

EDGERTON PLANNING COMMISSION AGENDA
REGULAR SESSION
Edgerton City Hall
April 14, 2015
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
Randal Gifford	Present/ Absent
Bill Braun	Present/ Absent

4. Approval of Minutes

A. March 10, 2015

5. Guests Present

- A.
- B.

6. Communications from Staff

8. Discussion

SITE PLAN – FENCING MATERIAL

A. Discussion of request from Flexsteel in regards to installation of fencing material for project site located at Kill Creek Road and 191st Street, 31608 W. 191st.

Action requested: Discuss request to determine consensus or options.

7. New Business

TEMPORARY CONSTRUCTION ACTIVITIES

A. Consideration of Temporary Construction Activities at the proposed TSL property located at the Southwest Corner of 191st Street and Waverly Road for the placement of a Concrete Batch Plant. Applicant: Tom Hastings, TSL.

Action requested: Receive comments and consider motion to approve or deny request.

PUBLIC HEARING - REZONING

- B. Consideration of a public hearing in regards to Rezoning Case No. ZA-2015-01, requesting a change in zoning from Johnson County Rural Residential (RUR) to City of Edgerton Logistics Park District (L-P) on property located a portion of land within the northwest quarter and a portion of land located in the southwest quarter of Section 2, Township 15 South, Range 22 East, Johnson County, Kansas, with a general location of 19645 Waverly Road, containing approximately 206 acres, more or less. Applicant: Patrick Robinson, ELHC. Engineer: R-I-C.

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

PUBLIC HEARING –PRELIMINARY PLAT

- C. Consideration of opening a public hearing in regards to Preliminary Plat Case No. PP-2015-01 requesting approval of a preliminary plat for Logistics Park Kansas City Phase II consisting of five (5) lots containing 206.13 acres more or less located on a portion of land located in the Northwest and Southwest Quarters of Section 2, Township 15 South, Range 22 East, Johnson County, Kansas (East side of Waverly Road, North of Interstate 35). Applicant: Patrick Robinson, Edgerton Land Holding Company. Engineer: R-I-C.

Action requested: Open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to approve or deny.

PUBLIC HEARING – FINAL SITE PLAN

- D. Consideration of opening a public hearing in regards to Final Site Plan Case No. FS-2015-01 requesting approval of Final Site Plan for Inland Port IV consisting of one (1) lot containing 56.013 acres, more or less, located on a portion of land located in the Northwest and Southwest Quarters of Section 2, Township 15 South, Range 22 East, Johnson County, Kansas, in an area along the east side of Waverly Road and north of Interstate 35. Applicant: Patrick Robinson, Edgerton Land Holding Company. Engineer: R-I-C.

Action requested: Open the public hearing, receive comments, and consider motion to close or table the hearing. Consider motion to approve or deny.

FINAL PLAT

- E. Consideration of Final Plat Case No. FP2015-01 requesting approval of a Final Plat for Logistics Park Kansas City – Southeast 2nd Plat consisting of one (1) lot containing 56.013 acres, more or less, located at 19645 Waverly Road. Applicant: Patrick Robinson, Edgerton Land Holding Company. Engineer: R-I-C.

Action requested: Receive comments and consider motion to recommend approval

or denial.

PUBLIC HEARING - UNIFIED DEVELOPMENT CODE AMENDMENTS

- F. Consideration of opening the tabled public hearing in regards to receiving input from the public on the proposed adoption of a new Unified Development Code (UDC).
Applicant: City of Edgerton, Kenneth A. Cook, Community Development Director.

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

9. Future Meeting – Regular meeting – May 12, 2015

10. Adjournment:

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
Regular Session
March 10, 2015
Minutes

The Edgerton Planning Commission met in regular session with Vice-Chair Conus 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 Ron Conus, Maria O'Neill, Cliff Withrow, Randal Gifford, Bob O'Neill, Missy Drinkard, and Andrea Lucero. Absent were: Commissioners Chuck Davis and Bill Braun. Also present were Community Development Director Kenneth Cook and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

MINUTES

Minutes of January 13, 2015 were considered.

Motion by M. O'Neill, seconded by Lucero, to approve the minutes as presented. Motion was approved, 7-0.

GUESTS:

No guests were introduced.

COMMUNICATIONS FROM STAFF

The Community Development Director informed the Commissioners of the upcoming training for Planning Commissioners from Mid-America Regional Council. He also spoke of the May 18 Workshop training for effective meetings. Commissioners were encouraged to look at the training offers and contact staff if there are any questions or assistance needed.

The Planning Commission roster was distributed for review.

PUBLIC HEARING – PRELIMINARY SITE PLAN

A public hearing in regards to Preliminary Site Plan Case No. PS-10-08-2014, requesting approval of a preliminary site plan on a tract of property located in the southwest corner of 191st and Waverly Road, within Section 3, Township 15 South, Range 22 East, containing 141.38 acres, more or less, was considered. Applicant: Patrick Robinson, ELHC. Engineer: Dan Cook, R-I-C.

Mr. Cook reviewed the past actions for this request and noted this location is adjacent to the Water District 7 water tower, currently under construction. It was noted the current plan shows three (3) warehouse buildings on three (3) lots in addition to the water tower lot (which has a final site plan approval), with all associated parking, stormwater detention facilities, and landscaping. He spoke about the flood plain area (approximately five acres) in the northern part of the site. Safety services are provided by Johnson County Sheriff and Johnson County Rural Fire District.

Mr. Cook discussed Waverly Road and noted the roadway project is currently under a design/build contract for construction which should commence late spring to early summer. He also noted the property will need temporary holding tanks until connection to the wastewater system is available.

Other items discussed were: needed pedestrian access from sidewalks adjacent to buildings and public roadways; access points – with no concerns noted from Fire Department. It was noted due to the security of the area (due to international shipping), fewer access points are better. He also spoke about potential access points on the future Waverly Road, which will be two lanes with turning lanes.

Mr. Cook talked about items on Sheet #4, indicating he would review for conformance with the final plan.

He spoke in regards to district regulations and focused on potential need to approve an alternative landscape plan due to the unique characteristics, which may include additional landscaping, fencing or berms along the right-of-way buffers or loading docks. He noted additional information should be submitted with final site plan. Mr. Cook spoke about the east side of the building on Lot 4 in regards to the dock doors, typically associated with rear or side elevation, which will face Waverly Road. He noted if the City approves the current application, it will need an exception to orient a side elevation toward the public street due to the lot configuration. He spoke about right-of-way buffers along 197th and Waverly Road to include variation of screening of clusters of trees to appear more natural, berms and other elements to appear less monotonous. He also noted a right-of-way buffer may be required on the west side of Lot 1, if it is determined that a right-of-way should be developed along the half-mile line. He noted since the area has a flood plain, the road will probably not extend.

The Community Development Director noted the architectural design standards will be reviewed with the final site plan.

Mr. Cook spoke about the exceptions to the UDC in regards to warehouse/distribution center and large building parking space exceptions and addressed various scenarios. He also noted spaces required for loading spaces and temporary outdoor storage regulations for cargo containers, operational trailers, and tractors.

Mr. Cook informed the Commissioners that Water District No. 7 made the following comments: 1) Water Service is not currently available to any of the lots off of future 197th Street. Water service is available to Lot 3 from the 12-inch water main on Waverly Road; 2) The water main on 197th Street from Waverly Road to the tank site will be constructed with the tank project and is already planned; 3) The water main on 197th Street west of the tank site is not planned yet and the district may require the developer to pay for all or a portion of the water main to serve Lots 1 and 2; and 4) The preparation of Landscape plans needs to recognize the existing water main location on Waverly Road and the proposed water main location along 197th Street to avoid conflicts with landscaping and the water mains.

Mr. Cook recommended staff approval of the Preliminary Site Plan with stipulations.

Mr. Conus opened the public hearing.

Patrick Robinson, applicant, apologized to the Commissioners for their concern at the last meeting. He spoke to the members regarding the definition of landscaping/screening, suggesting UDC changes. He questioned a review of how this can be accomplished and overviewed different phases of projects.

Mr. Robinson indicated elevations for buildings may be increasing to 36', adding this is about the highest elevation which accommodates sprinkler systems. He spoke about the dock doors, screening, primary roads, primary approach to 191st Street, and controlled access. He stated tonight's action is to be pro-active and desires to remain a step ahead. Mr. Robinson informed the Commissioners ELHC acquired the Earl Allen property and indicated the annexation would be forthcoming soon. He also informed the Commission that LPKC is financially covering infrastructure costs not under grants or other financial arrangements. He also noted right-of-way would be donated where needed.

Mr. Conus asked about the concern with landscaping. Mr. Robinson noted the UDC is under consideration, but indicated streetscapes/screening uniformity between phases and determination of view should be addressed. He stated overall the installed landscaping has exceeded the requirements.

Mr. Withrow asked about the emphasis with uniformity. He asked as the projects progress, will they appear similar or chopped? Mr. Robinson stated all will be in consistency, with some different accent colors.

Ms. Lucero asked about addressing parking changes in the future should the current use change. Mr. Robinson indicated looking at projects with distribution centers fewer parking spaces are required. He noted some with changed use, such as e-commerce, more spaces would be required, but would use less dock space and trailer parking, which would open the area to more parking spaces.

Mr. O'Neill spoke about buffering along I-35. He asked if the buffering would be similar to the other roadways. Mr. Robinson stated there is some sufficient space, if that is a concern, but indicated elevations cause concerns. Mr. O'Neill indicated the area can have berms, but noted a bad year makes the landscape worse. He stated buildings along the interstate do not bother him and cited several areas along I-35 which have buildings, junk yards, etc. along the right-of-way.

Mr. Robinson asked for approval of the site plan with staff's stipulations.

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

Motion by B. O'Neill, seconded by Drinkard, to approve the preliminary site plan with the following stipulations: 1) The recommendations noted need to be incorporated into a Final Site Plan; 2) A Final Site Plan must be submitted and approved prior to commencement of uses and 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 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; and 5) All construction plans for any public infrastructures 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 Rezoning Case No. RZ-09-24-2014A, 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 20081 Homestead Lane was considered. Owner/Applicant: Paul V. Middleton and Marie E. Middleton. Engineer: Edward A. Schlagel, Schlagel & Associates, P.A.

The Community Development Director informed the Commissioners the next two projects are interrelated and he would make the presentation for both. He indicated this particular rezoning request is in the southern part of the two parcels. He overviewed the location and surrounding area. He spoke about the Zoning Map and Comprehensive Plan (as a guideline) and noted commercial zoning is a good use/fit for this property.

Mr. Cook indicated this property is located just north of the I-35/Homestead Lane Interchange. He informed the Commissioners the property on the west side of Homestead Lane is currently zoned C-2 and the Future Land Use Map shows subject property as commercial (retail/office).

Mr. Cook noted the subject properties were annexed into the City of January 8, 2015. He stated the property has two agricultural structures and the property is currently used for agricultural purposes. He further stated the KDOT has retained access control along the entire western side of this property and extending along the adjoining property to the north up to 199th Street, with one access point being permitted at the shared boundary line, with right-in and right-out on Homestead Lane.

Mr. Cook overviewed types of businesses allowed under the C-2 Heavy Service Commercial District and those which could be allowed with the approval of a conditional use permit.

Mr. Cook highlighted the area's infrastructure and services in regards to location by reiterating the KDOT restriction of one driveway located on the northwest corner of the property, limited to right-in and right-out movements. He noted the property is within the Big Bull Creek watershed, but does not include any areas designated as Special Flood Hazard Areas. The property does not have direct access to sanitary sewer service, but noted a gravity line is located approximately 750' west of Homestead Lane. Mr. Cook stated the property resides within Rural Water District No. 7 service area and public safety is supplied by Johnson County Sheriff and Fire District No. Mr. Cook informed the Commissioners Rural Water District No. 7 made the following comments: 1) Water Service is not currently available to any of the lots off of future 197th Street. Water service is available to Lot 3 from the 12-inch water main on Waverly Road; 2) The water main on 197th Street from Waverly Road to the tank site will be constructed with the tank project and is already planned; 3) The water main on 197th Street west of the tank site is not planned yet and the district may require the developer to pay for all or a portion of the water main to serve Lots 1 and 2; and 4) The preparation of Landscape plans needs to recognize the existing water main location on Waverly Road and the proposed water main location along 197th Street to avoid conflicts with landscaping and the water mains. Mr. Cook indicated the construction and operation of the Water Tower should address future water issues.

Mr. Conus opened the public hearing.

Don Foster appeared in behalf of the applicants, and introduced Judy White, realtor for project. Mr. Foster spoke about the location, driving patterns and compatible uses with LPKC. He indicated this is a good location off the interstate, with frontage and visibility for commercial services.

Mr. Withrow questioned the driving patterns from I-35 both exiting and entering. Discussion about the driving movements ensued.

Mr. Cook reminded the Commissioners the purpose for tonight's action is for zoning. He indicated more actions/discussion of the area would be addressed with the preliminary/final site plan action.

Ms. Lucero stated concern with traffic problems at 199th and Homestead Lane.

Mr. Foster reiterated tonight's action is for the zoning. He added more finessing would occur at the preliminary/final site plan stage.

Mr. Cook stated from a staff perspective, this zoning request is acceptable. He noted access issues/concerns occur during the site planning stage.

Mr. Foster stated KDOT designed the interchange and location of entrance and turning moves for trucking actions.

The Community Development Director overviewed the "Golden Criteria" in regards to this request. No questions were voiced. Mr. Cook indicated staff recommends approval with stipulations.

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

No further comments were made.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the rezoning subject 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. Vote on the motion – YEA: Conus, M. O'Neill, Drinkard, B. O'Neill, Withrow, and Gifford. NAY: Lucero. Motion was approved, 6-1.

PUBLIC HEARING – REZONING

A public hearing in regards to Rezoning Case No. RZ-09-24-2014B, requesting a change in zoning from Johnson County Rural Residential (RUR) to City of Edgerton Heavy Service Commercial District (C-2) and City of Edgerton Logistics Park (L-P) District on property located at the northeast corner of Homestead Lane and 199th Street was considered. Owner/Applicant: Vivian L. Plank/Paul Middleton and Naomi Middleton Co-Grantor Trust. Engineer: Edward A. Schlagel, Schlagel & Associates, P.A.

The Community Development Director stated the property for this request is on the northern side and stated the primary difference is adding the L-P zoning in a section. He also noted the "Golden Criteria" is basically the same as for the previous action.

Mr. Cook noted staff recommends approval with stipulations.

Mr. Conus opened the public hearing.

No comments were voiced.

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

Motion by Drinkard, seconded by M. O'Neill, to approve the rezoning request 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. Vote on the motion – YEA: Conus, M. O'Neill, Drinkard, B. O'Neill, Withrow, and Gifford. NAY: Lucero. Motion was approved, 6-1.

PUBLIC HEARING – UNIFIED DEVELOPMENT CODE

A public hearing in regards to receiving input from the public on the proposed adoption of a new Unified Development Code was considered. Applicant: City of Edgerton, Kenneth A. Cook, Community Development Director.

Mr. Cook informed the Commissioners that he was unable to complete as much toward this as he had hoped. He indicated that after more review, the districts should be reviewed to address conflicts from /verses other uses. He noted the L-P District, as written was more specific.

Mr. Cook noted staff would look at organizing uses (such as parking, lighting, landscaping, etc) to avoid conflict, duplication, and format consistency.

Mr. Withrow questioned if this matter could be placed first on the future agendas.

Mr. Cook addressed the process.

Mr. Conus opened the hearing.

No comments were made.

Motion by Conus, seconded by Drinkard, to table the public hearing to April 14, 2015 at 7:00 p.m. Motion was approved, 7-0.

FUTURE MEETING

The next scheduled meeting is April 14, 2015.

ADJOURNMENT

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

The meeting adjourned at 9:33 p.m.

Edgerton Planning Commission

March 10, 2015

Page 7

Submitted by:

Debra S. Gragg
Recording Officer



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

Date: April 10, 2015
To: Edgerton Planning Commission
From: Kenneth Cook, AICP, CFM, Community Development Director

Re: Inland Port I (FlexSteel) Site Plan – Fence Request

Staff has received a request from FlexSteel for the installation of fencing on the site and which was not included on the original site plan. They are proposing for the installation of wrought iron fence to the West and East of the South end of their building. All fencing would be 8-foot tall. They are also requesting to use a vinyl coated chain link at all other locations, including adjacent to Kill Creek Road. The primary concern from staff is that the L-P District typically requires fencing visible from a public ROW to be either "masonry 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 regulations go on to specify that "fencing containing barbed wire, razor wire, or an equivalent shall be prohibited where... visible from a public right-of-way."

These restrictions create a couple of issues. First, is the substantial cost for the installation of wrought iron fence (or of the other options specifically listed) that would be located along Kill Creek and which would primarily be seen by employees and truck drivers. Second is the issue in regards to federal regulations in order to be considered C-TPAT compliant, which it is anticipated that numerous business that will be located at LPKC will desire to achieve. C-TPAT compliant companies agree to implement "specific security measures and best practices" to protect the supply chain. It has been discussed that some facilities have been required to install barbed wire fencing and other measures in order to be compliant. This creates difficulty in that the L-P District specifically excludes the use of barbed wire or similar materials visible from a public ROW. It has been discussed that in certain cases, the use of the tight pattern chain link fence, which is difficult to climb, has been considered sufficient to not require the installation of barbed wire. It is staff's understanding that there are no official guidelines which specify what is required and a business must install their security measures, submit a request for an inspection, and then will find out if they pass or fail.

The applicant has submitted two examples of vinyl coated chain link and are requesting that the Planning Commission allow them to use a black vinyl coated chain link with a tight pattern in all location except adjacent to 191st Street. The vinyl coated chain link will be placed on the building side of the street trees and landscaping (approximately 70' from the road). It is staff's opinion that the fence will actually provide additional screening of the loading dock area due to its tight pattern. Staff will have examples of the proposed fencing material at the meeting for consideration by the Planning Commission.



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

Date: April 10, 2015
To: Edgerton Planning Commission
From: Kenneth Cook, AICP, CFM, Community Development Director

Re: Consider Approval of Temporary Construction Activities at TSL property located to Southwest of 191st Street and Waverly Road.

BACKGROUND INFORMATION

Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas states that the Planning Commission is authorized to review and approve the use of property during times of construction, reconstruction, or adaptation to permit temporary living quarters for construction personnel, offices, buildings for storage, outdoor storage, machinery yards, portable concrete or asphalt mixing plants, sanitary facilities, and similar uses.

On previous occasions, the Edgerton Planning Commission has approved the use of certain property for construction-related activities associated with the BNSF Intermodal Facility and LPKC developments subject to the approval of staff and the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible;
8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
12. Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation;
15. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; and

16. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
17. Maintain a valid City of Edgerton Business License
18. Permission for temporary construction activities is granted for a period of three (3) years from date of approval by Edgerton Planning Commission

MATTERS TO BE CONSIDERED

The property located at the Southwest corner of 191st Street and Waverly is owned by Transpec Leasing Incorporated (TSL). This property has received approval of a Final Plat and Final Site Plan for the operation of a Cargo Container Storage Facility. These documents have not yet been updated and resubmitted for review by staff or been signed and filed at Johnson County. The property is also operating under a special approval to operate without the required permanent dust free surface. TSL has agreed to lease their property to Quicksilver Readymix LLC for the installation of a temporary concrete plant to serve the construction needs of the site and the LPKC area. The operation being requested will be used to pave the site in compliance with the previously approved site plan and the extensions of time for the paving of the site that have also been approved. The City of Edgerton Planning Commission previously granted authority for the use of other property in the area for similar temporary construction activities.

Because this property is privately owned, staff required the property owner/concrete supplier to appear before the Edgerton Planning Commission to request permission to use the property for temporary construction activities as allowed in Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas. A vicinity map is enclosed with the staff report for your reference and the applicant is supposed to update their site plan to include the proposed temporary use.

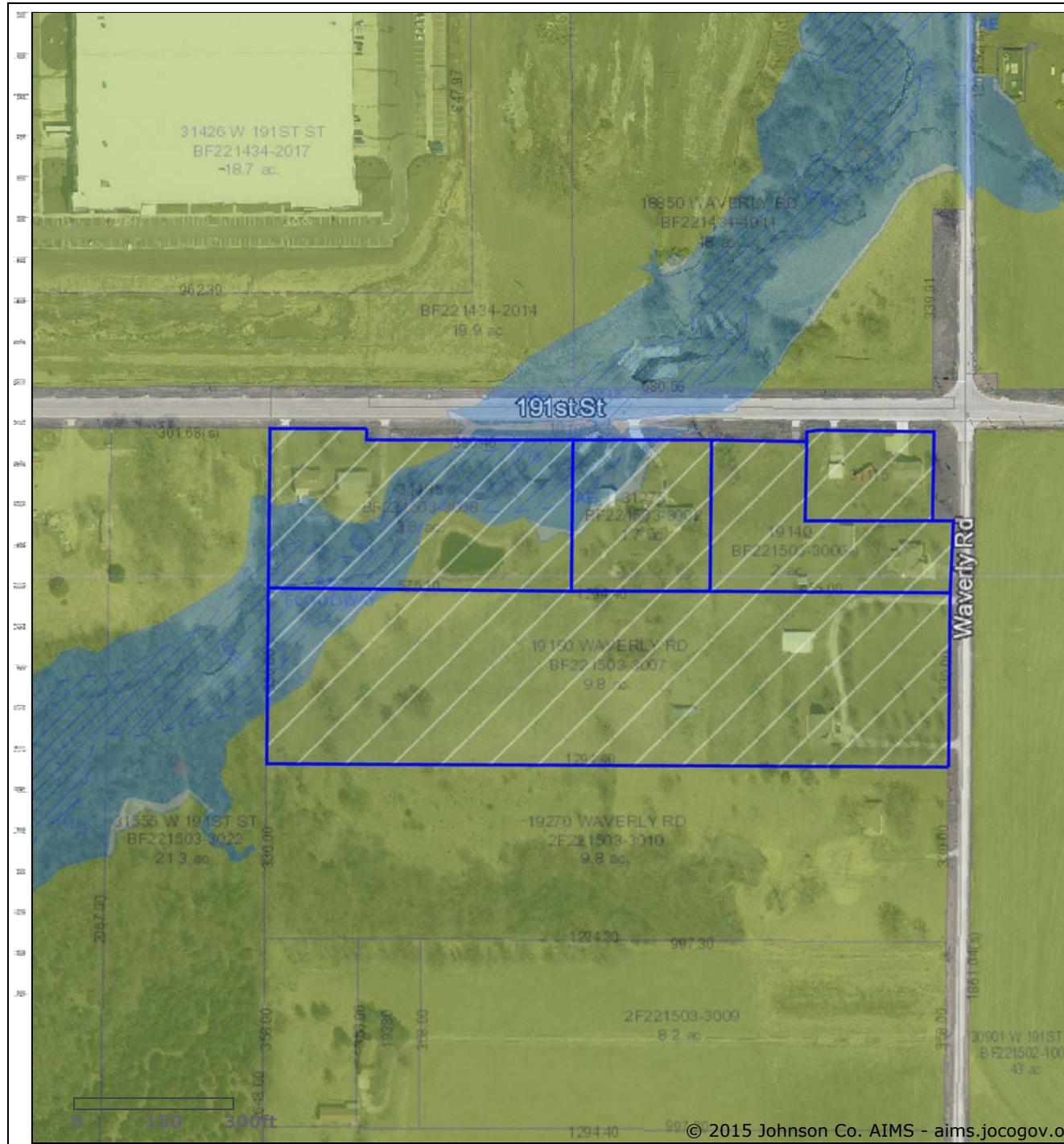
Because this request is on property outside the Intermodal Facility and the intensity of the proposed use, staff would recommend, if approved by the Planning Commission, that two additional conditions be added. First, that Quicksilver Readymix LLC be required to maintain a valid City of Edgerton business license. It is possible that the concrete plant would supply concrete to other construction projects in the area supplemental to the concrete supplied to the property owner. Second, staff would recommend a time limit of three (3) years from time of approval be added as a condition of approval. This time limit would allow for the projected completion of the paving for the site as well as use of the facility for other possible projects in the area.

STAFF RECOMMENDATION

Staff recommends approval of the use of property located at the Southwest corner of 191st Street and Waverly Road for construction-related activities pursuant to Chapter I, Article 9, Section 6.E of the Unified Development Code of the City of Edgerton, Kansas, by Quicksilver Readymix, LLC. for construction-related activities associated with the TSL and other LPKC projects subject to the approval of staff and the following conditions:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Planning Commission;
2. All occupied buildings shall have access to potable water from an approved water source;
3. All signage shall be placed pursuant to applicable sign regulations in Chapter 1, Article 12 of the Unified Development Code of the City of Edgerton;
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use;

5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied;
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition or other applicable chapter of City Code;
7. Off-site impacts from on-site construction-related activities shall be minimized to the extent possible;
8. On-site Stormwater Management Plan shall be approved by City prior to the disturbance of land;
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easements in a reasonable time period;
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton;
12. Hours of operation shall be limited to from 7:00 am to 7:00 pm unless otherwise approved by staff;
13. Holding tanks shall be used in lieu of sanitary sewer service, and shall be permitted and inspected pursuant to the Johnson County Environmental Sanitary Code;
14. Portable concrete and asphalt plants shall be approved by staff prior to use on-site, and staff shall have the ability to establish reasonable requirements for their operation;
15. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan; and
16. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
17. Maintain a valid City of Edgerton Business License
18. Permission for temporary construction activities is granted for a period of three (3) years from date of approval by Edgerton Planning Commission



Johnson Co AIMS Map

LEGEND

AIMS Imagery: Current Imagery (2014)

Floodway - NFHL

Special Flood Hazard Areas (SFHAs) - NFHL

Zone A Zones AE

Zone AO

Other Flood Areas - NFHL

Zone X Zone X - Future

Area Not Included

Flood Panel - NFHL

Address Point

Building/Structure

Property

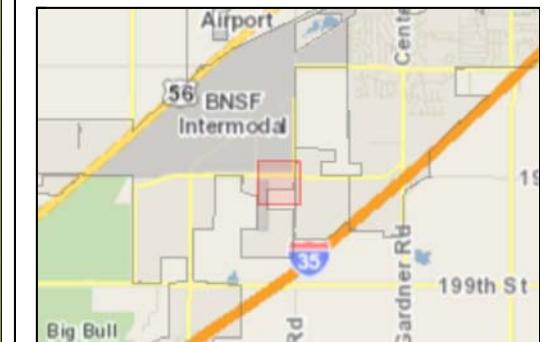
Untaxed Common Interest

Vertical

Platted

Unplatted

Right-of-way



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4/10/2015

STAFF REPORT

March 25, 2015

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director/Zoning Administrator
Re: Application ZA2015-01 for rezoning of approximately 63 acres located East of Waverly Road, North of Interstate 35 from RUR, County Rural Zoning District, to L-P, Logistics Park District

APPLICATION INFORMATION

Applicant/Property Owner: Patrick Robinson, Edgerton Land Holding Company
Requested Action: Rezoning from RUR, County Rural Zoning District, to L-P, Logistics Park Zoning District
Legal Description: Part of Section 2, Township 15, Range 22
Site Address/Location: 19645 Waverly Road. East of Waverly Road & North of I-35
Existing Land Use: Residential/Agriculture
Existing Zoning and Uses: County RUR, Rural District zoning
Existing Improvements: Dwelling & Agricultural Structures
Site Size: Approximately 26.6 acres

Reason for Rezoning Request: The subject property is proposed to be an addition to Phase Two of Logistics Park Kansas City, a warehouse development. The request to rezone the original portion of this property which is located to the North was heard by the Planning Commission at their August 12, 2014 meeting and was approved by the City Council on August 28, 2014. The addition of this tract would increase the size of Phase II to approximately 206 acres. The requested zoning is L-P, Logistics Park. The L-P District is described as:

The purpose of the Logistics Park, L-P District is to create a limited multimodal industrial zone that provides for a modern type of industrial uses or industrial park created to support activities related to trade and rail and other transport service. Limitations are placed on the uses in this district to significantly restrict the outside activities and outside storage of materials, noise, vibration, smoke, pollution, fire and explosive hazard, glare and other potentially adverse influences.

This zone is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and external effects such as excessive noise or odor should not extend beyond the property lines. Residential uses should be

discouraged from locating near the L-P District to protect the industries from residential complaints.

Areas should not be zoned to the L-P District unless they are located adjacent or near to arterial thoroughfares capable of carrying commercial and truck traffic, as well as being located close to major truck routes. It is the general intent of this District to provide for a mutually beneficial, economically viable, well-planned development poised for long-term success including:

1. *To provide for the distribution of and appropriate relationships between various land uses and to minimize conflict between land uses;*
2. *To describe desired future physical conditions within the L-P District;*
3. *To manage growth in an orderly manner; and*
4. *To serve as a basis for future development recommendations within the L-P District and set the precedent for sound planning and sustainable development practices throughout the L-P District area of influence.*

The applicant has submitted additional applications which involve the subject property and some of the adjoining ground. These applications include: (1) Preliminary Plat (PP2015-01) which proposes to add the subject parcel to the property of Phase II; (2) Final Plat (FP2015-01) includes the parcel currently shown as Lot 3 of Phase II and Tract D; and, (3) Final Site Plan for Lot 3 of Phase II.

The requested rezoning to the L-P District can be considered as a small expansion of the existing L-P District which is located to the West and North of the subject property and which would be part of the 1,500 acre master planned logistics park and intermodal facility. The Future Land Use Map for the City of Edgerton shows the use of the properties on the East side of Waverly Road and North of I-35 as Business Park/Industrial. The Preferred Land Use Plan of the Southwest Area Plan, while not adopted by the City, shows the subject property being as Warehousing and Distribution with some areas to the Northeast transitioning into Business Park uses.

Background Information

The applicant for this project is BNSF's partner for developing warehousing. The property is located directly South and East of other properties which are currently zoned L-P District. The subject property is located about 1,900 feet to the south of 191st Street on the East side of Waverly Road. The property is entirely within the City of Edgerton (Annexed on March 12, 2015) but still retains the County's RUR District. The site has been used for agricultural purposes and currently includes a dwelling and other agricultural structures. Plans which have been submitted with the other requests associated with this property show one large structure being built on the area proposed to be rezoned. This structure would extend to the North to include property which is already zoned as part of the L-P District.

The uses listed for the L-P, Logistics Park District (Section 5.2) in the City of Edgerton's Unified Development Code are as follows:

L-P District – Permitted Uses.

1. Building and construction contractor offices, including display areas.
2. Business and trade schools.
3. Commercial pick-up and delivery services.
4. Display or catalog showrooms.
5. Laboratories and research facilities.
6. Manufacturing, processing, fabrication or assembly of commodity - limited.
7. Motion picture production studios and stations.
8. Photographic processing facilities.
9. Printing and publishing.
10. Radio and television broadcasting stations.

- 11. Research establishments of industrial, medical or scientific nature.
- 12. Restaurants, including drive-up or drive-thru services.
- 13. Warehousing/Distribution centers, including trucking and courier services; public warehousing and storage; and motor freight transportation terminals and maintenance facilities.
- 14. Mailing, packaging, parcel service and storage.
- 15. Printing, communications, mail orders.
- 16. Sales outlets and wholesale trade.
- 17. Retail sales in conjunction with a manufacturing or fabrication use.
- 18. Health and hospital supplies; office supplies.
- 19. Copy, printing and duplication services.
- 20. Internet service providers.
- 21. Sale, servicing, and repair of electrical and other electronic devices.
- 22. Government facilities.
- 23. Retail and wholesale of furniture and home furnishings, carpet, paint and wallpaper, and plumbing and lighting fixtures.
- 24. Sales and installation of cellular phones, stereos, radios and similar electronic equipment for vehicles.
- 25. Veterinary hospitals and clinics.
- 26. Accessory uses.
- 27. Agricultural.
- 28. Auto and truck motor fuel facilities and repair.
- 29. Auto and truck washing.
- 30. Recreational vehicle sales and service.
- 31. Towing and impound yard.
- 32. Trailer or truck sales and rental.
- 33. Building materials yard and lumber yard.
- 34. Mini-Warehouse and self storage.
- 35. Recycling collection center.
- 36. Similar uses.

L-P Districted – Conditional Uses.

- 1. Communication transmission towers over sixty (60) feet, subject to the provisions in Article 7.
- 2. Truck stops with fuel and accessory services;
- 3. Private or public owned playgrounds, playfields, and recreational facilities (e.g. public or private golf courses, tennis or other courts, and swimming pools) open for public or commercial use;
- 4. Auditoriums, convention centers, and conference facilities
- 5. Colleges and universities.
- 6. Transportation storage and trucking yards.
- 7. Cargo container storage, repair or maintenance.

Infrastructure and Services:

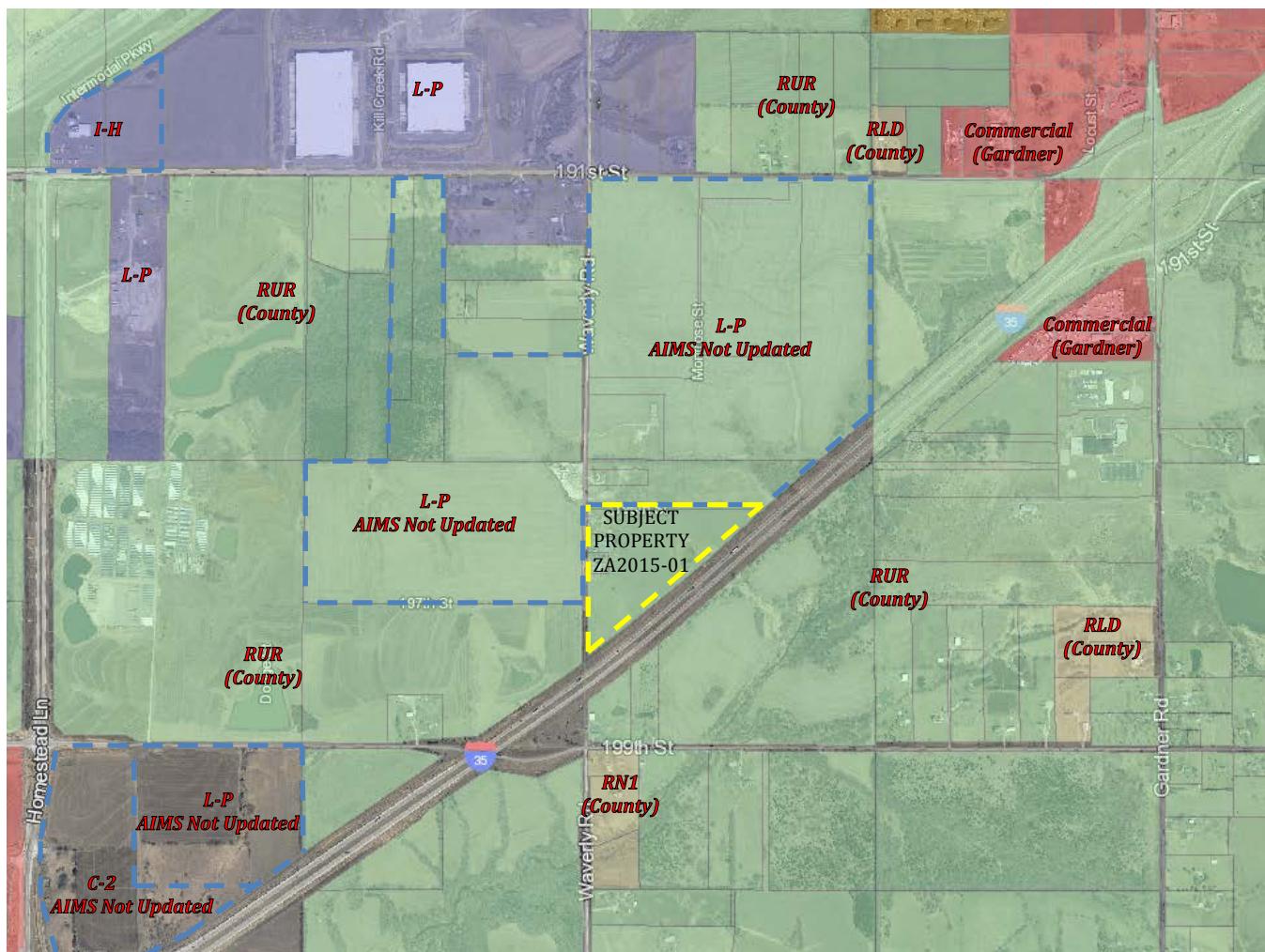
- 1. Waverly Road is gravel surfaced adjacent to this property and dead-ends to the south. Though Waverly Road is currently graveled, it is planned for future improvement to support intermodal and logistics park traffic. The City of Edgerton is currently in the process of working with a design/build firm for the construction of improvements of Waverly Road. As part of this Waverly Road project it is also planned for the construction of a road that will extend to the West of Waverly near the Southern portion of this property. This proposed road is proposed to extend East across the Southern portion of the subject property and then to turn North at the interstate to intersect with Montrose Street.
- 2. 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. A stormwater plan should be submitted to the City Engineer prior to development of the property.
- 3. The property is located outside of the Special Flood Hazard Area
- 4. The property does not currently have sanitary sewer service.
- 5. The property is located within the service area of Rural Water District No. 7. A 12-inch water main is located along Waverly Road. A water tower, needed to provide adequate fire flow in the surrounding area, is being constructed to the West.

- Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 1.5 miles to the west.

Property Zoning History

The subject property was recently annexed into the City of Edgerton on March 12, 2015, in anticipation of industrial development. The property was previously located in unincorporated Johnson County, and zoned RUR, Rural District. The following map shows the Zoning of the surrounding area. Please note that the Zoning District boundaries have not yet been updated by Johnson County and staff has highlighted additional area in the L-P District that still shows as being in the RUR District. Some properties that are located within the City of Gardner are also located in the Northeast portion of the map.

Zoning on Subject and Adjacent Property



Staff Analysis

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

1. Need for the Proposed Change. The subject property has County RUR, Rural Zoning, which allows only agricultural, residential, and residential accessory uses. The anticipated use of the property is industrial. The L-P Zoning District is compatible with 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 L-P development. The property is currently being used for agricultural purposes. The magnitude of change is not considered extreme or rare when property is being developed for its planned end use.
3. Whether or not the change will bring harm to established property rights. It is not anticipated that any harm will occur to any established property rights as the is adjacent to other properties currently zoned L-P and also adjacent to Interstate 35. Separate Site Plan review and approval will be required before building permits can be issued. Part of a Site Plan review will include attention to buffering and setbacks, stormwater management and possibly transition of uses between adjoining uses and any proposed commercial use. This Site Plan review will help mitigate impact that might occur to adjacent properties.
4. Effective use of Land. Industrial development at this location is an effective and efficient use of the property, which is adjacent to other L-P zoned properties, the BNSF Intermodal Facility, LPKC and the I-35 interchange.
5. The extent to which there is a need in the community for the uses allowed in the proposed zoning. The L-P District will provide additional area for the development of warehouse or other types of uses allowed in this district that desire to be located in the vicinity of the BNSF Intermodal Facility.
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 industrial, with I-35 and county RUR District to the South and East and the L-P District to the North and West. While the area could still be considered primarily rural but with the construction of two warehouses (Inland Port XI & XII) occurring directly to the North and the new water tower to the West the character of the area is changing significantly.
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 L-P zoned properties to the North and West. The Site Plan also submitted for this property includes a building that will extend onto the property located to the North of the area being rezoned by this request and will be similar to the warehouse buildings under construction to the North and as those that have been shown on the Preliminary Site Plan approved to the West. Prior to the issuance of any building permit the property will be required to go through the Site Plan review process. This process will allow the Planning Commission to take into consideration possible impacts to adjacent properties and ways that these can be mitigated.
8. Suitability of the uses to which the property has been restricted under its existing zoning. While the property is suitable to the uses allowed under its existing zoning, the

comprehensive plan shows that this property is anticipated for industrial uses. The continued use of the property for agricultural or residential uses, as currently restricted, could be negatively affected by uses which can be permitted on the adjacent industrial properties. With the construction the I-35 and Homestead Lane interchange, BNSF's intermodal facility and other logistics park uses in the area, the existing County zoning is no longer appropriate for this property. The best use of this property is for business park or industrial uses.

9. Length of time the subject property has remained vacant under the current zoning designation. The property has only been used for agricultural purposes and has never been developed for other uses.
10. The extent to which the zoning amendment may detrimentally affect nearby property. While it is anticipated that the development of this site for industrial purposes will cause additional traffic and noise, it is not anticipated that there will be any significant detrimental effects to nearby properties as this area will continue to transition to industrial uses. The Site Plan review process will allow the Planning Commission to look at any possible impacts and place requirements (such as buffering, setbacks and stormwater management) on how the site may be developed in order to mitigate any detrimental effects.
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. The city is currently working with a design-build team for the improvement of Waverly Road and it is anticipated that construction will start in the coming months. Utilities will be provided by the developer in conjunction with development of the property. Among other improvements, this will require the extension of sewer to the site. The city is currently working on a plan to extend sewer service. The property will be required to connect to city sewer when the service becomes available.
13. The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property. The City is currently working on the Waverly Road project to improve the road to a standard that can accommodate industrial traffic anticipated. The City is currently working on a Waverly Road upgrade project in which Waverly Road, currently a gravel road, will be upgraded to a concrete heavy-haul road and will also include a road that will extend to the West. It is anticipated that Montrose Road will be extended down the East side of this property to just North of I-35 before turning West and connecting with the future road running to the West. 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 water, air, noise, light, etc, will be addressed as part of the Site Plan review process.

15. The economic impact on the community from the uses allowed in the proposed zoning. Uses allowed in L-P district, if built, have the potential to benefit City residents and the community in a positive way by providing needed services, jobs, and tax revenues. The Waverly Road project also allows the City to leverage KDOT funds to extend roads which can serve this site and helps to reduce the costs to the City or the developer that could be anticipated as part of the development of the site.
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.
17. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton. The Future Land Use Map (Attached) from the Comprehensive Plan for the City of Edgerton shows the subject property primarily as Business Park/Industrial. The plan does show areas which are located directly Northeast of the site as being anticipated as 'Mixed Use Retail and Medium Density Residential' and a very small area as 'Mixed Use Office and Medium Density.' The Preferred Land Use Plan in the Southwest Johnson County Area Plan also shows this area as being Warehousing and Distribution with some areas to the Northeast of the site also being anticipated for Business Park Uses. The request appears to be consistent with the Comprehensive Plan.
18. The recommendation of professional staff. See Recommendation below

Recommendation

City staff recommends **approval** of the proposed rezoning of the subject property from County RUR, Rural District to L-P, Logistics Park District based upon the attached Zoning Exhibit, 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

City of Edgerton Future Land Use Map
Southwest Area Plan – The Preferred Land Use Plan
Application for Rezoning No. ZA2015-01



Rezoning Application
(Fee: \$250)

LOCATION OR ADDRESS OF SUBJECT PROPERTY: 19645 WAVERLY ROAD

PURPOSE FOR REZONING: INDUSTRIAL DEVELOPMENT

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

LEGAL DESCRIPTION: ATTACHED

CURRENT LAND USE: RESIDENTIAL / AGRICULTURE

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

COMPANY: EDGERTON LAND HOLDINGS COMPANY FAX: 816.888.7399

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

APPLICANT/AGENTS NAME(S): SAME PHONE: _____

COMPANY: _____ FAX: _____

MAILING ADDRESS: _____ Street City State Zip

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

COMPANY: R-I-C FAX: 816.800.0951

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

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

FOR OFFICE USE ONLY

Case No.: 7A-2015-01 Amount of Fee Paid: \$250⁰⁰ Date Fee Paid: 3-17-15

Received By: [Signature] Date of Hearing: 4/14/15

REZONING INSTRUCTIONS

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

VS. 9-9-11

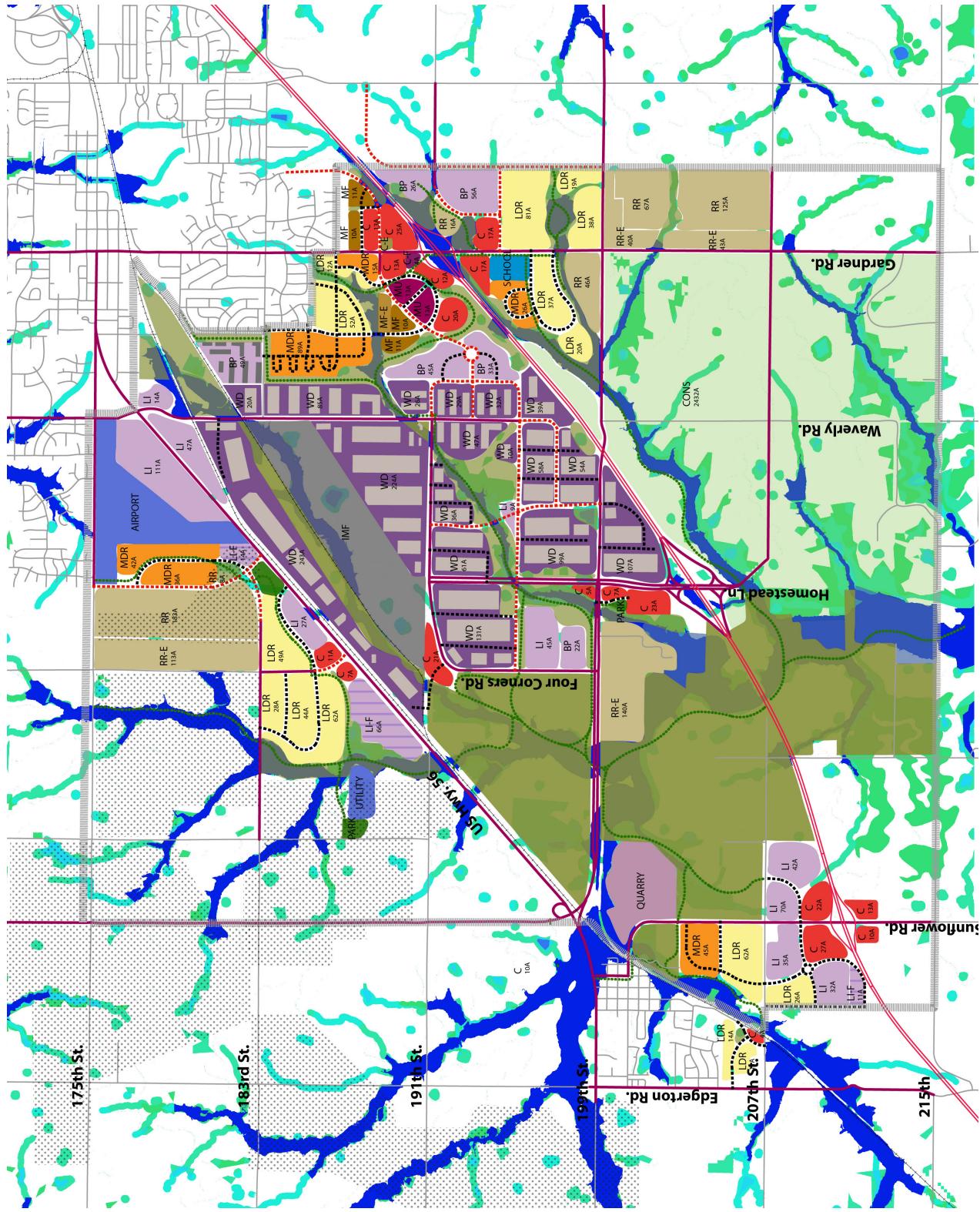
All that part of the Southwest Quarter of Section 2, Township 15, Range 22, Johnson County, Kansas more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 2; thence South $02^{\circ}00'19''$ East, along the West line of the Southwest Quarter of said Section 2, a distance of 455.20 feet, to the Point of Beginning; thence continuing South $02^{\circ}00'19''$ East, along the West line of the Southwest Quarter of said Section 2, a distance of 1386.15 feet, to a point on the Northerly right-of-way line of 1-35 Highway, said point being 791.69 feet North of the Southwest corner of the Southwest Quarter of said Section 2; thence Northeasterly along said northerly right-of-way line, along a curve to the left having a radius of 11,309.16 feet and a chord bearing of North $49^{\circ}19'45''$ East, a chord length of 782.39, for a distance of 782.55 feet, to a point 1284.2 feet north and 610.9 feet east of the Southwest corner of the Southwest Quarter of said Section 2; thence continuing along said northerly right of way line, North $47^{\circ}00'23''$ East, a distance of 1377.74 feet; thence South $87^{\circ}46'29''$ West parallel to the North line of the Southwest Quarter of said Section 2, a distance of 1650.89 feet to the point of beginning.

THE PREFERRED LAND USE PLAN

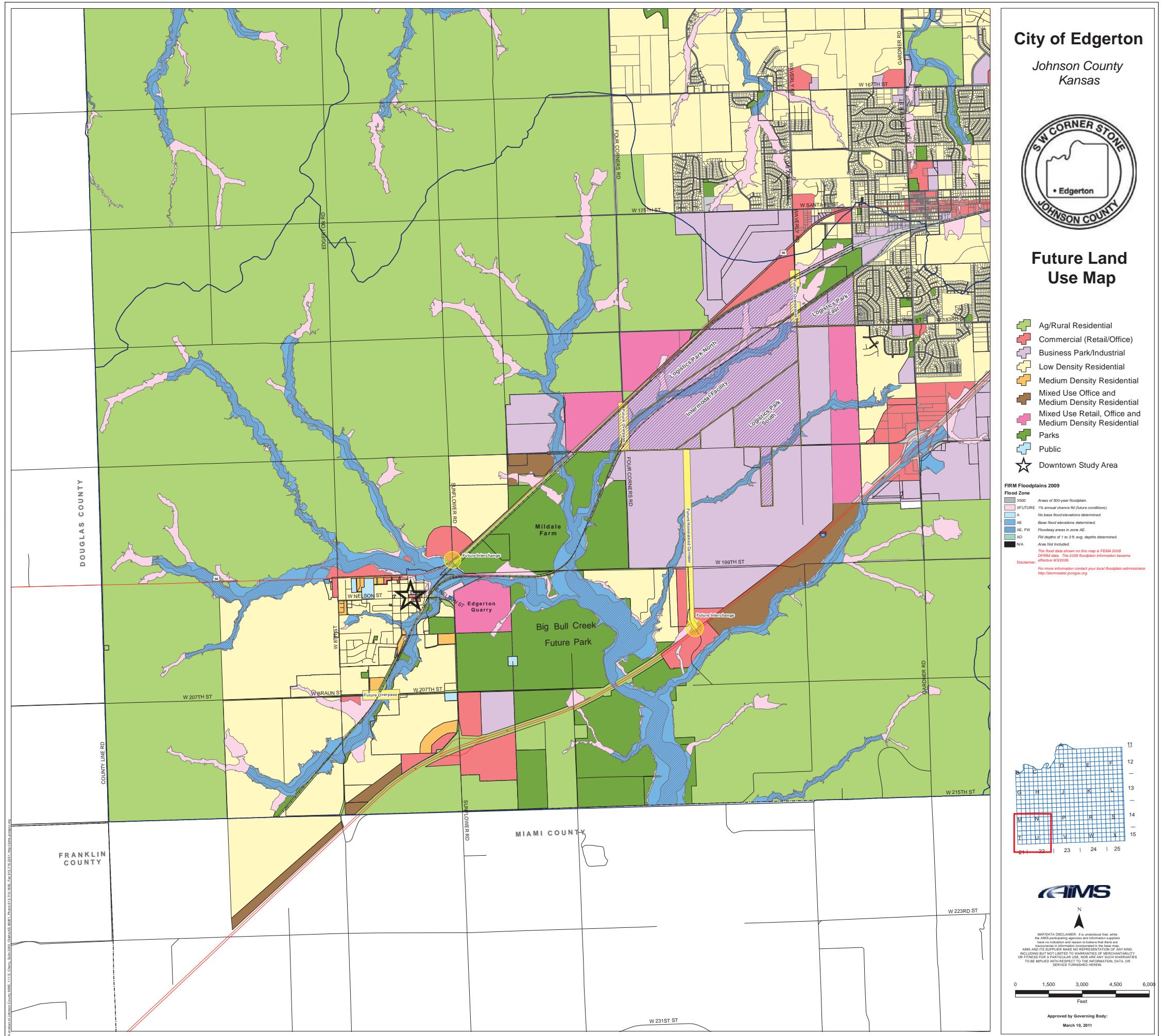


Figure 5.1: Preferred Land Use Concept



Preferred Land Use Concept

A vertical legend consisting of colored squares and corresponding labels. The categories are: Rural Residential (RR) - light red; Conservation Development (CONs) - light green; Low Density Urban Residential (LDR) - pale yellow; Medium Density Urban Residential (MDR) - orange; High Density Urban Residential (HDR) - brown; Commercial (C) - red; Mixed Use (MU) - purple; Business Park or Limited Industry (BPI and LI) - pink; Warehousing and Distribution (WD) - light blue; Civic - teal; Parks and Open Space - dark green; and Areas with Concentrations of Oil Wells - black.





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

STAFF REPORT

March 31, 2015

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: PP2015-01 Preliminary Plat for Logistics Park Kansas City – Southeast Phase II

APPLICATION INFORMATION

Applicant/Property Owner:	Edgerton Land Holding Company
Requested Action:	Revised Preliminary Plat – Logistics Park Kansas City – Southeast Phase II to add additional property to South of existing approved preliminary plat
Legal Description:	See Preliminary Plat attached
Site Address/Location:	East of Waverly Road and South of 191 st Street
Existing Zoning and Land Uses:	City of Edgerton L-P Logistics Park and County RUR. Warehouse buildings currently under construction on lots 1 & 2 (Final Plats already approved)
Existing Improvements:	Warehouse buildings, dwelling and agricultural structures
Site Size:	Approximately 206 Acres (includes the addition of approximately 26.6 acres to the existing preliminary Plat)

PROJECT DESCRIPTION

The current request is to add an additional 26.6 acres into the area that was previously approved as Logistics Park Kansas City (LPKC) – Southeast Phase II. The original preliminary plat for this area was approved by the Planning Board on August 12, 2014. The Planning Commission has further approved the Final Plat for LPKC – Southeast, First Plat on December 9, 2014 and dedications were accepted by the City Council on January 8, 2015. This first Final Plat included the two lots on which Inland Ports XI & XII are currently being constructed. As part of the approval of this First Plat the Planning Commission allowed minor modifications from the preliminary plat for the first two lots to be reduced in size.

The current application allows for the Preliminary Plat to be updated matching the development which has occurred and also for additional property to be added to the South

side of the original area. While the original plat showed three properties with three large structures, the updated plat shows five lots and also includes an interior road (Montrose Drive) which will provide improved access through the site and will also align with the extension of 197th Street which is being developed as part of the Waverly Road project. This is additional development of the Logistics Park Kansas City by Edgerton Land Holding Company (ELHC), a subsidiary of NorthPoint Development. The property will serve the BNSF intermodal facility to the northwest of the subject site. The intermodal facility's purpose is to transfer loaded cargo containers from trains to trucks. LPKC is a 1500 acre master planned development. ELHC, the applicant for this project, is BNSF's partner for developing warehousing which is planned to eventually surround the intermodal facility.

The subject property is located to the Southeast of the intersection of Waverly Road and 191st Street. The majority of the property is zoned L-P, Logistics Park with a request currently being considered to rezone the Southern portion from County RUR to the L-P District. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services.

INFRASTRUCTURE AND SERVICES

Infrastructure was reviewed previously per the rezoning and preliminary plat. Some conditions continue to exist as noted below.

- a. Waverly Road is gravel surfaced adjacent to this property and dead-ends on the property adjacent to the south. While additional ROW has been dedicated for portions of 191st Street portions of the ROW remain at 80 feet wide. Both streets are planned for future improvement to pavement that will support intermodal and logistic park traffic. While Waverly Road is currently graveled, it is planned for future improvement to support intermodal and logistics park traffic. The City of Edgerton is currently in the process of working with a design/build firm for the construction of improvements of Waverly Road. 191st Street will need to be upgraded in the future as development occurs in the area.
- b. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- c. A very small portion of the southeast corner of the property is located within Zone X, 1% Future Conditions flood plain.
- d. The property does not currently have sanitary sewer service.
- e. The property is located within the service area of Rural Water District No. 7. A 12-inch water main is located along the Waverly Road property frontage. Though no water main currently exists on 191st Street east of Waverly Road, about 1,000 feet of main will be constructed to serve the JB Hunt Container Storage project on the north side of 191st. The property owner will need to extend the main further to the east, to serve the eastern portion of this development.
- f. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 1.5 miles to the west.

PRELIMINARY PLAT REVIEW

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

Content of Preliminary Plat

1. A North point and scale which is appropriate to the size of the development: one inch equals 50, 100, 150 or 200 feet is typical. *Preliminary Plat complies.*
2. A legal description; and current zoning. *The Site Data Table states that the existing zoning is RUR. This should state that the portion of the property located in the Northwest Quarter is zoned L-P and the portion in the Southwest Quarter is zoned RUR. This may not need to be updated if the Zoning Amendment that is being requested is approved.*
3. Names of: Applicant, Subdivision & Streets. *The location description that follows the title should be similar to "Part of the West Half of Section 2, Township 15 South, Range 22 East. Needs to be corrected.*
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. *A number of icons are not included in the legend. There items can primarily be found near Waverly Road. Some of these icons would appear to be power poles. Add all icons into legend.*
7. Signature block and date for review of Zoning Administrator. *Adjust the wording to specify name of official followed by the title – Kenneth A. Cook, Zoning Administrator.*
8. Signature block and date for review of City Engineer. *Adjust the wording to specify name of official followed by the title – David Hamby, City Engineer.*
9. Signature block and date for review of Chair of Planning Commission. *Adjust the wording to specify name of official followed by the title – Chuck Davis, Chair of Planning Commission.*
10. Signature block and date for review of Mayor. *Adjust the wording to specify name of official followed by the title – Donald Roberts, Mayor.*
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. *No dimension or names are shown for the 191st Street (Section line to North Side of Tracts A & B) or for Montrose Street. Where Montrose Street turns West the street should be renamed to 197th Street. The City will contact Johnson County Emergency Management to verify if there is a preferred location where the change in road name will occur and how this should be shown on signs when developed. No dimensions are provided for the Eastern lot lines of the lots currently labeled as #s 4 & 5. Staff will also verify with the City Engineer the wording and requirements needed for the drainage areas as the City prefers for these areas to be shown in easements on actually lots rather than separate tracts. Update Preliminary Plat.*
12. Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, walkways, access, and other purposes. *Dashed easement lines are shown on both sides of Montrose South of Lot 2 but are not labeled. It is assumed that this is a 15' utility easement that should be labeled and also extending to 191st Street. 15' utility easements also need to be shown along the Eastern ROW line of Waverly Road and Southern ROW line of 191st Street. Will the utility easement on the existing Lot 3 be released/vacated? A Special Flood Hazard Area (Zone X - 1% future conditions) is*

located on the Eastern portion of Lot 5 and should be shown. The SFHA should be placed in an easement or Floodway and Base Flood Elevations should be developed. Update Preliminary Plat.

13. Proposed location of streets, sidewalks, sanitary sewers, storm water sewers, water mains, and fire hydrants. Plat must show that the water distribution system and the sanitary sewer collection system touch upon each lot, or in an easement appurtenant to each lot. *Plat does not show the location of proposed utilities for Lots 4 & 5 and no information is provided for where sewer lines might be located when services are extended to this area. Is there a need to provide a utility easement between lots 1 and 4 and also between lots 2 & 4 and lot 5?*

An excessive number of entrances are shown on the drawing. Lot 4 currently shows 3 entrances on each the East and West sides. The number of entrances needs to be reduced. The entrances located midway through the buildings should be removed and the entrance in the Southwest corner of the lot should be realigned to be accessed off of the proposed 197th Street. The entrances at the South end of Lot 1 and North end of Lot 3 should possibly be combined. Two entrances are shown in the Southwest corner of Lot 2 while only one access point was approved as part of the Final Site Plan. As was stated in the staff report for the Final Site Plan for Inland Port XII (Lot 2) "the location of a separate access point on the proposed site (Lot 2) may affect the ability to locate additional access points in this area." Staff recommends that these access points be combined or that the Northern access points on lots 3 and 5 be removed. The access points on the East side of Montrose Street should either be aligned with the entrances on the West side or greater separation should be provided. The entrances located in the Northeast corner of Lot 2 and the Northwest corner of Lot 4 should be combined in order to reduce the number of access points off of 191st Street. Plat does not show all proposed sanitary sewer, water mains, fire hydrants or sidewalks. Property Owner shall sign an agreement to not to protest formation of benefit district for 191st Street infrastructure improvements.

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

General Design Standards

1. Rights-of-way must conform to the current standards of the American Public Works Association, and greater widths may be required by the Zoning Administrator after preliminary review; utility easements must be a minimum of fifteen (15) feet wide or, 7.5 feet for appurtenant utility easements on interior lots. Street lighting and fire hydrants must be indicated in areas planned for residential use. Cul-de-sacs are limited to 800 feet in length. *Confirm and show dedicated right-of-way for south side of 191st Street and Waverly Road.*

2. All portions of the tract being subdivided shall be taken up in lots (or phases), streets, planned open areas or other uses so that remnants and landlocked areas are not created. *Staff suggests that the numbering of the Lots and Tracts needs to be updated in order to maintain a standard order. The lots numbered as 3 & 4 should be switched so that the numbering does not skip around. Staff also suggests that the number of Tracts D & E be switched or for these tracts to be combined into one Tract D. Update Preliminary Plat.*
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. *Tract E appears to be a landlocked area. Staff suggests that Tracts C, D & E be combined and platted as a single tract. This can occur on the existing Final Plat request by adding the areas currently shown as Tracts C & E. Update Preliminary Plat.*
4. Corner lots shall have minimum side-yard setbacks of twenty (20) feet to the street right-of-way and nine (9) feet to the property line of the adjacent interior lot unless approved by the Zoning Administrator. *Preliminary Plat complies.*
5. Side lot lines shall be substantially at right angles to street lines. *Preliminary Plat complies.*
6. Drainage and watercourse easements are required. Building setbacks from watercourses should be measured from the thread of the stream. Flowage easements may be used to calculate required minimum lot sizes. *Drainage areas are currently being shown as located in areas on the plat designated as Tracts. A small area of Special Flood Hazard Area (Zone X – Future Conditions) is located on the East portion of Lot 5 and should be shown in an Easement or Base Flood Elevations should be developed. 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. *It is anticipated that this property will be developed and served by utilities similar to other properties that have been developed in the L-P District. This includes that these properties will be initially use holding tanks until sewer mains are able to be extended to the properties. There is no such notation or declaration on the preliminary plat.*

Other Comments

- Update ownership on surrounding properties. Properties currently listed as Seyller – Gardner, LLC are now owned by Hastings Family Holdings LLC.
- Confirm if flood plain development permits would be required for detention basins southeast corner.
- A storm water study has not been provided for the entire area being platted. Individual Micro Storm Water Drainage Studies have been provided for Lots 1, 2 & 3.
- A traffic study should be provided for the site. Analysis should analyze whether turn lanes would be needed.

RECOMMENDATION

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

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

ATTACHMENTS

Application PP2015-01

Revised Preliminary Plat for Logistics Park Kansas City, Southeast Phase II

REVISED PRELIMINARY PLAT
LOGISTICS PARK KANSAS CITY - SOUTHEAST PHASE II
A SUBDIVISION OF LAND IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

SHEET
2 OF 2



PRELIMINARY PLAT
13-0193
LOGISTICS PARK KANSAS
CITY PHASE II

PRELIMINARY PLAT AND
REZONING PLAN

LEGAL DESCRIPTION:

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

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

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

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

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

Commencing at the Northwest corner of said Southwest Quarter; thence North 87°46'29" East, coincident with the North line thereof, 2,176.67 feet to a point on the Northwesterly right-of-way line of Interstate 35; thence South 46°59'34" West, coincident with said right-of-way line, 696.98 feet; thence departing said right-of-way line, South 87°46'29" West, parallel with the North line of said Southwest Quarter, 1,650.67 feet to a point on the West line thereof; thence North 02°00'19" West, coincident with said West line, 455.26 feet to the Point of Beginning containing 871,206 square feet, or 20.00 acres, more or less, subject to that part in existing roads.

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

Commencing at the Northwest corner of the Southwest Quarter of said Section 2; thence South 02°00'19" East, along the West line of the Southwest Quarter of said Section 2, a distance of 455.20 feet, to the Point of Beginning; thence continuing South 02°00'19" East, along the West line of the Southwest Quarter of said Section 2, a distance of 1386.15 feet, to a point on the Northerly right-of-way line of I-35 Highway, said point being 791.69 feet North of the Southwest corner of the Southwest Quarter of said Section 2; thence Northeasterly along said northerly right-of-way line, along a curve to the left having a radius of 11,309.16 feet and a chord bearing of North 49°19'45" East, a chord length of 782.39, for a distance of 782.55 feet, to a point 1284.2 feet north and 610.9 feet east of the Southwest corner of the Southwest Quarter of said Section 2; thence continuing along said northerly right of way line, North 47°00'23" East, a distance of 1377.74 feet; thence South 87°46'29" West parallel to the North line of the Southwest Quarter of said Section 2, a distance of 1650.89 feet to the point of beginning. Except that part in road right-of-way.

CERTIFICATION

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)

Approved By:
City Engineer

Date: _____

Approved By:
Mayor

Date: _____

NOTES:

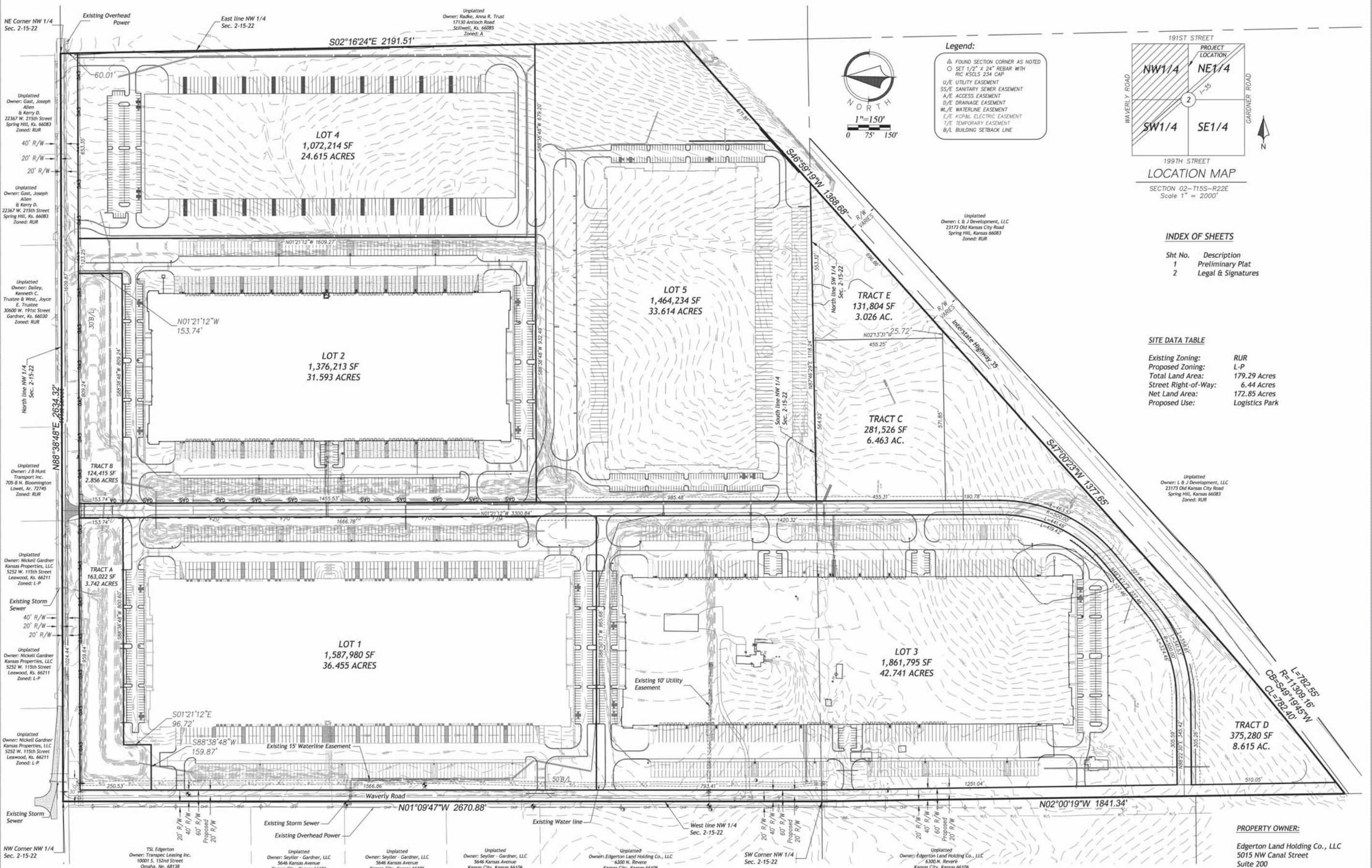
1. Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Numbers 20091C0119G, 20091C0120G, 20091C0134G and 20091C0135G, all revised August 3, 2009, this tract lies in "OTHER AREAS", Zone "X", areas determined to be outside the 0.2% annual chance floodplain, and "OTHER FLOOD AREAS", Zone "X" (Future Base Flood) areas of 1% annual chance flood based on future conditions hydrology. No Base Flood Elevations determined.

2. Date Surveyed: 11-03-13

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RIVERSIDE, MISSOURI 64550

REVISED PRELIMINARY PLAT
LOGISTICS PARK KANSAS CITY - SOUTHEAST PHASE II
A SUBDIVISION OF LAND IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS





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

STAFF REPORT

April 7, 2015

To: Edgerton Planning Commission
Fr: Kenneth Cook, AICP, CFM, Community Development Director
Re: FP2015-01 Final Plat for Logistics Park Kansas City – Southeast, Second Plat

APPLICATION INFORMATION

Applicant/Property Owner:	Edgerton Land Holding Company
Requested Action:	Final Plat – Logistics Park Kansas City – Southeast, Second Plat
Legal Description:	See Final Plat attached
Site Address/Location:	Approximately 1900 feet south of 191st Street on the East side of Waverly Road
Existing Zoning and Land Uses:	City of Edgerton L-P Logistics Park on vacant land
Existing Improvements:	Dwelling and agricultural structures
Site Size:	56.013 Acres

PROJECT DESCRIPTION

The current request is for the approval of a Final Plat for a portion (Lot 3) of the property located in the Revised Preliminary Plat of Logistics Park Kansas City (LPKC) – Southeast Phase II. The Northern portion of this property was included in the original Preliminary Plat of Logistics Park Kansas City – Southeast Phase II with the Revised Preliminary Plat adding an additional 26.6 acres to which now constitutes the majority of Lot 3 as well as Tract D.

The subject property is located approximately 1900 feet South of 191st Street and on the East side of Waverly Road. The property is zoned L-P, Logistics Park. The City's Unified Development Code (UDC) defines this district as a limited multimodal industrial zone created to support activities related to truck, rail and other transport services. This is additional development of the Logistics Park Kansas City by Edgerton Land Holding Company (ELHC), a subsidiary of NorthPoint Development. The property will serve the BNSF intermodal facility to the northwest of the subject site. The intermodal facility's purpose is to transfer loaded cargo containers from trains to trucks. LPKC is a 1500 acre master planned development. ELHC, the applicant for this project, is BNSF's partner for developing warehousing which is planned to eventually surround the intermodal facility.

INFRASTRUCTURE AND SERVICES

Infrastructure was reviewed previously per the rezoning and preliminary plat. Some conditions continue to exist as noted below.

- a. Waverly Road is gravel surfaced adjacent to this property and dead-ends on the property adjacent to the south. The construction of Montrose has been commenced just to the South of 191st Street and is proposed to be a two lane road located within a 50 foot ROW. Montrose will turn to the West and become 196th Street at the South end of the site. An extension to this road (191st) is currently planned to be constructed as part of the Waverly Road project. 191st Street and Waverly Road are planned for future improvement to pavement that will support intermodal and logistic park traffic. While Waverly Road is currently graveled, it is planned for future improvement to support intermodal and logistics park traffic. The City of Edgerton is currently in the process of working with a design/build firm for the construction of improvements of Waverly Road. 191st Street will need to be upgraded in the future as development occurs in the area.
- b. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- c. A small portion of the southeast corner of the property is located within Zone X, 1% Future Conditions flood plain.
- d. The property does not currently have sanitary sewer service.
- e. The property is located within the service area of Rural Water District No. 7. A 12-inch water main is located along the Waverly Road property frontage. Though no water main currently exists on 191st Street east of Waverly Road, about 1,000 feet of main will be constructed to serve the JB Hunt Container Storage project on the north side of 191st. The property owner will need to extend the main further to the east, to serve the eastern portion of this development.
- f. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Rural Fire District No. 1. A fire station is located in the City of Edgerton, approximately 1.5 miles to the west.

FINAL PLAT REVIEW

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

1. Scale, the same used for the preliminary plat; North point; vicinity map. *A different scale is being used for the Final Plat as the Final Plat only includes a portion of the area shown in the Preliminary Plat. The change in scale allows for the Final Plat to show improved detail and staff considers the change acceptable. Final Plat complies.*
2. The words "FINAL PLAT" followed by the name of the subdivision at the top of the sheet, and then followed by a metes and bounds description of the tract. *Final Plat complies.*
3. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar. *Update Final Plat*
 - *The plat currently shows all monuments being ½" x 24" Rebar while the regulations require 2" x 24" metal bar. Staff believes that the 2" measurement*

is a typographical error and that it should be ½". Monuments are not shown where the edge of the proposed Waverly ROW intersects with the Interstate 35 ROW (SW corner of Tract D) or with the North line of the subdivision (NW corner Lot 3). A monument is shown on the Final Plat of Logistics Park Kansas City – Southeast, First Plat that should match up with the NW corner of Lot 3.

- *Check the distance from the Northwest Corner of Lot 3 West to the Section line as this dimension was given as 40 feet on plat to the North and is shown here as 58.24'. If this is given as a dimension to one of the utility easements it should be shown by arrows.*
 - *Check dimensions between the West ¼ Corner and the SW Corner. 564.83' + 1276.52' = 1841.35' while overall dimension of plan shows 1841.34'. 1841.35' + 791.69' = 2633.04 which matches dimension shown on LPKC – SE 1st Plat.*
 - *Also check dimensions along North Line of SW ¼ East of Lot 3. 25' + 25' + 15' = 65' while overall dimension is shown as 65.01'. 65' + 1612.30 = 1677.3 which matches dimensions shown on LPKC – SE 1st Plat.*
4. A boundary survey of third order surveying accuracy (maximum closure error one in five thousand (1' in 5,000), with bearings and distances referenced to section or fractional section corners or other base line shown on the plat and readily reproducible on the ground. **Final Plat complies.**
 5. Individual notations and a TABLE showing: lot area, setbacks, and building envelopes. **Final Plat complies.**
 6. A number for each lot, starting (if practical) in the northwest corner. *Staff has suggested as part of the Preliminary Plat for Logistics Park Kansas City – Southeast phase II that this lot should be renumbered to Lot 4. Staff has also recommended that tracts C, D & E, as shown on the preliminary plat, be combined as one Tract. If the Planning Commission would determine that these tracts can be kept separate naming for Tracts D & E should be switched. Also, if these tracts remain separate, an access easement will need to be provided to the tract currently shown as Tract E (East of Tract C). Staff understands that the current Tract E may be placed into some type of conservation agreement which could require a change of ownership. This may require changes as to how the property is shown on the plat. Update Final Plat.*
 7. All easements with widths, and roads with curve data. **Update Final Plat.**
 - *The public street being dedicated by this plat is shown as Montrose Street. The name of this ROW should change when the road starts turning to the West to 196th Street. It is anticipated that the sidewalks on both sides of Montrose Street and 196th Street will be constructed when these sites are developed.*
 - *The dedication of the pedestrian easement lists City Engineer and should possibly be changed to City Community Development Director.*
 8. Ingress/egress limitations if required. *Staff is continuing to have discussions with the City Engineer and the Developer. Final Plat complies.*
 9. The location of existing utility easements. *Has KCPL agreed to vacate the easement? If so, if the vacation can occur prior to the filing of the plat the reference to this easement could be removed or the reference could be changed to show that it has been vacated. Final Plat complies.*
 10. A written legal description from the survey. **Update Final Plat.**
 - *The dimension in the legal description where the boundary of the plat crosses Montrose Street is stated as N87°46'28"E while it is shown on the drawing as N87°46'29"E. Also need to verify if this dimension should be 65.00' or 65.01'.*

- Check the dimension between the Southwest Corner and the West ¼ corner.
- An instrument of dedication for all roads and easements. *The dedication of the pedestrian easement lists City Engineer and should possibly be changed to City Community Development Director. Update Final Plat*
 - Special notations required as a condition of platting by the Planning Commission. *Final Plat complies.*
 - Approved phases – clearly delineated. *Final Plat complies.*
 - Private travel easements. *This item may be affected by the continued discussions with the City Engineer and the developer. Needs to be reviewed.*
 - The Owner's Certificate with Notary Seal. *Should the information in the second Owners Certificate include a reference to ELHC XI, Tract C rather than ELHC XIV Lot 3? If this is correct, the notary certificate should be updated to refer to the same ownership. Update Final Plat.*
 - Certificate of the Governing Body with City Clerk's attest and Seal. *Final Plat Complies.*
 - Edgerton City Planning Commission chair and secretary approval. *Final Plat Complies.*
 - Certificate of the Register of Deeds. *Register of Deeds uses their own stamp. No certificate required. Final Plat Complies*
 - Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor. *County Surveyor uses their own stamp. No certificate required. Final Plat Complies*
 - Certificate of the Zoning Administrator. *Final Plat Complies.*

RECOMMENDATION

City staff recommends approval of the Final Plat for Logistics Park Kansas City, Southeast, Second Plat, subject to compliance with the following stipulations:

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

ATTACHMENTS

Application FP2015-01

Final Plat for Logistics Park Kansas City, Southeast, Second Plat

FINAL PLAT LOGISTICS PARK KANSAS CITY - SOUTHEAST, SECOND PLAT

A REPLAT OF PART OF TRACT C, LOGISTICS PARK KANSAS CITY - SOUTHEAST, FIRST PLAT, AND A PART OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND SW $\frac{1}{4}$, SECTION 2, TOWNSHIP 15 SOUTH, RANGE 22 WEST IN THE CITY OF EDGERTON, JOHNSON COUNTY, KANSAS

