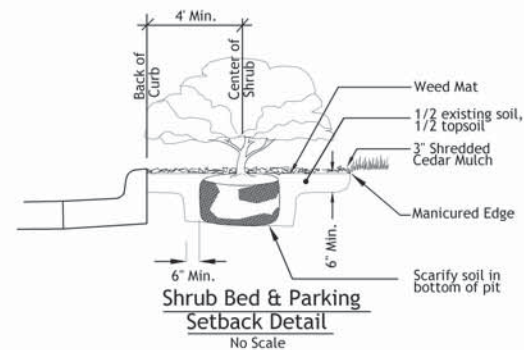


Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	68	Autumn Blaze Maple	Acer fremanii	2" cal	BB	As Shown
	58	Celebration Maple	Acer x fremanii Celebration	3" cal	BB	As Shown
	10	Regal Prince Columnar English Oak	Quercus x warei 'Long'	2.5" cal	BB	As Shown
	94	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	6' hgt	Cont.	3'o.c.

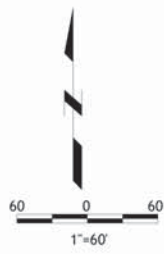
Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	48	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'o.c.
	48	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	44	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.
	16	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	18"-24"sp.	Cont.	4'o.c.



RIGHT OF WAY BUFFER REQUIRED:

WAVERLY = 1,609'
REQUIRED
BUFFER WIDTH 15'
TREES = 1/50' = 32
PROVIDED
BUFFER WIDTH 15'
SHADE TREES = 32
199st STREET FRONTAGE = 1,799'
REQUIRED
BUFFER WIDTH 15'
TREES = 1/50' = 36
PROVIDED
BUFFER WIDTH 15'
SHADE TREES = 36



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

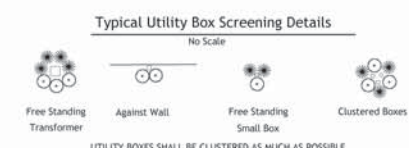
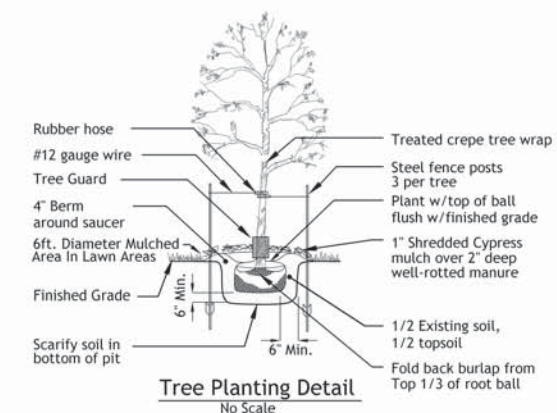
Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.



SHEET
LI

FINAL DEVELOPMENT PLAN

13-0193
LOGISTICS PARK KANSAS CITY
PHASE II

LANDSCAPE PLAN

NO.	DATE	BY	CHKD	APP'D

Renaissance
Infrastructure
Consulting

913.317.8600
3840 CANAL STREET, SUITE 100
OVERLAND PARK, MISSOURI 66204
WWW.RIC-CONSULT.COM

8-18-14