

EDGERTON PLANNING COMMISSION AGENDA  
REGULAR SESSION  
Edgerton City Hall  
August 8, 2017  
7:00 PM

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Election of 2017-2018 Officers
5. **CONSENT AGENDA**  
*(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action)*

**MINUTES**

- A. Consideration of Minutes for Regular Session of July 11, 2017

**FINAL PLAT- LOGISTICS PARK KANSAS CITY PHASE VI, SECOND PLAT, FP2017-007.**

- B. Approval of a Final Plat and forward to City Council for acceptance, FP2017-007, for Logistics Park Kansas City, Phase VI, Second Plat, located on the North side of 183<sup>rd</sup> Street and East of Waverly Road, the Southwest ¼ of Section 26, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas.

6. **NEW BUSINESS**

- A. **Staff Presentation Regarding Review Process Related to Stormwater Management.**

**FINAL SITE PLAN- LOGISTICS PARK KANSAS CITY, PHASE VI, LOT 3, FS 2017-003 (INLAND PORT VII).**

- B. Consideration of an application in regards to Final Site Plan, FS2017-003, requesting approval of a final site plan for Logistics Park Kansas City, Phase VI, LOT 3, located at the South ½ of the NW ¼ of Section 35, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas, consisting of one (1) lot approximately 57 acres, more or less. Owner: ELHC, LLC. Engineer: Renaissance Infrastructure Consulting.

Action requested: Consider motion to approve, deny, or table the final site plan request.

**PUBLIC HEARING – CONDITIONAL USE PERMIT, 19400 ESSEX STREET, CU2017-02 (Inland Port XXI)**

- C. Consideration of opening a public hearing in regards to an application requesting approval of conditional use permit for a gravel storage lot located at 19400 Essex Street, on a tract of land containing 3.963 acres, more or less. Owner/Applicant:

ELHC XXI. Engineer: Renaissance Infrastructure Consulting.

Action requested: Open the public hearing, receive comments, and consider motion to close or continue.

Consider motion to recommend approval or denial to the Governing Body.

7. Future Meeting – September 12, 2017
8. Adjournment

EDGERTON COMMUNITY BUILDING  
PLANNING COMMISSION MEETING  
REGULAR SESSION  
July 11, 2017  
Minutes

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

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners Chuck Davis, Maria O'Neill, Bob O'Neill, John Daley, Leslie Hardin. Absent were: Commissioners Eric Erazo, Jamie Cunningham, and Joshua Lewis. Also present were: City Administrator Beth Linn, Assistant City Administrator Scott Peterson, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

**ELECTION OF OFFICERS**

The election of officers for 2017-2018 was considered.

Discussion with the attending Commissioners concluded with need to table until more Commissioners are present.

Motion by M. O'Neill, seconded by Daley, to table the election to August meeting. Motion was approved, 5-0.

**CONSENT AGENDA**

**MINUTES**

Minutes for the Regular Session of April 11, 2017 were considered.

Minutes for the Declaration of June 13, 2017 were considered.

Minutes for the Special Session of June 20, 2017 were considered.

**FINAL PLAT – LOGISTICS PLAT KANSAS CITY, PHASE VI, LOT3 (INLAND PORT VII),  
FP2017-06**

A final plat, FP2017-06, for Logistics Park Kansas City, Phase VI, Lot 3 (Inland Port VII) located in the Southeast Corner of Waverly Road and 185<sup>th</sup> Street, consisting of one (1) lot, containing approximately 58.642 acres, more or less and forwarding same to the Governing Body for acceptance, was considered. Applicant: Edgerton Land Holding Company Engineer: Renaissance Infrastructure Consulting.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the items, as presented, in the Consent Agenda. Motion was approved, 5-0.

Beth Linn, City Administrator, informed the Commissioners that Kenneth Cook is no longer with the City. She noted Scott Peterson and she will be filling in for a while.

**PUBLIC HEARING – PRELIMINARY PLAT, 183<sup>RD</sup> AND MONTROSE ST. – PP2017-03  
(INLAND PORTS IX AND X)**

The opening a public hearing in regards to Preliminary Plat Application, PP2017-03, and further requesting consideration of the preliminary plat for Logistics Park Kansas City Phase VI, Second Plat, Lots 1 and 2, located east of Waverly Road, north of 183<sup>rd</sup> Street, a part of the southwest quarter of Section 26, Township 14 S, Range 22 East, consisting of two (2) lots, containing approximately 79.776 acres, more or less, was considered.

Chair Chuck Davis opened the hearing.

Beth Linn, City Administrator, overviewed the aspects of the preliminary plat, containing two (2) lots. The property located north of 183<sup>rd</sup> Street, east of Waverly Road and abuts the City of Gardner to the east. She briefly overviewed items missing from the submittal. Ms. Linn noted not all utility or storm water easements were depicted nor right-of-way for 183<sup>rd</sup> Street. She noted the storm water drainage study is not required with the submission of plats.

No one appeared to note opposition or support.

Motion by B. O'Neill, seconded by M. O'Neill, to close the hearing. Motion was approved, 5-0.

Motion by M. O'Neill, seconded by B. O'Neill, to approve the preliminary plat with the following stipulations: 1.) All Preliminary Plat requirements of the City noted shall be met or addressed; 2.) Preliminary plat be approved for a one-year period and shall be extended for an addition 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 a preliminary plat. 3.) All infrastructure requirements of the City shall be met. Motion was approved, 5-0.

**FINAL PLAT – LOGISTICS PARK KANSAS CITY PHASE VI, SECOND PLAT, LOT 1,  
FP2017-03 (INLAND PORT IX)**

An application in regards to Final Plat, FP2017-03, requesting approval for a final plat for Logistics Park Phase VI, Second Plat, Lot 1, located north of 183<sup>rd</sup> Street, east of Waverly Road, a part of the southwest quarter of Section 27, Township 14 South, Range 22, consisting of one (1) lot containing approximately 36.356 acres, more or less, was considered. Owner: ELHC IX, LLC Engineer: Renaissance Infrastructure Consulting.

The City Administrator noted this is one of the lots within the preliminary plat which was just considered and approved.

Ms. Linn noted overall the plat meets compliance with a few exceptions which include typographical errors of the metes and bounds description, surveying points, table, lots and tract numbers, easements, ingress, and written legal description. Ms. Linn indicated staff recommends approval with stipulations.

Motion by Hardin, seconded by Daley, to approve the final plat with the following stipulations: 1.) Adequate Drainage Easements be provided over Tract A, Tract B, and the stormwater



conveyance system; 2.) Adequate Access Easement be provided for Tract A and possibly across Tract B; 3.) All final plat requirements of the City noted shall be met or addressed prior to recording of the Plat; 4.) 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; 5.) 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; 6.) 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; 7.) The applicant shall meet all requirements of Recording a Final Plat as defined in Section 13.5 of the Edgerton Unified Development Code, including payment of excise tax; and 8.) The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code. Motion was approved, 5-0.

Ms. Linn announced the final plat would be presented to the Council on July 27, 2017.

**PUBLIC HEARING – PRELIMINARY SITE PLAN, 183<sup>RD</sup> AND MONTROSE STREET, PS2017-03 (INLAND PORTS IX AND X)**

The opening of a public hearing in regards to Preliminary Site Plan Application, PS2017-03, requesting approval of a preliminary site plan for Logistics Park Kansas City, Phase VI, First Plat, Lots 1 and 2, located north of 183<sup>rd</sup> Street, east of Waverly Road, a part of the southwest quarter of Section 26, Township 14S, Range 22 East, consisting of two (2) lots, containing approximately 79.776 acres, more or less, was considered. Owner/Applicant: ELHC IX, LLC and ELHC X, LLC. Engineer: Renaissance Infrastructure Consulting.

Chair Davis opened the hearing.

Ms. Linn introduced this matter. She spoke about the building orientation and the need for elevations for Inland Port IX on Lot 1. It was noted that an exception to orient the rear elevation towards the public street is due to the unique situation. She noted if the Planning Commission allows this, then the dock doors will face 183<sup>rd</sup> Street. Ms. Linn also noted the eastern property line is the corporate city limits of Edgerton and Gardner. She indicated that due to the residential use adjacent to this location, staff recommends screening, achieved by berm, varied placement of Type 4 Buffer and Modified Type 4 Buffer, and Modified Type 4 perimeter, truck screening from view of a person just east of the eastern property line. She noted the preliminary site plan would need to be updated to reflect. Ms. Linn also spoke about the pedestrian guidelines and horizontal and vertical articulations. She noted staff recommends approval with noted stipulations.

Mr. Davis asked about the increased buffer. Ms. Linn overviewed the Unified Development Code pertaining to the Standards for Type 4 Perimeter Buffer.

John Thomas, representing the applicant, addressed the landscaping regarding the berming, shrubs, and the aesthetics of canopy and evergreen trees. Ms. Linn referred to the discussion presented at the Special Session of June 20, 2017 as noted: *“Those recommendations are: Minimum 6’ berm to shield the view of 6’ person just east of property line (except in areas of building that transition to office corners); and Use of Perimeter Buffer to screen view of truck*

*with trailer at either parking lot or building. Discussed were the minimum requirements of buffering from the Unified Development Code in regards to Type 4 Perimeter Buffer, to include canopy trees planted as base to provide shade in lower area; and placement of shrubs/evergreen with changes based on topography. Ms. Linn overviewed Type 4 "Modified" to allow change in placement with evergreen and/or shrub up/on berm to shield view. It could also allow continuous use of "hedge screen" to achieve continuous green screening."*

Janie Peters, 632 S. Poplar Street, Gardner, KS informed the Commission this building will be in her back yard. She asked about the walking path plan. Staff noted it will be between the berm and her property. Ms. Peters also questioned the location of the wetlands. Ms. Linn and Mr. Thomas overviewed the area and spoke about the necessity of the "wetlands" to remain as required.

Motion by Bob O'Neill, seconded by M. O'Neill, to close the hearing. Motion was approved, 5-0.

Motion by B. O'Neill, seconded by Hardin, to approve the preliminary site plan subject to the following stipulations: 1.) The noted recommendations are stipulated to as part of approval and incorporated into the Preliminary Development/Site Plan document set; 2.) A Final Development/Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with a Final Development/Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted Preliminary Development/Site Plan, as amended by these stipulations, and approved by the City; 3.) All Preliminary Development/Site Plan requirements of the City noted shall be met or addressed during the Final Development/Site Plan submittal as identified; 4.) No signage is proposed with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC; and 5.) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City. Motion was approved, 5-0.

**FINAL SITE PLAN – LOGISTICS PARK KANSAS CITY, PHASE VI, FIRST PLAT, LOT 1, FS2017-02 (INLAND PORT IX)**

An application in regards to Final Site Plan, FS2017-02, requesting approval of a final site plan for Logistics Park Kansas City Phase VI, First Plat, Lot 1, located north of 183rd Street, east of Waverly Road, a part of the southeast quarter of Section 26, Township 14 South, Range 22 East, consisting of one (1) lot, containing approximately 36.356 acres, more or less, was considered. Owner: ELHC IX, LLC Engineer: Renaissance Infrastructure Consulting

Ms. Linn introduced this item and noted it is only for Inland Port IX and noted there are a few items for discussion.

Ms. Linn spoke about the design guidelines and noted that with this application, an exception to orient a side elevation, with dock doors, towards 183<sup>rd</sup> Street (public street) is due to lot configuration with public streets on two sides. She also noted staff recommends the site plan match the character of the neighborhood and meets the intent of the L-P District. She noted the landscape plans that were provided comply with the L-P District. She also indicated the applicant agreed to work with staff to move landscaping on the east side of the detention pond be located in Tract A for increased effectiveness.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the final site plan with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a) Submittal of a plan for pedestrian access to and within the development; b) Submittal of photometric lighting plan in conformance with UDC especially regarding maximum average foot-candles and foot-candles at property line; c) Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained; d.) Submittal of architectural and landscaping plans will be required for trash enclosures if they become necessary. All landscaping shall be maintained in good condition and plants shall be replaced when dead; 2.) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City; 3.) All building permit and sign permit requirements of the City shall be met; and 4.) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein. Motion was approved, 5-0.

**PUBLIC HEARING – FINAL SITE PLAN, PART OF LOT 3 AND LOT 4, COUNTY CLERK'S SUBDIVISION, FS2017-05**

Opening of a public hearing in regards to Final Site Plan application, FS2017-05, requesting approval of a final site plan for part of Lot 3 and Lot 4, County Clerk's Subdivision, a part of the northwest quarter of Section 7, Township 15 South, Range 22 East, consisting of one (1) lot, containing 1.12 acres, more or less, was considered. Applicant: Colby Series 17

Chair Davis opened the hearing.

Ms. Linn informed the Commissioners this project is for Dollar General and noted it is located on the west property line of the known Pearce property. She highlighted items in need: site location box and landscape plan. Ms. Linn also noted the request for 30 parking spaces instead of 38. She indicated the UDC requires 30 spaces for commercial uses and in another location of the UDC, it is noted 38 are spaces required for retail commercial (both based upon square feet). She informed the Commissioners the applicant will apply for a variance, which will probably occur in August.

Ms. Linn indicated the applicant proposed two signs; a pole and wall sign. Ms. Linn indicated the size noted exceed the maximum allowable area. Staff recommends a monument sign that does not exceed allowable area.

Ms. Linn continued with a discussion of the exterior appearance. She noted staff reviewed the proposed Exterior Insulation Finishing System (EIFS) and brick which is proposed for the north, west and east sides. Staff recommends the Commissioners require the south side also contain the same finish.

The Commissioners were informed a new public street would be constructed, not just a driveway into the establishment. Ms. Linn noted the access cut would need approval from KDOT.

Ms. Linn also spoke about outdoor merchandise or equipment storage. She addressed that propane and ice equipment may not be able to be housed in a permanent site, but staff is recommending a permanent site for seasonal items, instead of "rolling carts."

The comments from the City Engineer were reviewed. Ms. Linn talked about the sanitary sewer line and public main within this location. She also noted the need for a storm water management report; along with an erosion and sediment control plan is needed, as is the requirement for a Notice of Intent (NOI).

No one appeared to support or oppose.

Motion by M. O'Neill, seconded by B. O'Neill, to close the hearing. Motion was approved, 5-0.

Chair Davis stated he favors the south side material be the same as the other three sides. He also noted he is in support with a request for 30 parking spaces.

Ms. Hardin stated favor with a permanent enclosure for storage of seasonal items.

Ms. Linn stated permanent enclosures could be addressed during the variance hearing.

Motion by Daley, seconded by Harding to approve of the final site plan with the following stipulations: 1.) All Site Plan requirements of the City shall be met as noted, particularly including: a.) Provide Landscape Plan in conformance with City regulations and conditions in this staff report; b.) Construction Plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained; c.) All landscaping shall be maintained in good condition and plants shall be replaced when dead; 2.) All infrastructure requirements of the City shall be met; 3.) All building permit and sign permit requirements of the City shall be met; 4.) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other City requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein; 5.) The exterior material on the south side of the façade shall match the other three sides; and 6.) No exterior storage of seasonal items be allowed. Motion was approved, 5-0.

**PUBLIC HEARING – PRELIMINARY SITE PLAN, LOGISTICS PARK KANSAS CITY PHASE VI, FIRST PLAT LOT 1 (INLAND PORT VII), PS2017-06**

The opening of a public hearing in regards to Preliminary Site Plan, PS2017-06, requesting approval of a final site plan for Logistics Park Kansas City, Phase VI, First Plat, Lot 1, located at 30901 W. 185<sup>th</sup> Street, consisting of one (1) lot, containing approximately 57.525 acres, more or less, was considered. Applicant: Edgerton Land Holding Company, LLC Engineer: Renaissance Infrastructure Consulting

Chair Davis opened the public hearing.

The City Administrator overviewed the site and talked about the Utility Sewer Master Plan. She also noted the lighting and signage information will be submitted later. Ms. Linn indicated items from Sheets CO3, CO4 and A1.10 will be reviewed during building permit review or submitted with the final site plan.

The Commissioners were informed the elevations have been submitted and indicated the current building orientation will place dock areas and doors facing 185<sup>th</sup> Street and Montrose Street right-of-way. It was noted if the Planning Commission allows this orientation, Lot 3 will have docking doors face 185<sup>th</sup> and Montrose Streets. Ms. Linn also addressed pedestrian access via sidewalks for the western and northern side of the building which should connect to the overall sidewalk system. It was also noted the sidewalk located along the south side of 185<sup>th</sup> Street should show a ramp to the north to the sidewalk along the east side of Montrose street.

Ms. Linn addressed the facade in regards to horizontal and vertical articulation. She indicated staff will work with applicant in preparation of the final site plan to facilitate the required articulation and /or color blocking.

Ms. Linn stated that the preliminary site plans do not require stormwater management plans. She indicated other final development and stormwater details will be provided with the final site plan.

John Thomas, applicant, indicated the final development will be submitted soon.

Fred Fraley, 18845 Waverly Road, asked about the storm drainage plans for this area.

Patrick Cassity, Renaissance Infrastructure Consulting, spoke about the plan to divert water from the detention basin to a level spreader, which assists with the erosion control.

Mr. Fraley indicated concern with water coming from these developments and impacting his farm ground. He shared pictures of erosion and water from a recent rainfall.

Ms. Linn noted tonight's item is to consider the preliminary site plan. She stated the City Engineer and staff is working with Mr. Fraley as the final development plan is submitted.

Mr. Fraley said today's concern is the drainage problem and the possibility it could become worse.

Doug Patterson, 4360 West 137<sup>th</sup> Street, Suite 100, Leawood, KS, attorney for Mr. Fraley, informed the Commission he has retained the services of a stormwater expert in Texas to review the stormwater concerns.

Ms. Linn addressed storm drainage site plans and calculation sheets submitted with the final site plan; adding the storm water plan is submitted to the City Engineer.

John Thomas spoke about the land disturbance process, which includes the State of Kansas approval prior to submission to the City. He spoke about the watersheds in the area and the existing flood plains. He reviewed a photo showing the area flood plain and noted it appeared

part of the flood plain was filled. He asked Mr. Fraley if it had been filled. Mr. Fraley indicated he filled it in about three – four years ago.

Ms. Linn stated the City Engineer reviews the plans to determine if all the storm water remains within its original watershed.

Mr. Patterson talked about the Kansas Department of Health & Environment and land disturbance projects regarding stormwater.

Motion by Daley, seconded by B. O'Neill, to close the hearing. Motion was approved, 5-0.

Mr. B. O'Neill stated there is only so much the Commissioners can know or do, but stated he has concern with a two-inch rainfall causing these problems. He indicated a clarification of the items needed to be in place to mitigate the water issues.

Mr. Thomas spoke about the basins which will be final graded as part of the development process. Mr. B. O'Neill stated he hopes a final fix will make these projects and stormwater matter better. Mr. Thomas spoke about construction/basin matters as part of the SWIP and land disturbance sediment ponds.

Mr. Patterson requested the stormwater plan for Inland Port VII be provided for their engineer to review in advance.

Staff addressed the process to provide the final site plan and sharing with Mr. Fraley, subject to applicant's submittal, which would occur after staff and City Engineer review.

Mr. B. O'Neill stated he is supportive of the preliminary site plan, but wants to more information to consider at the final site plan review.

Motion by Daley, seconded by Hardin, to approve the preliminary site plan with the following stipulations: 1.) The noted recommendations are stipulated to as a part of the approval and incorporated into the preliminary Development/Site Plan document set; 2.) A Final Development/Site Plan must be submitted and approved prior to commencement of uses and the property shall be developed in accordance with a Final Development/Site Plan, Landscaping Plan, and Photometric Plan as required by City approval of the submitted Preliminary Development/Site Plan, as amended by these stipulations, and approved by the City; 3.) All Preliminary Development/Site Plan requirements of the City noted shall be met or addressed during Final Development/Site Plan submittal noted; 4.) No signage is proposed with this application. Signage proposed later shall receive separate approval according to the provision of the UDC; 5.) All construction plans for any public infrastructure shall be prepared to City standards and approved by the City; and 5.) Engineer Staff present at the meeting considering the Final Development/Site Plan. Motion was approved, 5-0.

**AMENDED FINAL SITE PLAN, DeLONG COMPANY, INC., 32612 W 191<sup>ST</sup> STREET, S-12-21-12**

A request in regards to an amended final site plan, S-12-21-12, requesting approval to amend the final site plan for The DeLong Company, LLC, located at 32619 W. 191<sup>st</sup> Street, containing approximately 8.06 acres, was considered. Applicant: The DeLong Company, LLC.

The City Administrator announced this item was not on the posted agenda. She indicated under review, it was determined the request to remove ten parking spaces the originally approved final site plan and should be considered by the Commission. She noted all the other items remain the same as the original final site plan.

Ms. Linn noted the project includes one new structure that will measure 105-feet high with 24 rings tall. She indicated the use of the property as a grain transload facility will remain the same. She also reported the traffic circulation will remain the same, but noted the installation of the new structure will remove approximately 10 spaces directly west of the load out building. The applicant indicated that the scope of the project did not need notification to the Federal Aviation Administration. It was noted the amended final site plan complies with zoning regulation, site plan and design standards, and all stipulations included in the final sight plan of February 12, 2013. Ms. Linn informed the Planning Commission the company is ready to start the installation in a week or so. Staff recommends approval of the request.

Motion by B. O'Neill, seconded by M. O'Neill, to approve the amended site plan with the following stipulations: 1.) All building permit and sign permit requirements of the City shall be met; 2.) Applicant to provide documentation that construction of project does not require review or approval from the Federal Aviation Administration due to proximity of Gardner Municipal Airport; 3.) Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking area, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein. Motion was approved, 5-0.

### **FUTURE MEETING**

The next meeting is scheduled for August 8, 2017.

Mayor Roberts spoke briefly to the Commissioners. He stated that during a very long conversation during one of the project requests, he saw tenets of Policy Governance shine through.

### **ADJOURNMENT**

Motion by Hardin, seconded by Daley, to adjourn. The motion was approved, 5-0.

The meeting adjourned at 9:40 p.m.

Submitted by:

Debra S. Gragg  
Recording Officer

## STAFF REPORT

August 8, 2017

To: Edgerton Planning Commission  
Fr: Beth Linn, City Administrator  
Re: Application FP2017-007 for *Final Plat Logistics Park Kansas City Phase VI – Second Plat* located on the north side of 183<sup>rd</sup> Street and East of Waverly Road.

### APPLICATION INFORMATION

<b>Applicant/Property Owner:</b>	Aaron Burks Edgerton Land Holding Company, LLC
<b>Requested Action:</b>	Final Plat Approval
<b>Legal Description:</b>	The Southwest ¼ of Section 26, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas. See attached final plat.
<b>Site Address/Location:</b>	North side of 183 <sup>rd</sup> St. and East of Waverly Rd.
<b>Existing Zoning and Land Uses:</b>	City of Edgerton L-P (Logistics Park) zoning on vacant land.
<b>Existing Improvements:</b>	None.
<b>Site Size:</b>	79.776 acres -- Lot 1 is 26.31 acres, Lot 2 is 36.67 acres, Tract A is 4.37 acres, Tract B is 7.07 acres, and Tract C is 5.36

### PROJECT DESCRIPTION

The applicant is seeking approval of a final plat based on the approved preliminary plat and the L-P, Logistics Park District zoning requirements. The two (2) lot Preliminary Plat was approved July 11, 2017. This plat is for property that is part of Logistics Park Kansas City. The subject property is located along the north side of 183<sup>rd</sup> Street and has restricted access frontage along 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.

### INFRASTRUCTURE AND SERVICES

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

- a. Access to both lots will be from 183<sup>rd</sup> Street. Access to Waverly Road is prohibited.



- b. 183<sup>rd</sup> Street from Montrose Street to eastern city limits will require upgrade in the future to city standard road section similar to other streets in LPKC. It is anticipated that funding for the improvement of 183<sup>rd</sup> Street in future will be allocated as part of the tri-party agreement between NorthPoint Development, BNSF Railway and City of Edgerton; therefore, the City will not require the property owner to sign an agreement not to protest the formation of a benefit district to fund these improvements.
- c. The property is located within the Big Bull Creek watershed, which flows south from 167th Street to the southern edge of the county at Homestead Lane.
- d. No part of this property is located within the 100 year floodplain.
- e. A 20-foot sanitary sewer easement is shown on the plat along the south side of Lot 1 to Lot 2. The City of Edgerton is currently working with NorthPoint Development to develop a sanitary sewer master plan for LPKC. Staff anticipates the master plan to include sanitary sewer connection for both Lots 1 and 2 via the lift station under construction near Inland Port VII.
- f. The property is located within the service area of Johnson County Water District No. 7.
- g. Police protection is provided by the Johnson County Sheriff's Department under contract with the City of Edgerton. Fire protection is provided by Johnson County Fire District No. 1. Fire stations are located in the City of Edgerton approximately 5.0 miles to the west, and approximately 1.0 mile to the east in the City of Gardner.

## 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. All items on the plans comply with the exception of the review comments listed below.

1. The instrument of survey which shows the point of beginning, corners, bearings, courses, distances, exterior boundaries, interior lot boundaries, abandoned lot lines, pins, and monuments found or set. All P.I.'s corners, boundaries must be monumented with a 2" x 24" metal bar.
  - a. *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".*
  - b. *The "iron bar with cap" shown north of the northeast corner of Tract C is not dimensioned and lacks a symbol. **Remove the notation or update Final Plat.***
2. Individual notations and a table showing: lot and tract areas, setbacks, and building envelopes. *Side and rear building setbacks in the table for Lots 1 and 2 do not match. **Update Final Plat.***
3. All easements with widths, and roads with curve data. ***Update Final Plat – see list below.***
  - a. *Please name the north/south street (Montrose) located south and across 183<sup>rd</sup> Street.*
  - b. *If 183<sup>rd</sup> Street west of Montrose Road has been vacated, it should be noted on the final plat.*
  - c. *The sanitary sewer easement shown along the south side of Tract A and Lot 1 is not noted in the legend (SS/E).*
  - d. *The Pkg/L shown on the plat is not noted in the legend, please add.*
  - e. *Verify correct placement (check for duplication) of 15' U/E and P/E particularly on Lot @.*
4. An instrument of dedication for all roads and easements.

- a. *The Final Plat includes language for the dedication of right-of-way (streets) and other types of similar rights-of-way including utility easements.*
  - b. *The Dedication section that grants City of Edgerton access to drainage easements needs to also provide the City access to all three stormwater detention basins (Tracts A, B & C) via the three access easements (A/E): 30' A/E along the south line of Lot 1; 40' A/E along the east line of Lot 1; and 75' A/E in the northwest corner of Lot 2). It is also recommended that all of Tracts A, B & C be designated as permanent drainage easements. **Update Final Plat.***
5. *Surveyor's Certificate and Seal and certificate for survey review by the County Surveyor or designated Land Surveyor. **Surveyor's Certificate who prepared the plat is missing, the County Surveyor utilizes their own stamp, and therefore no other certificate is required. Update Final Plat.***

## **RECOMMENDATION**

City staff recommends **approval** of FP2017-0X for the Final Plat, Logistics Park Kansas City Phase VI – Second Plat, subject to compliance with the staff report recommendations and the following stipulations:

1. Adequate Drainage Easements for the stormwater conveyance and detention system, plus City of Edgerton access to the stormwater detention basins.
2. All Final Plat requirements of the City listed above shall be met or addressed prior to recording of the Plat.
3. 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.
4. 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.
5. 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.
6. 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.
7. The applicant shall meet all requirements of Financial Assurances as defined in Section 13.7 of the Edgerton Unified Development Code.

## **ATTACHMENTS**

Application FP2017-007

Final Plat Logistics Park Kansas City Phase VI – Second Plat

# LOGISTICS PARK KANSAS CITY PHASE VI - SECOND PLAT

**NOTES:**  
Basis of  
S 88°32'  
CLOSURE  
Precis  
Error  
Error  
Perim  
All bear

Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 20091C0119G, revised August 3, 2009, this tract graphically lies in OTHER AREAS ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

▲ FOUND SECTION CORNER AS NOTED  
 ● FOUND MONUMENT AS NOTED  
 ○ SET 1/2" X 24" REBAR WITH  
 RIC KSCLS 234 CAP  
 A/E ACCESS EASEMENT  
 P/E PEDESTRIAN EASEMENT  
 GL/E GAS LINE EASEMENT  
 U/E UTILITY EASEMENT  
 WL/E WATERLINE EASEMENT  
 B/L BUILDING SETBACK LINE  
 (D) DESCRIBED  
 M.E.B.O. MINIMUM ELEV. BUILDING OPENING

**TRACT B**  
Stormwater Detention Basin  
308,002 S.F.  
7.071 Ac.

LOT 2

Tax Prop. ID: BF221426-2005  
Address: not established  
Owner: EDGERTON LAND HOLDING COMPANY, LLC  
Area: 1,597,343 S.F., 36.670 Ac.  
Zoning: L-P - Logistics Park

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 26, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows:

Commencing at the Southwest corner of Southwest Quarter of Section 28, hence North 02°03'36" East, along the West line of said Southwest Quarter, a distance of 30.00 feet; hence North 88°28'07" East, a distance of 50.00 feet to the Easterly right-of-way line of Waverly Road, as now established, and the Point of Beginning; hence North 02°08'36" West, along the Easterly right-of-way line of said Waverly Road, a distance of 415.22 feet; hence departing said Easterly right-of-way line, North 31°46'13" East, a distance of 260.39 feet, hence North 55°20'16" East, along line 40 feet South of and parallel with the Southerly right-of-way line of the BNSF Railway, as now established, a distance of 45.44 feet to a point on the East line of said Southwest Quarter; hence along said East line, a distance of 119.63 feet to the intersection of the East line of said Southwest Quarter with the East line of 183rd Street, as now established; hence North 88°20'27" West, along said Northerly right-of-way line, a distance of 254.07 feet to the Point of Beginning. Containing 3,475.054 square feet or 79.776 acres, more or less.

## DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "LOGISTICS PARK KANSAS CITY PHASE IV - SECOND PLAT".

An easement or license to enter, conjoin, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Edgerton, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

A perpetual easement of access over, across and upon all areas designated on the plat as "Cross Access Easement" or "A/E", is hereby granted for ingress and egress of all owners and occupants of Lots 1 and 2, their guests and invitees.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Edgerton, Kansas. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

Areas designated on the accompanying plat as "pedestrian access easement" are hereby dedicated to the public for the purpose of pedestrian access (P/E). No fence, wall, planting, structure or other obstruction may be placed or maintained in said P/E without approval of said City Engineer of the City of Edgerton, Kansas.

## RESTRICTIONS

Tracts "A", "B" and "C" are intended to be used for stormwater detention and open space and shall be owned and maintained by Logistics Park Kansas City Owners' Association, its successors and assigns.

No Access will be permitted to Waverly Road from Tract A.

CONSENT TO LEVY

The undersigned proprietor of the above described tract of land hereby consents and agrees that the Board of County Commissioners and the City of Edgerton, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of unpaid special assessments on such land dedicated, shall become and remain a lien on this land fronting and abutting on such dedicated public way or thoroughfare.

## EXECUTION

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

EDGERTON LAND HOLDING COMPANY, LLC

Nathaniel Hagedorn, Managing Member

STATE OF KANSAS ☐  
☐ SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public in and for said County and State, came Nathaniel Hagedorn, Managing Member of ELHC IX, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public \_\_\_\_\_ My Appointment Expires: \_\_\_\_\_

### APPROVALS

APPROVED by the Planning Commission of the City of Edgerton, Johnson County, Kansas, on  
the       day of       , 2017.

Chuck Davis, Chairperson

APPROVED by the Governing Body of the City of Edgerton, Johnson County, Kansas, on  
the       day of       , 2017.

\_\_\_\_\_  
Donald Roberts, Mayor

Attest: \_\_\_\_\_  
Janeice Rawles, City Clerk

APPROVED by the Zoning Administrator on the \_\_\_\_\_ day of \_\_\_\_\_, 2017

Zoning Administrator

LPKC PHASE IV - SECOND PLAT

Prepared For:  
ELHC, LLC  
4825 NW 41st Street, Suite 500  
Riverside, MO 64150  
816-888-7380

Date of Preparation:  
July 17, 2017

By: RCW



207 S. 5th Street  
Leavenworth, Kansas 66048

## STAFF REPORT

August 8, 2017

To: Edgerton Planning Commission  
Fr: Beth Linn, City Administrator  
Re: Application FS2017-06 for Final Development/Site Plan for *Logistics Park Kansas City Phase VI, Lot 3* (Inland Port VII)

### APPLICATION INFORMATION

**Applicant/Property Owner:** Aaron Burks, Edgerton Land Holding Company

**Requested Action:** Final Development/Site Plan approval for LPKC - Phase VI, Lot 3 – Inland Port VII.

**Legal Description:** South ½ of the NW ¼ of Section 35, Township 14 South, Range 22 East in the City of Edgerton, Johnson County, Kansas

**Site Address/Location:** Approximately 57 acres located along the south side of 185<sup>th</sup> Street and along the east side of Waverly Road.

**Existing Zoning and Land Uses:** L-P (Logistics Park District); ready mix batch plant; vacant

**Existing Improvements:** None

**Site Size:** Lot 3 – 57.525 acres

### PROJECT DESCRIPTION

The applicant is seeking approval of a final development plan based on an approved preliminary development plan, final plat approved at July 11, 2017 Planning Commission meeting and the L-P, Logistics Park District zoning requirements. The applicants now seek approval of a final development/site plan with one lot. This lot is part of Logistics Park Kansas City. The subject property is located on the south side of 185<sup>th</sup> Street just east of Waverly Road and 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.



## Subject Property



## STAFF ANALYSIS

Staff has reviewed the Final Site Plan submittal. The Final Site Plan is reviewed for compliance with Section 10.1 of Article 10 for Site Plan requirements. It is also reviewed for compliance with Section 5.2 Logistics Park (L-P) District regulations. The Final Site Plan meets the requirements except as described below..

### Section 10.1 of Article 10 for Site Plan requirements

#### 1. Sheets C02 thru C08

- a) A site map with the following features.
  - i) Exterior lot lines with any survey pins. *The final site plan states that pins are to be set, but the final plat indicates that pins have already been set. **Update Final Site Plan.***
  - ii) Exterior lighting specifications. *A photometric plan has not been provided. A photometric plan meeting city regulations must be submitted at building plan submittal. Please add a note that states the photometric plan will be submitted prior to building permit approval. **Update Final Site Plan.***
  - iii) Site entrance and connections to streets.
    - a) *Verify connections with the City Engineer. **Update Final Site Plan as needed.***
    - b) *The preliminary development/site plan contemplates access for the eastern one-half of lot 3 being provided by private drives and parking lot located on lot 2. Portions of both 185<sup>th</sup> and Montrose Street rights-of-ways are shown as being vacated by the plat Inland Port VII. A cross access easement should*

*accompany the final plat associated with this application to ensure both Lots 2 and 3 have rights of access/cross access as depicted. Configuration of the private drive access points for lots 1, 2 and 3 along both 185<sup>th</sup> and Montrose Streets raise sight distance and functionality concerns for the streets. These concern should be further evaluated by the city engineer and applicant.*

***Update Final Site Plan as needed.***

- iv) Connection point for utilities. ***Final Site Plan Complies except for C below.***
  - a) *Water service will be extended to the property from the south side of 185<sup>th</sup> Street.*
  - b) *The majority of the stormwater from this site plus stormwater from a detention basin on adjacent property to the northeast, (IP VI) will be conveyed to a 300' long "level spreader" located along the south property line of this application (IP VII). A smaller amount of stormwater will be conveyed to two detention basins in the northwest corner at Waverly & 185<sup>th</sup>. **A stormwater should be submitted to the City Engineer prior to approval of building plans.***
  - c) *Sanitary sewer service will be taken from an existing public sanitary sewer line located in the northwest corner of the property. The sanitary sewer note on Sheet C11 incorrectly states that the public sewer line is proposed and will be built by others. **Update Final Site Plan.***
  - d) *Electrical service will be provided from an existing power line located along the in the northwest corner of the property.*
- b) *A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises. No signage plan was submitted with the application. Signage proposed later shall receive separate approval according to the provisions of the UDC. Sheet C01 assigns responsibility for screening of added items and signage to the tenant.*
- c) *Profile and detail for roads (if required). Not applicable. However, the vacation document/instrument for those portions of 185<sup>th</sup> and Montrose Street rights of way should be consistently identified throughout the plan set. **Update Final Site Plan.***

#### **DESIGN GUIDELINES:**

1. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. The City may consider an exception to orient a rear elevation towards a public street for unique situations due to the configuration of the lot. *The subject property is located so that it is surrounded on two (2) sides by right-of-way (ROW) with the front of the property being considered along Waverly Road. Loading docks and trailer storage spaces would typically be considered items that would be oriented to the rear of the property and not directly adjacent to a public street, but the location of this property creates difficulty meeting this requirement. The Planning Commission has approved similar requests in the past. Thus, if the Planning Commission approves the current application, it will thereby approve an exception to orient a side elevation (including dock doors) toward public streets (Montrose) due to the configuration of a lot with public streets on two sides of the proposed building.*

2. The City may require that loading and service areas are screened from public view with landscaping, berming, facade walls, or fencing. *The orientation of the building exposes the north façade containing dock doors and future trailer parking areas to visibility from a public right-of-way (Montrose Street). The Planning Commission has previously allowed for the placement of these items adjacent to a ROW with the consideration of how adjacent properties have or are anticipated to develop. The final site plan meets the minimum requirements for Landscaping in the L-P District and the applicant has worked with staff to provide additional screening for the adjacent residential. **FIStaff recommends that the site plan match the character of the neighborhood and meets the intent of the L-P District including the use of screening adjacent to residential uses.***
3. When development is proposed adjacent to any existing residential development, site plan approval, including building elevations, landscaping, and screening shall be approved by the City. *The eastern property line is the corporate city limits for the Cities of Edgerton and Gardner. The abutting property to the east has, and continues to, develop with single-facility residential uses. The southern property line is the corporate city limits for City of Edgerton and unincorporated Johnson County. It is zoned Johnson County RUR that used for property with Rural Agriculture use that contain a single family residential structure. Due to these adjacent uses as residential, staff recommends screening on both the eastern and southern property line (achieved using a combination of berm, varied placement of type 4 buffer and modified type 4 perimeter buffer) be provided to screen trucks (in trailer stalls or at the building) from view of a person just east of the eastern property line or on the trail easement along the eastern property line. This the same proposed landscaping recently approved for Inland Port VI, directly north of this property.*
4. Pedestrian access within a development and adjacent public and private property shall be considered as a component to the design of an employment center. *The sidewalk along the south side of 185<sup>th</sup> Street should show a ramp (connection) to the north to the sidewalk shown along the east side of Montrose Street. **Update Final Site Plan.***

## ARCHITECTURAL DESIGN STANDARDS

1. Façade Guidelines
  - a. Horizontal Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the wall's height without having an off-set of ten percent (10%) of the wall's height (maximum of five (5) feet); the new plane shall extend for a distance equal to a minimum of twenty percent (20%) of the maximum length of the first plane. The City may allow exceptions to this requirement upon review and approval of a typical façade elevation. Walls not facing a public right-of-way or a residentially zoned property and walls with loading dock doors are exempt from the horizontal articulation requirement.
    - i. *For both the north and south walls, the height of the walls range between 43'-6" and 48'-2". The maximum length of this wall without additional horizontal articulation is 192'-8". The required horizontal off-sets calculated for this wall is 4.3' & 4.8'. The off-sets provided are 5' & 10', respectively. Meaning the proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. Dock doors on both walls make horizontal articulation nearly impossible to achieve. The applicant has used color blocking to help create visual articulation to meet*

*the intent of the code. Also the applicant has provided right-of-way landscape buffering at this location for that portion adjacent to public rights-of-ways. This approach is similar to other LPKC buildings in this phase. **If the Planning Commission determines a variance/waiver from this requirement is appropriate, it is recommended they also determine if the right-of-way landscaping buffering proposed will provide adequate screening for that portion of 185th and Montrose Street rights-of-ways exposed to the dock doors.***

- ii. *Both the east and west walls are 540 long and is off-set 10' at each at each corner of the building. The middle of the east/west façade (wall) measures 270'. The height of the wall ranges between 41'-0" and 48'-2". The maximum length of this wall without additional horizontal articulation is 192'-8". The required horizontal off-sets calculated for this wall is 4.1' & 4.8'. The off-sets provided are 5' and 10'. The proposed building does not meet the horizontal articulation requirement due to the length of the middle section of this wall. The applicant has used color blocking that help create visual articulation. The applicant provided landscaping along both walls in compliance or exceeding the requirements of the code. **If the Planning Commission determines a variance/waiver from this requirement is appropriate, it is recommended they also determine if the screening is adequate to screen street rights-of-way and future residential uses.***

iii.

- b. Vertical Articulation. Walls facing a public right-of-way or a residentially zoned property shall not extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height (maximum of five (5) feet). The City may allow exceptions to this requirement upon review and approval of a typical façade elevation.
  - i. *The minimum height change required is between 4.1 & 4.8 feet. The maximum change in height shown on the south elevation (across the entire length of the building) is 7'-2" feet (41'-0" to 48'-2"). While the articulation between the tops of the lowest and tallest walls exceed this requirement, the overall articulation does not comply as the 10% change in height is required to occur within each 192'-6" foot section of wall. While the elevations do not comply with this requirement more (while smaller) articulation is provided. The applicant has also used color blocking that help create visual articulation. The vertical articulation being provided appears to be the same as that shown on previous projects. **The Planning Commission may decide to approve an exceptions to this requirement based upon the façade elevations that have been provided.***
- c. Screening of Rooftop Equipment. For buildings within the L-P District, all rooftop mounted mechanical, air conditioning, electrical, and satellite dish equipment shall not be visible. Rooftop equipment shall be screened from ground and street level



view with parapets or other architectural design features constructed of the same materials used on the exterior walls. ***Rooftop equipment is not shown on the proposed building elevations. If rooftop equipment visible from the ground and street level is planned, parapets to conceal it from the ground and the streets shall be required prior to building permit approval.***

- d. Color Palette. Earth tones, muted hues, and natural tones are permitted as structures' basic colors. Brighter hues are permitted only as an accent color on building elements such as awnings, doors, and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other. ***Color blocking is used effectively in the elevations provided. Though staff has not done percentage calculations to evaluate strict compliance with the below chart, staff believes the uses of color on the building follow the pattern of previously approved buildings and are otherwise consistent with the identity of LPKC.***

Accent colors should be applied using the following guidelines:

	<b>Required</b>	<b>Allowed</b>
1 <sup>st</sup> Accent Color	10%	20%
2 <sup>nd</sup> Accent Color	0%	10%
3 <sup>rd</sup> Accent Color	0%	10%

\*Percentage calculations shall utilize the entire façade area.

## **PARKING AND LOADING**

1. Warehouse/Distribution Center and Large Building Parking Space Exceptions. Parking shall be required per City standard based upon individual land use, except Warehouse or Distribution Center land uses, which shall require one (1) space per two thousand (2,000) square feet of building area. Buildings in excess of one hundred thousand (100,000) square feet or users with specific parking needs may provide an independent parking study to the City for approval. ***The final site plan depicts 440 employee stalls and 9 ADA parking stalls for a total of 449. Based on a 1,115,163 sq. ft. building, city parking standards require 558 employee and 9 ADA parking stalls, of which two must be van accessible. The Site Data Table on Sheet CO1 identifies the number of employees at 300. Update Final Site Plan to meet City standard or provide independent parking study once tenant identified for City approval as allowed by Code.***

## **OFF-STREET LOADING STANDARDS**

1. Minimum Loading Space Dimensions. Loading spaces shall be a minimum of twelve (12) feet in width, sixty-five (65) feet in length, and fourteen (14) in height except as may otherwise be approved by the City. ***Typical dimensions of 13'x60' for dock spaces and 12'x55' for future trailer spaces are shown on Sheets 05 & 06. Update Final Site Plan***
2. Number of Loading Spaces Required. A use which receives or distributes material, supplies or merchandise by motor vehicle is required to provide spaces based upon the following requirement: (a) 0-9,999 square feet – None; (b) 10,000-100,000 square feet – 1 spaces; 50,000-100,000 – 2 spaces; and, 100,001+ - 1 additional space per 100,000

square feet. *Based upon this standard the 1,115,050 sq. ft. building should provide 12 total loading spaces. The proposal has identified 4 loading spaces. The Planning Commission will need to decide if the application needs to meet the full requirement or if the loading spaces provided for are sufficient.*

## **PHOTOMETRICS**

1. General. All lighting shall be designed in accordance with applicable Illuminating Engineering Society of North America (IESNA) practices as applied to specified applications within the L-P District. Cut-off design is specified within the development. ***No photometric plan has been provided. The applicant shall provide a photometric lighting plan, including cut-off design specifications for all proposed lighting fixtures prior to issuance of any building permit.***

## **LANDSCAPE STANDARDS – Sheets L1 through L5**

1. Dumpster screening. ***Trash enclosures or screening are not shown. Update Final Plan once tenant identified to satisfy the dumpster screening requirements in Article 5.2 K 8.***
2. Additional Notes.
  - a) Sheet C01
    - a. Verify parking stall (vehicle & trailer) numbers.
    - b. Add typical dimensions for parking (vehicle & trailer) stalls.
  - b) Sheet C02
    - a. Identify and/or reference cross access easement.
    - b. Verify 20' U/E & P/E is consistent with what is being provided on Lot 2 to the north.
  - c) Sheet C07
    - a. Please identify sewer line.
  - d) Sheet L01
    - a. Identify landscape/trail easement along east side of property line of Lot 3.
  - e) Sheet L02
    - a. Building ends are mislabeled as north and south and north arrow orientated incorrectly.
  - f) Sheet L04
    - a. Label 20' U/E & P/E and verify width is consistent with U/E & P/E lot abutting on the north.
    - b. Verify north arrow orientated correctly.

## **SIGNAGE**

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

## **DIESEL EMISSION REQUIREMENTS**

The following diesel emission requirements shall apply:

1. Except for loading and unloading operations, heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds shall be restricted from idling on-site for no more

than 5 minutes in any 60 minute period. For loading and unloading operations, idling shall be restricted to no more than 30 minutes in any 60 minute period.

2. One electrical hook-up shall be provided for "trucker plug-ins" equal to a minimum of one-third (1/3) of the total number of truck bays at the facility to eliminate excessive idling by heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds. Approval to use alternative technologies to eliminate excessive idling may be requested, but shall not be approved unless the applicant demonstrates that they are at least as effective as electrical hook-ups.
3. Signs shall be posted by owner(s) of the facility at each vehicle entrance to the facility notifying drivers of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds to turn off engines when not in use.
4. The operation and idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds, including circulation, shall be restricted within 300 feet of any property zoned for or committed to residential use, or the owner/developer shall provide alternative measures including the possible installation of a wall or other mitigating measures to assure buffering of residences from heavy-duty truck operations, unless the owners of property located adjacent to said heavy duty diesel truck operations consent and agree, in writing to:
  - a. Allow the location of heavy-duty diesel truck operations within 300 feet of their property zoned for and committed to residential use, and
  - b. Restrict areas of their property located within 300 feet of adjacent trucking operations to only non-residential uses;
5. Warehouse managers and employees shall be trained by the employer(s) or operator(s) of the facility to use efficient scheduling and load management to eliminate unnecessary operation, queuing, or idling of heavy duty diesel vehicles with a gross vehicle weight of over 14,001 pounds.
6. Warehouse managers and employees shall be provided by the employer(s) or operator(s) of the facility with information about the possible effects of diesel emissions on their own health and the importance of being a good neighbor by minimizing idling and avoiding other potentially adverse impacts on adjacent or nearby residences;
7. On-site services shall be made available to vehicle drivers to reduce idling. These services may include restroom facilities, seating for drivers waiting for their cargo to be loaded or unloaded, and/or food/beverage vending machines.
8. Any motorized equipment used within the proposed development should utilize clean technology propulsion and/or alternative fuels such as biodiesel, electricity, or propane;
9. If fuel dispensing facilities are provided on-site, alternative clean fuels such as (but not limited to) bio-diesel blended fuel should be provided at these dispensing facilities.

#### **Other Comments**

1. Scale shown on sheets is not consistent between the sheets. Please evaluate and revise accordingly.

#### **RECOMMENDATION**

City staff recommends **approval** of FS2017-0X for the Final Development/Site Plan - LPKC Phase VI, Lot 3 (IP VII) subject to the conditions and stipulations of the staff report and the following:

1. All Site Plan requirements of the City shall be met as listed above, particularly including:

- a. Updated drawings of all building elevations showing compliance with building material standards, articulation requirements and color of buildings.
  - b. Submittal of photometric lighting plan in conformance with UDC especially with regard to maximum average foot-candles and foot-candles at property line.
  - c. Construction plans for future public infrastructure be submitted and approved by the City. Any necessary permits obtained.
  - d. Submittal of architectural and landscaping plans will be required for trash enclosures if they become necessary. All landscaping shall be maintained in good condition and plants shall be replaced when dead.
2. All construction plans for any public infrastructure shall be prepared to City standards and approved by the City.
  3. All building permit and sign permit requirements of the City shall be met.
  4. Prior to obtaining a building permit the owner will record the final plat.
  5. Applicant/Owner Obligation. The site plan, a scale map of proposed buildings, structures, parking areas, easements, roads and other city requirements (landscaping/berm plan, lighting plan) used in physical development, when approved by the Planning Commission shall create an enforceable obligation to build and develop in accordance with all specifications and notations contained in the site plan instrument. The applicant prior to the issuance of any development permit shall sign all site plans. A final site plan filed for record shall indicate that the applicant shall perform all obligations and requirements contained therein.

#### **ATTACHMENT**

Final Site Plan Application No. FS2017-06

Final Development/Site Plan - LPKC Phase VI, Lot 3 – (IP VII)



Jul 19, 2017 9:18am  
Z:\RDC Design\2016\16-0137 Northpoint Inland Port VII\Drawings\16-0137 FSPs.dwg

# Inland Port VII Final Site Plan Logistics Park Kansas City - Phase VI, Lot 3

185th Street & Waverly Road  
City of Edgerton, Johnson County, Kansas

## Description

Lot 3, Logistics Park Kansas City Phase VI. A subdivision of land in the City of Edgerton, Johnson County, Kansas.

## JOHNSON COUNTY BENCHMARK

JVCN BM1190  
Bernsten Aluminum Disk Stamped BM 1190, Located on center North end of the West headwall RCB. From the intersection of Waverly Road and 183rd Street, go West 0.15 Miles to the RCB.  
ELEV: 1023.06

## Note:

Screening of added site items and site signage will be the responsibility of the tenant. Tenant should adhere to the current City of Edgerton regulations.

## Project Sponsor

ELHC VII, LLC  
4825 NW 41st Street, Suite 100  
Riverside, Missouri 64150

## Project Architect

Studio North  
4825 NW 41st Street, Suite 500  
Riverside, MO 64150

## Project Engineer

Renaissance Infrastructure Consulting, LLC  
5015 NW Canal St. Suite 100  
Riverside, Missouri 64150

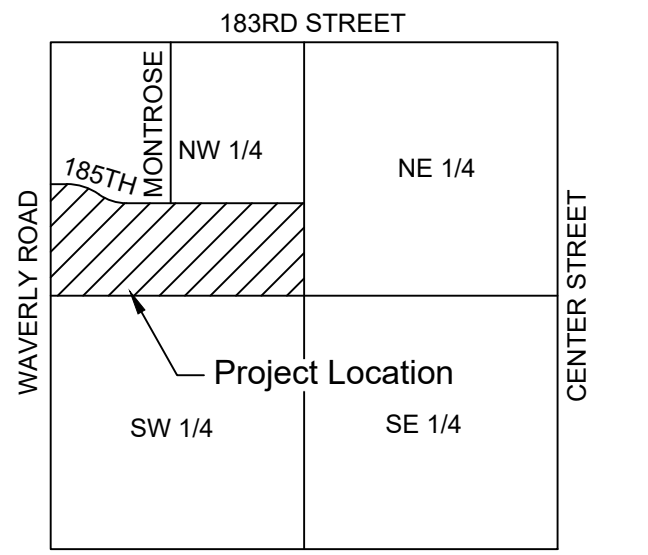
## Project Surveyor

Renaissance Infrastructure Consulting, LLC  
5015 NW Canal St. Suite 100  
Riverside, Missouri 64150



## LOCATION MAP

SECTION 26-14-22  
Not to Scale



## LOCATION MAP

SECTION 35-14-22  
Scale 1" = 2000'

## ZONING

The project is currently zoned L-P.

## LEGEND

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

## INDEX OF SHEETS

C01	Title Sheet
C02	Overall General Layout
C03	General Layout West
C04	General Layout East
C05	Site Dimension Plan West
C06	Site Dimension Plan East
C07	Grading Plan West
C08	Grading Plan East
C09	Storm Drainage Plan
C10	Storm Drainage Calculatons
C11	Site Utility Plan West
C12	Site Utility Plan East
C13	Preliminary Storm Plan West
C14	Preliminary Storm Plan East
A1.07	Overall Floor Plan/Elevations
L1	Overall Landscape Plan
L2	Building Ends Landscape Plan
L3	Waverly Road Landscape Plan
L4	185th Street Landscape Plan
L5	East Property Line Landscape Plan

## CERTIFICATE:

Received and placed on record this      day of      , 20      by

\_\_\_\_\_

Zoning Administrator

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

\_\_\_\_\_

Chuck Davis, Chair of the Planning Commission

Permission for parking to encroach within setback lines is      is not      granted according to my marked notations:

\_\_\_\_\_ Zoning Admin.      date

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

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Nathaniel Hagedorn, Manager  
ELHC VII, LLC

## SITE DATA TABLE

Site Acreage:	57.53 Acres
Building Area:	1,115,163 SF
Proposed Building Use:	Industrial
Total Number of Proposed Stalls:	937 Stalls
Dock Parking:	234 Stalls
Future Trailer Parking:	254 Stalls
Employee Parking:	440 Stalls
Total Number ADA Stalls:	9 Stalls
Number of Employees:	300
BOCA Building Code(500SF/person):	7.43
Building Coverage (1,115,163/2,505,775):	44.5%

## FLOOD PLAIN NOTE

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

Sheet  
C01

Final Site Plan

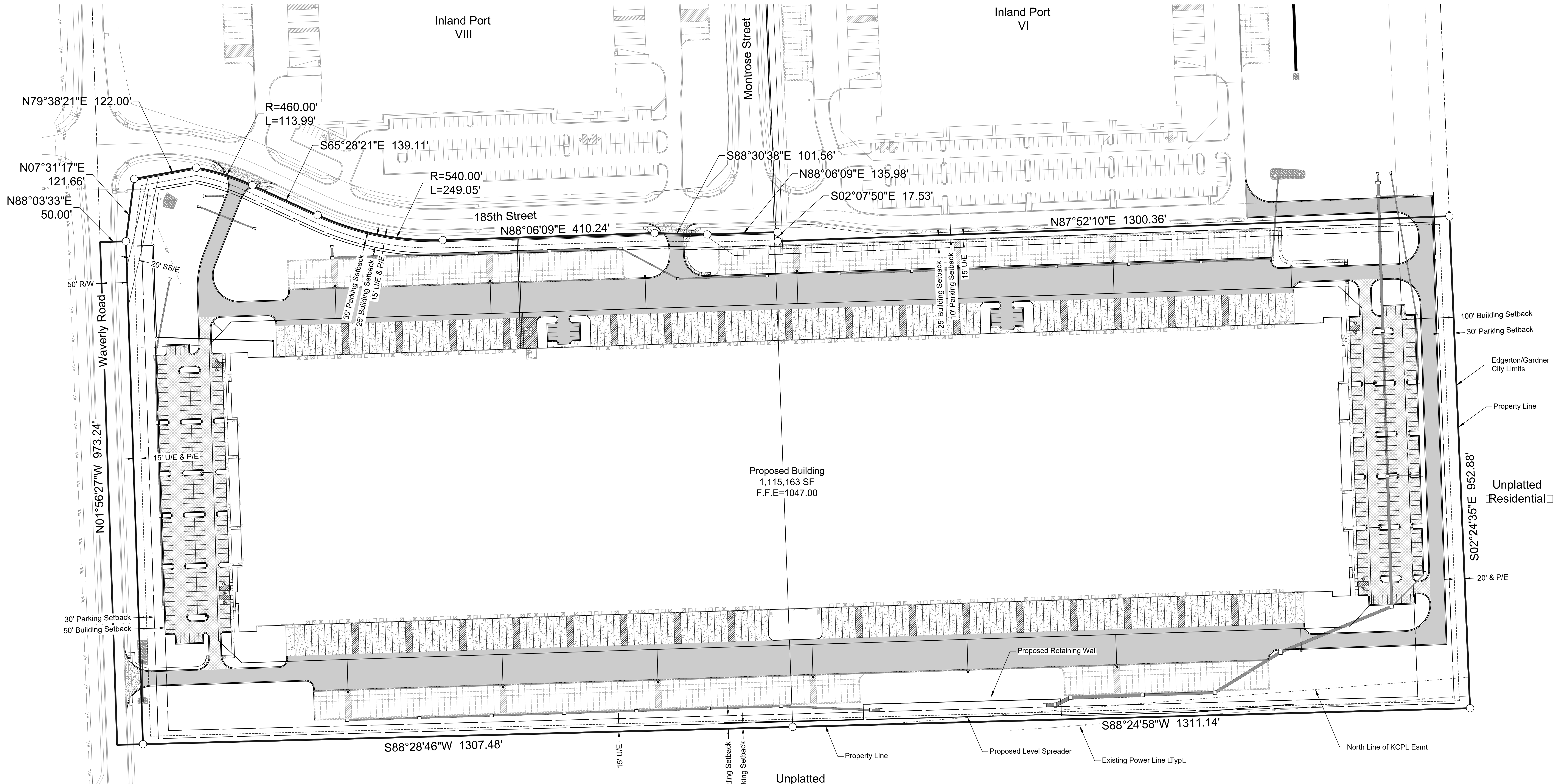
16-0137  
Inland Port VII

Title Sheet

Renaissance  
Infrastructure  
Consulting  
5015 NW Canal Street, Suite 100  
Riverside, Missouri 64150  
816.800.0950  
WWW.RIC-CONSULT.COM

Kansas 811  
Know what's below.  
Call 811 before you dig.





**PAVEMENT MARKING AND SIGNAGE NOTES**

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

**LAYOUT & PAVING NOTES**

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

**Paving Schedule**

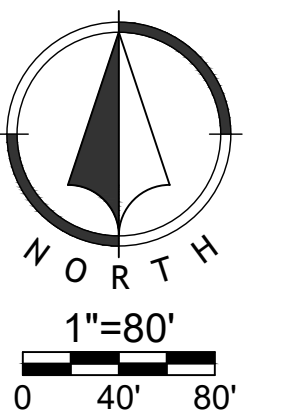
7" Asphaltic Concrete Pavement

5" Asphaltic Concrete Pavement

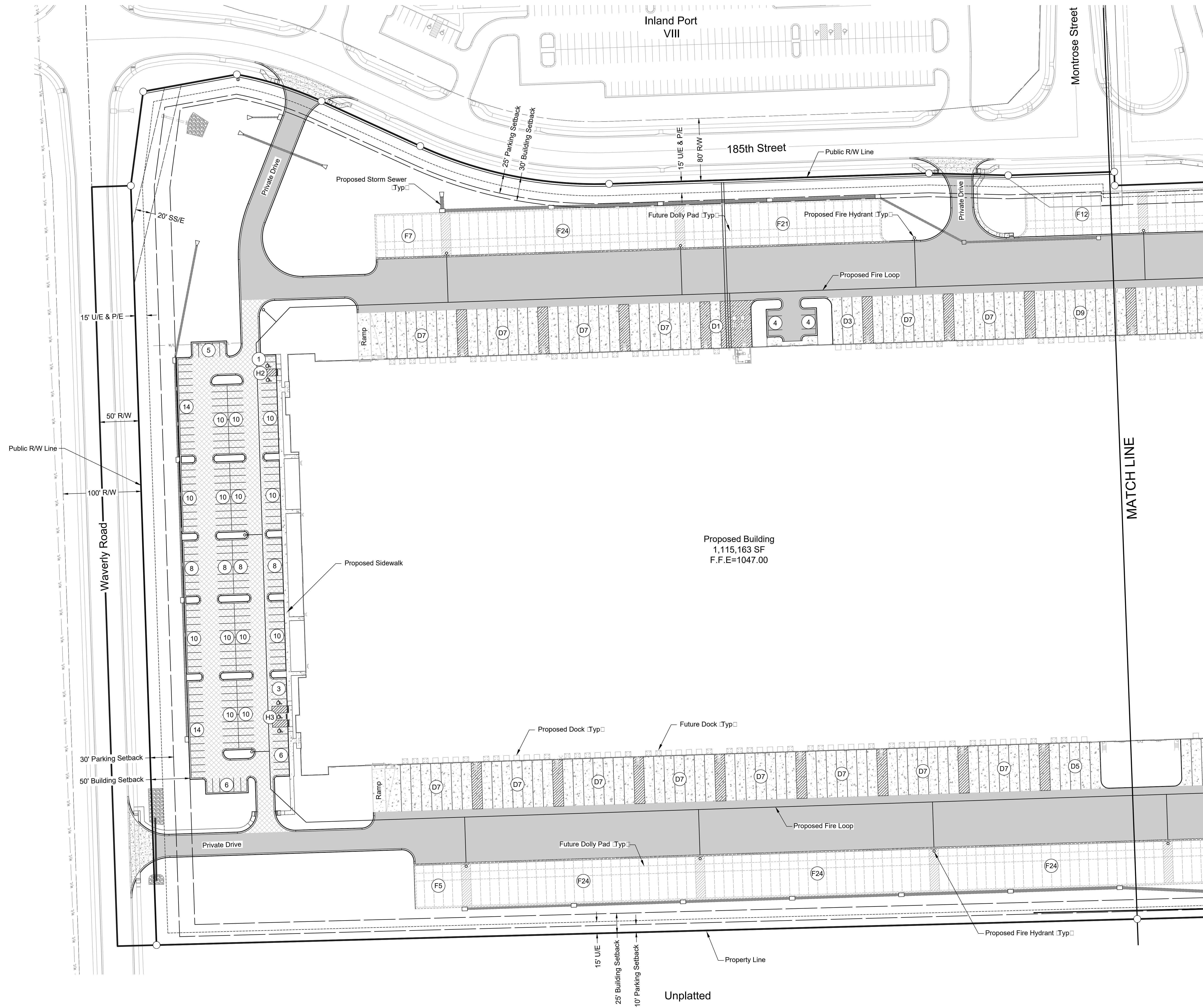
8" Portland Concrete Pavement  
and 4" Concrete Sidewalk

**Legend**

- ½"x24" Iron Bar to be Set
- ▬ Dock Stall
- ▬ Future Dock Stall







- Legend
- 00 Employee Parking
  - T00 Trailer Parking
  - D00 Truck Dock
  - H00 ADA Parking
  - F00 Future Parking
  - 1/2"x24" Iron Bar to be Set
  - ▬ Dock Stall
  - ▬ Future Dock Stall

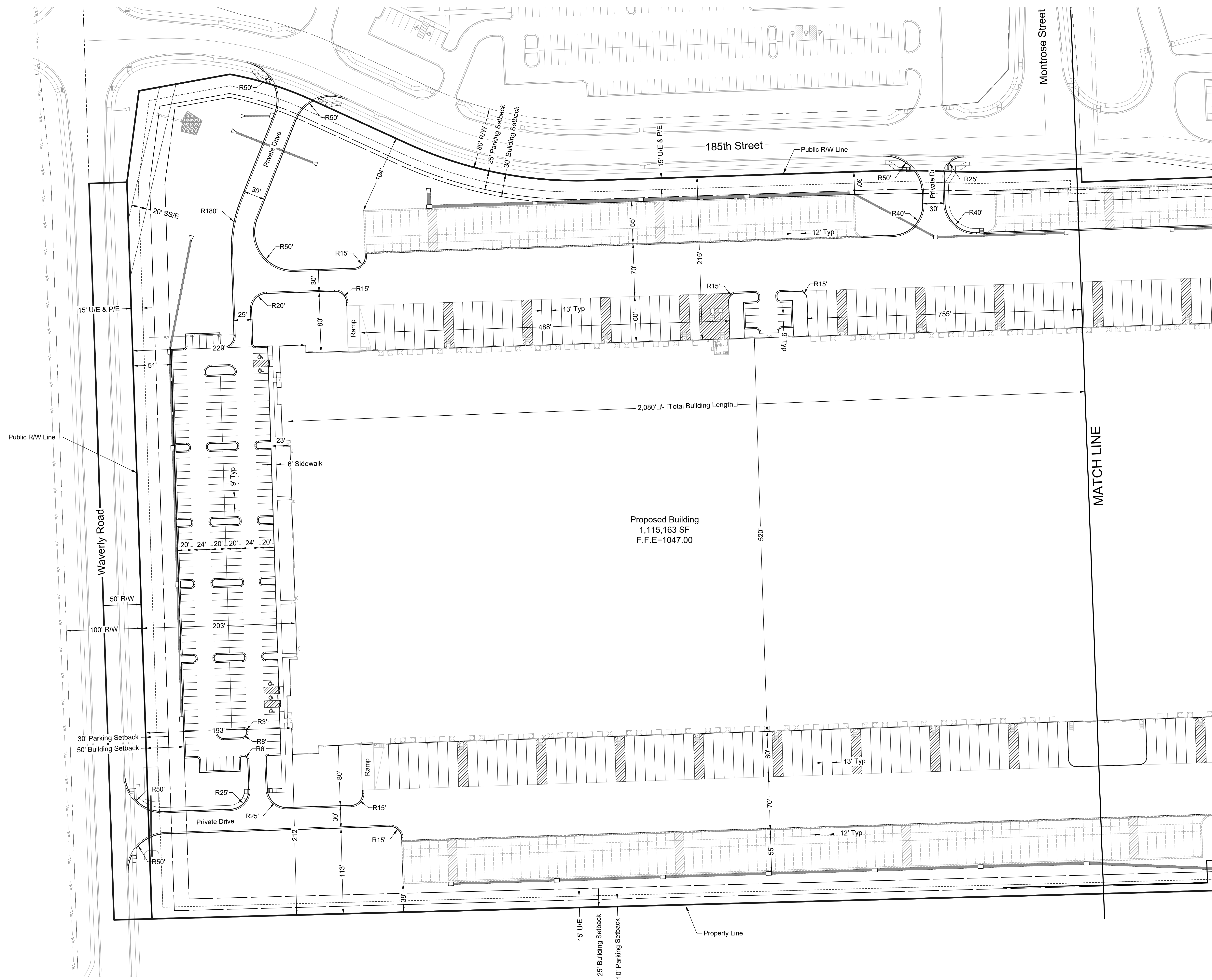


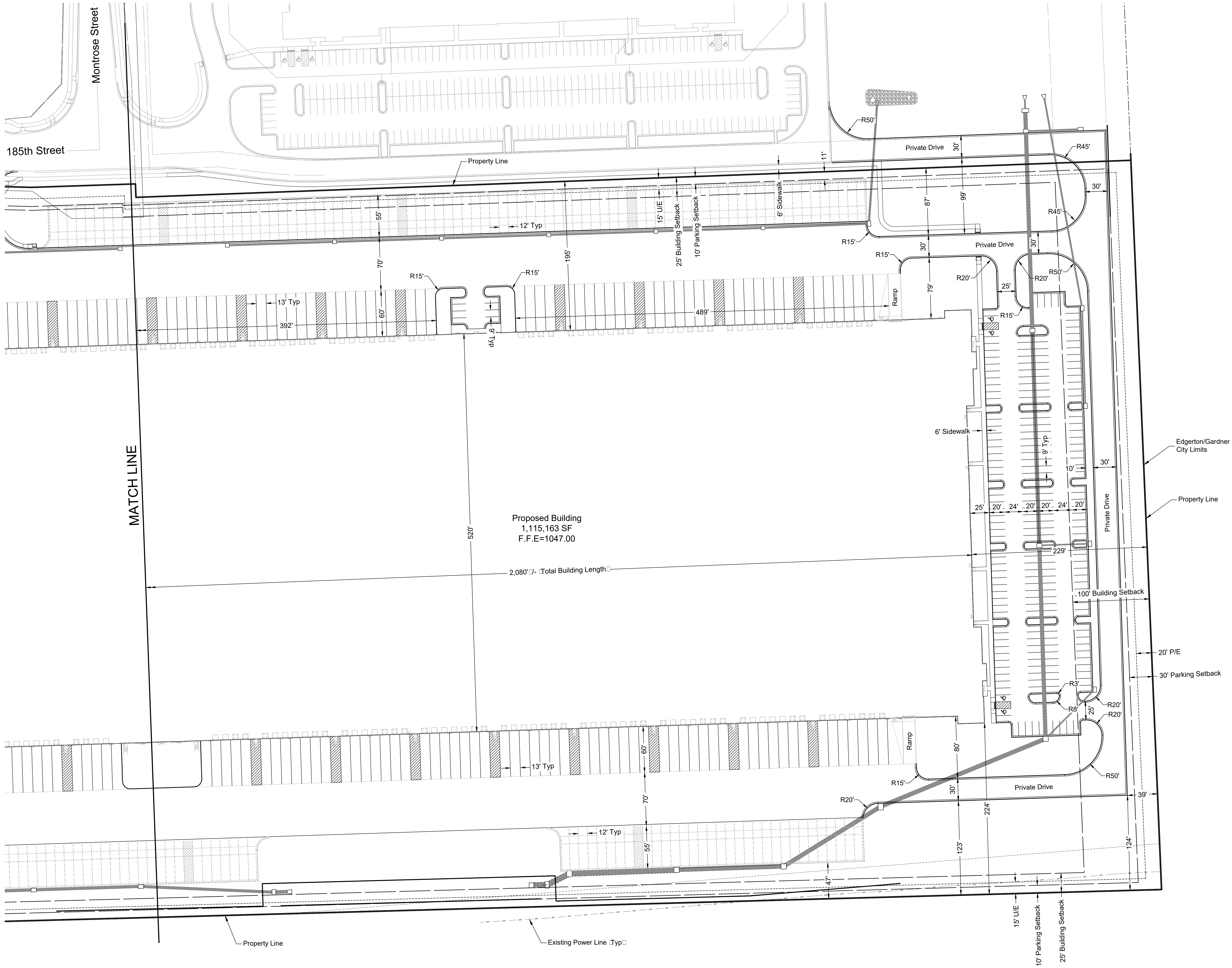




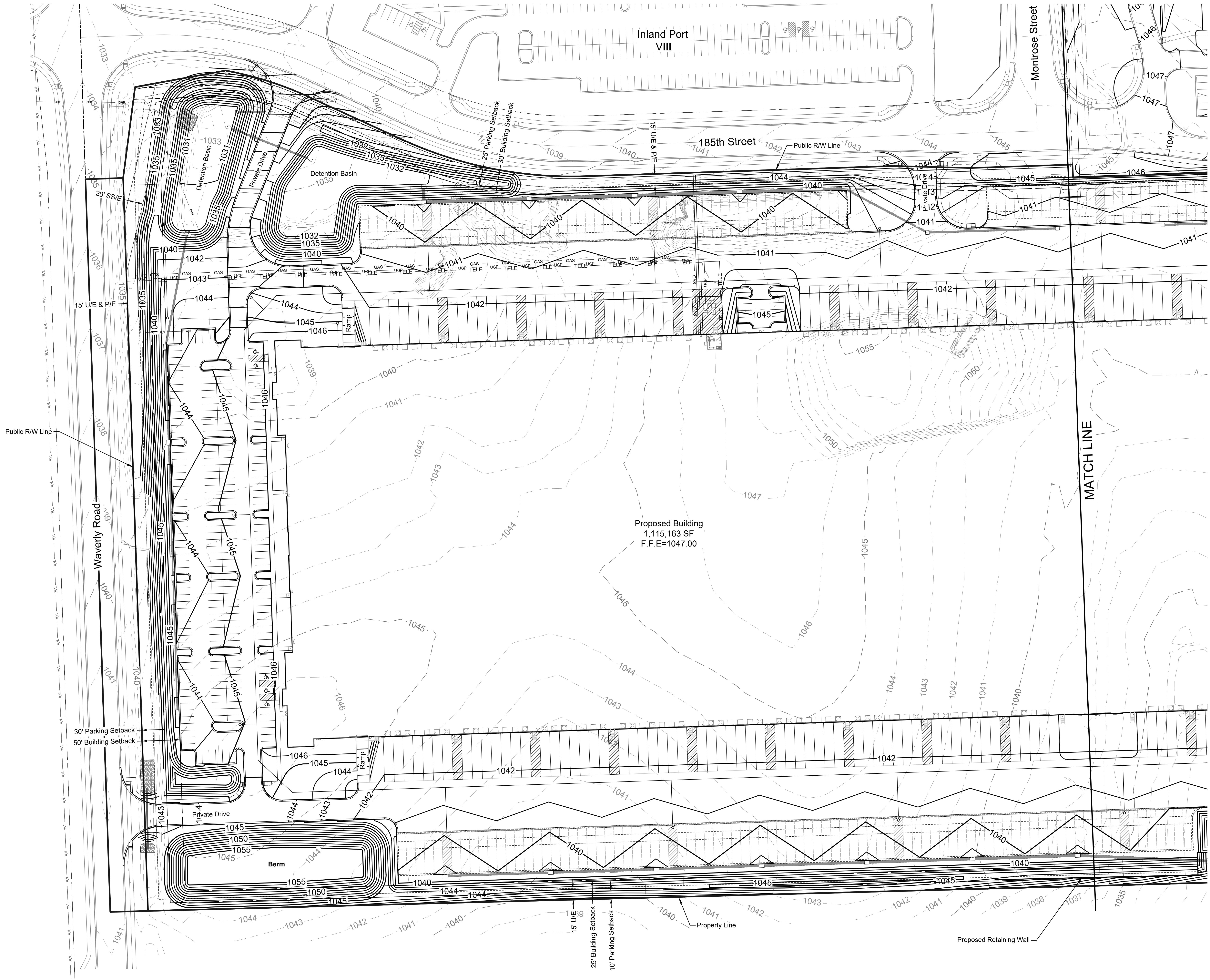


	JWD	PNC	07/19/17	
				ORIGINAL SUBMITTAL
				REFLECTION

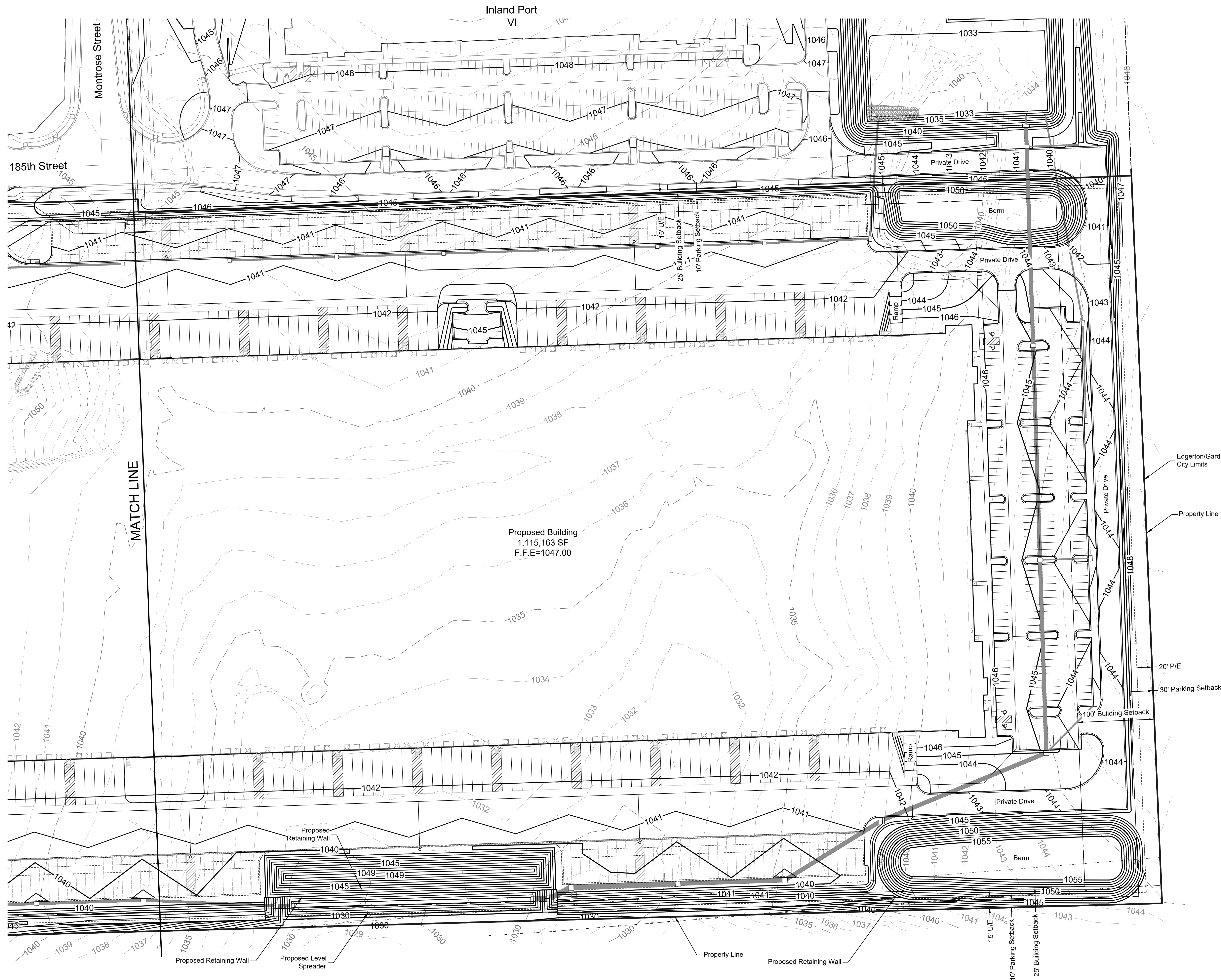




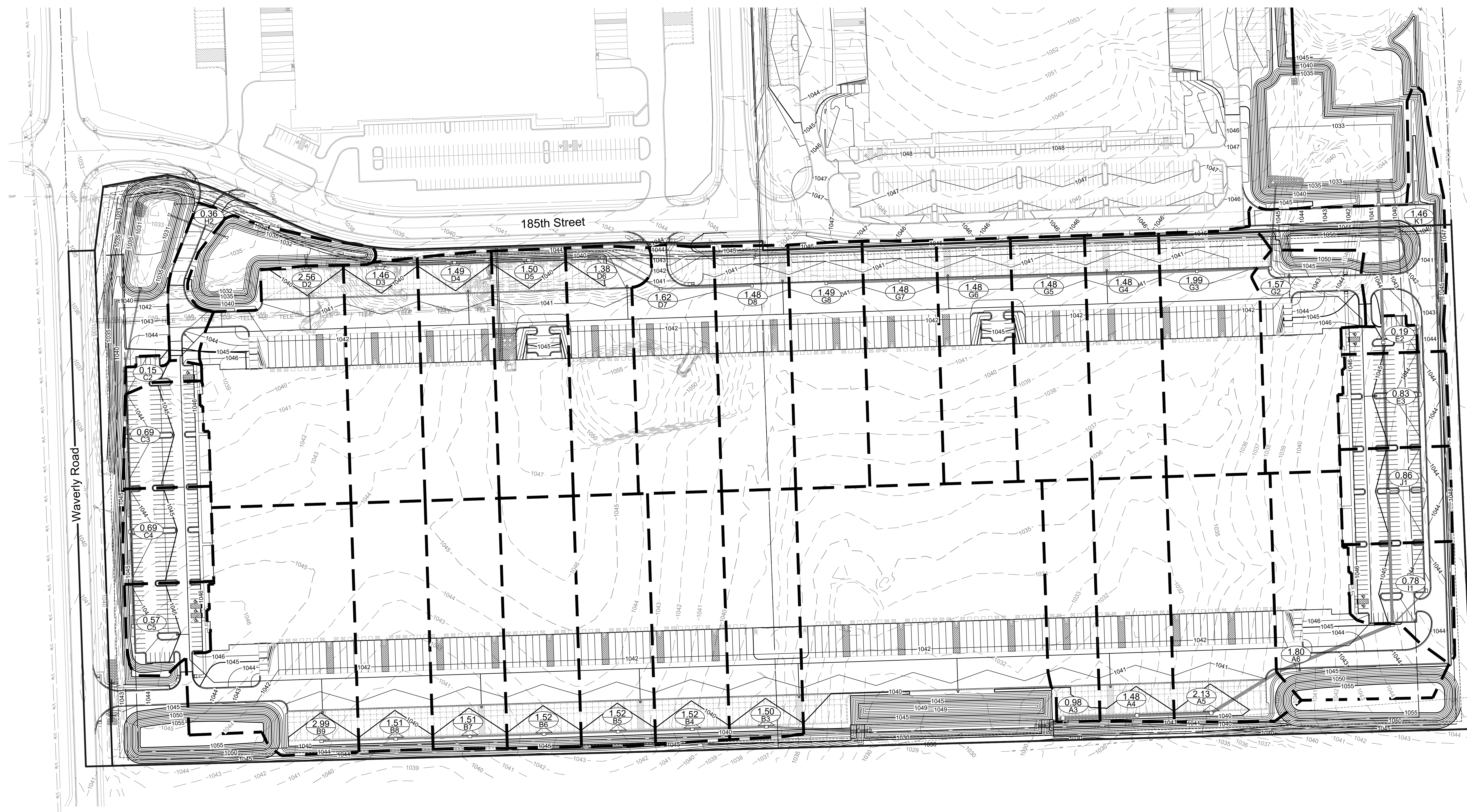












### LEGEND

### Drainage Area Structure

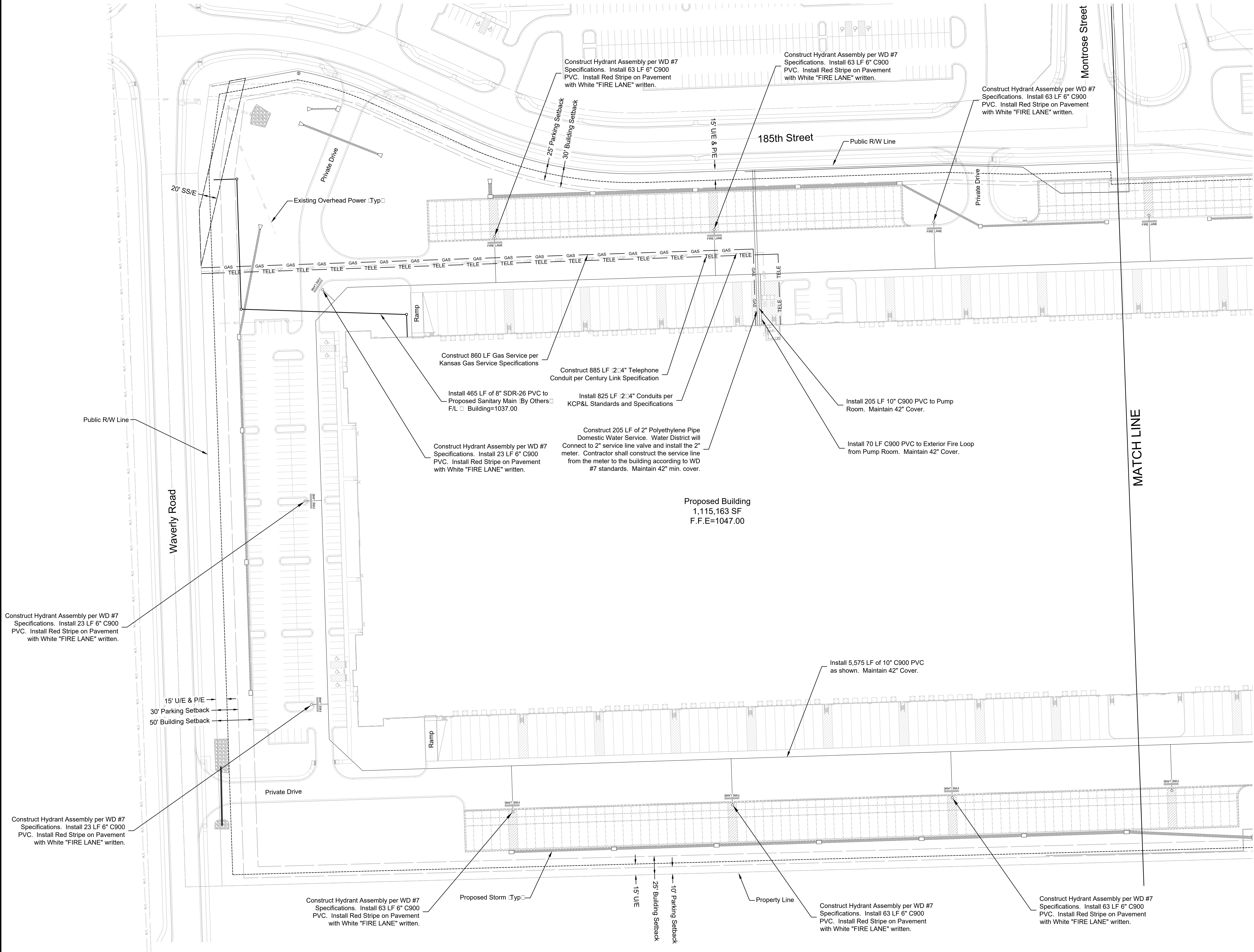
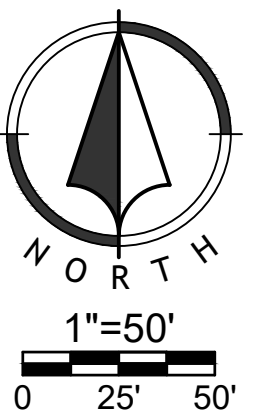
- **Drainage Boundary**

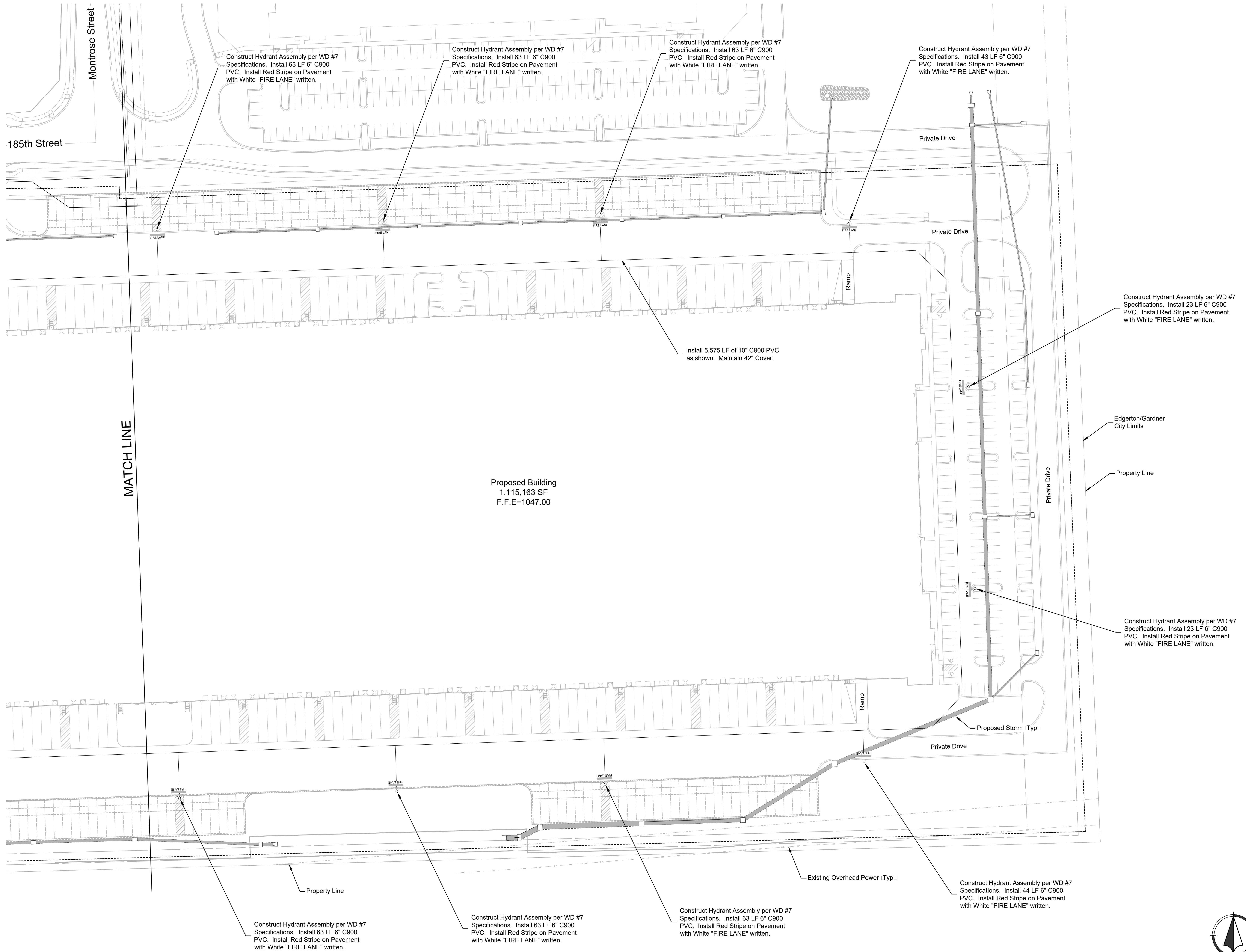




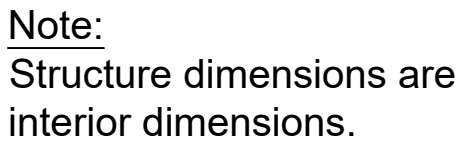
Overland Flow										System Flow						Pipe Design										Structure Design																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Line	Point	Trib. Area (Ac.)	"C" Value	Design Storm	"K" Value	Time of Conc. (min.)	Intensity (in./hr.)	Trib. Runoff (cfs)	Bypass flow (cfs)	Total Runoff (cfs)	Total Area (Ac.)	Total (KVA/C)	Time of Conc. (min.)	Intensity (in./hr.)	System Discharge (cfs)	US Node	DS Node	Pipe Type	Pipe Shape	Pipe Diameter (in.)	Pipe Length (ft.)	Manning's "n" value	Pipe Slope (%)	Design Flow (cfs)	Pipe Capacity (cfs)	Full Flow Velocity (fps)	Design Flow Velocity (fps)	Depth of Flow (in.)	Flow Time (min.)	US Invert El.	US Crown El.	DS Invert El.	DS Crown El.	US Depth of Cover (ft.)	DS Depth of Cover (ft.)	Headwater Inlet Elev. (EGL)	Headwater Outlet Elev. (EGL)	Inlet/Outlet Control	Top Elevation																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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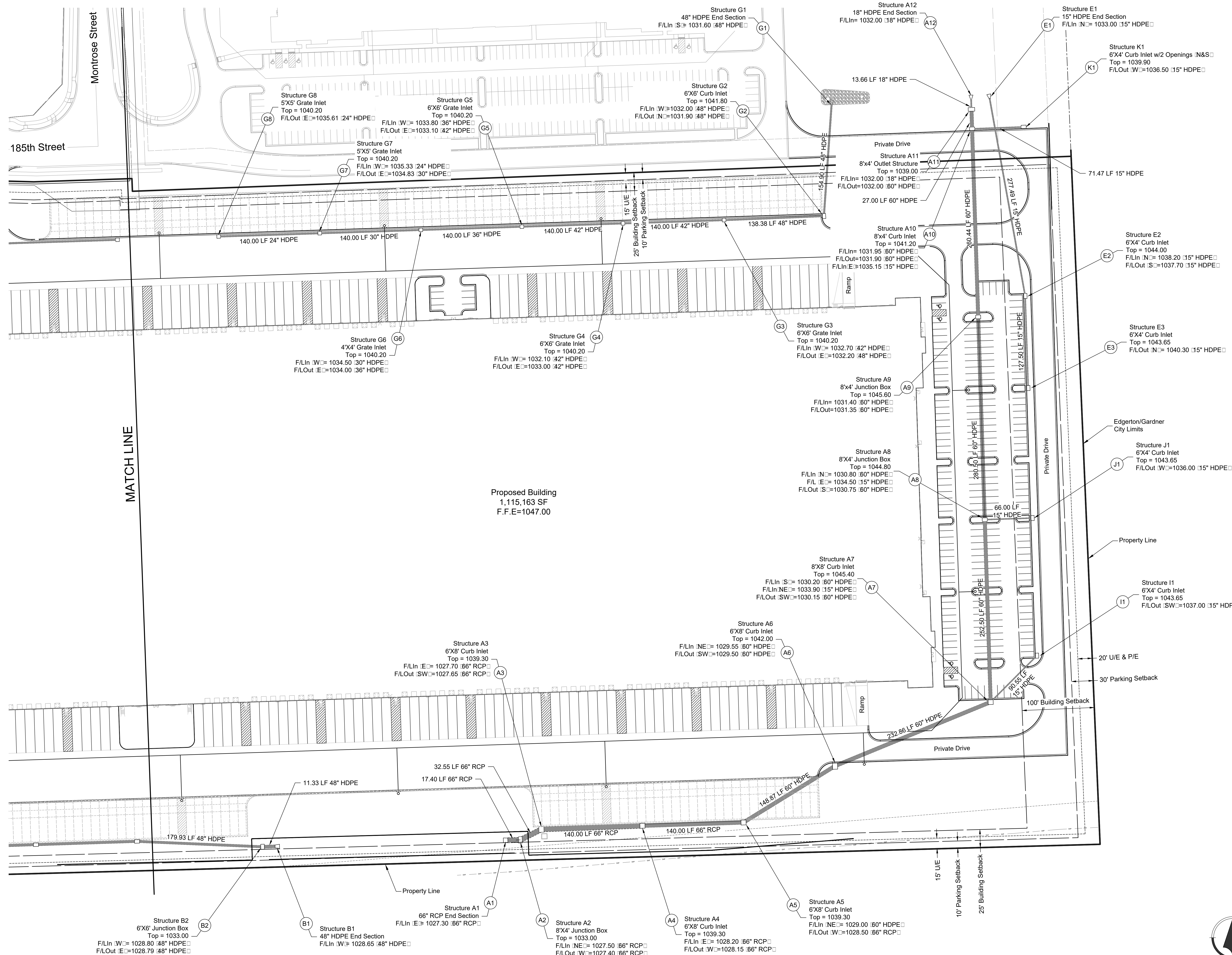


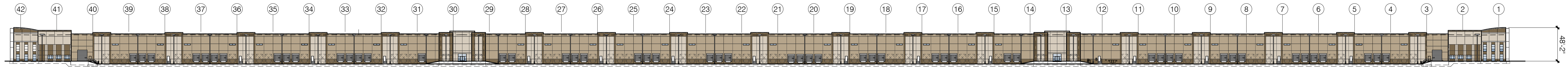




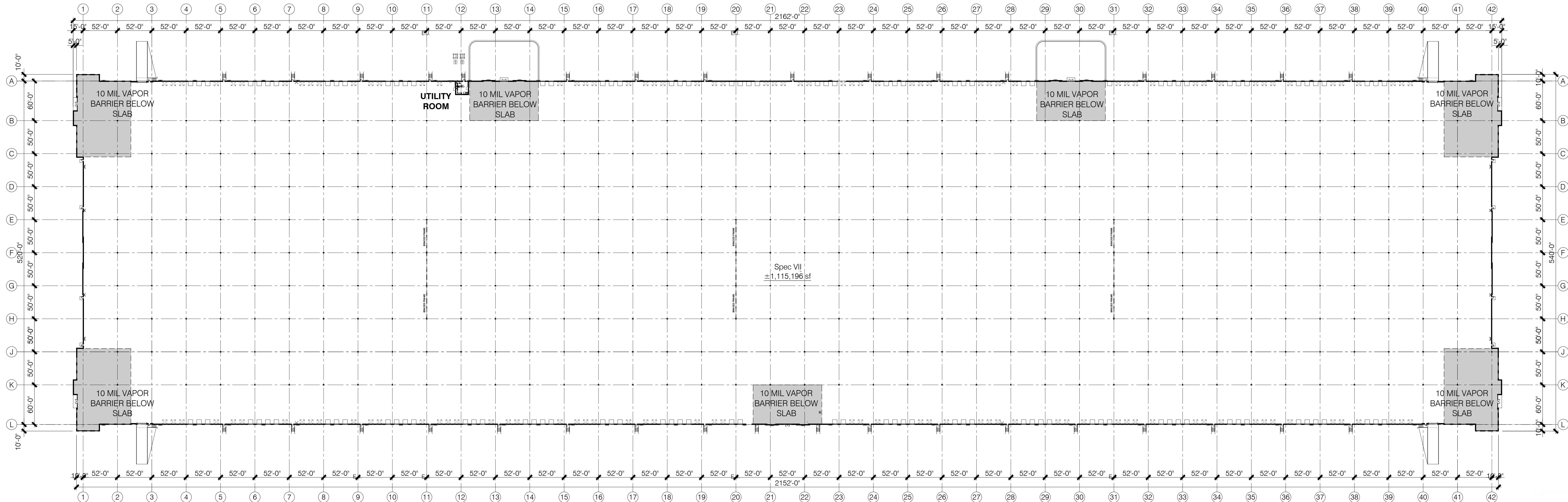


Note:  
Structure dimensions are  
interior dimensions.

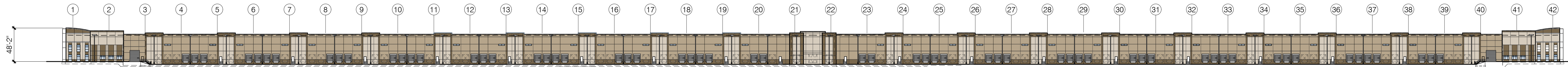




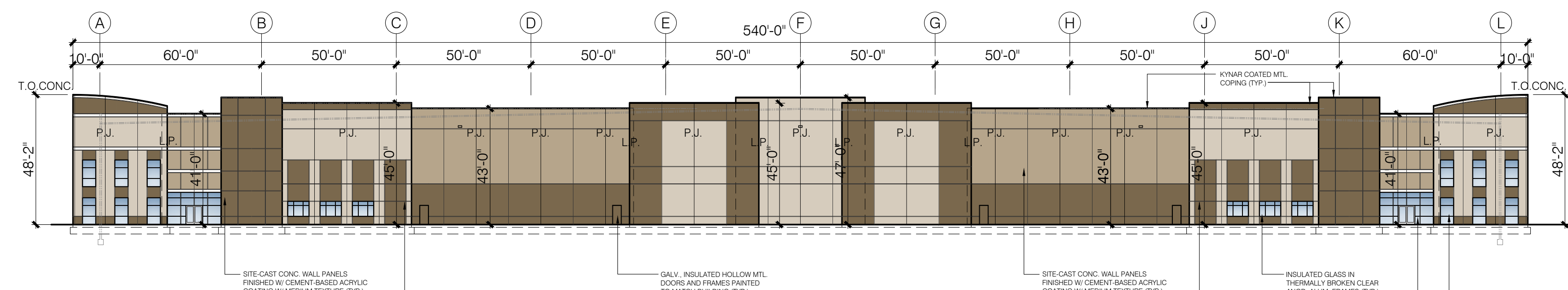
1 OVERALL NORTH ELEVATION  
Scale: 1/64" = 1'-0"



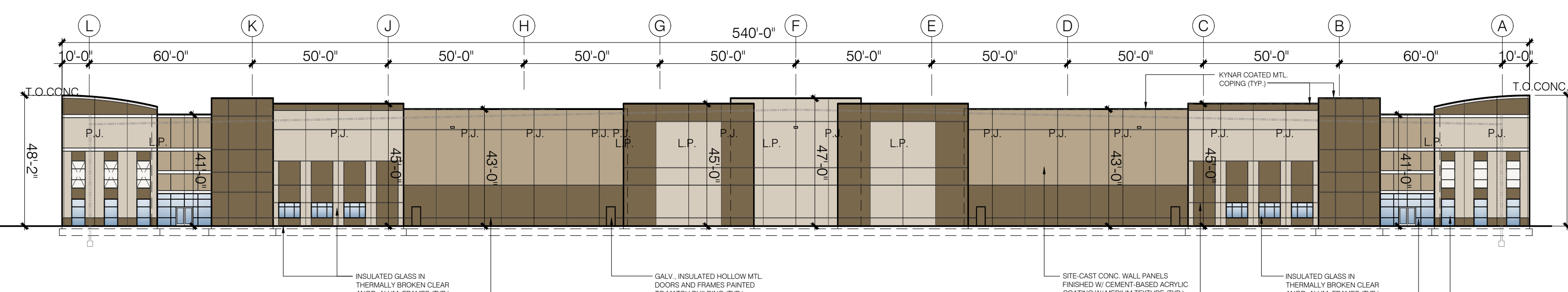
2 OVERALL FLOOR PLAN  
Scale: 1/64" = 1'-0"



3 OVERALL SOUTH ELEVATION  
Scale: 1/64" = 1'-0"



4 OVERALL WEST ELEVATION  
Scale: 1/32" = 1'-0"



5 OVERALL EAST ELEVATION  
Scale: 1/32" = 1'-0"



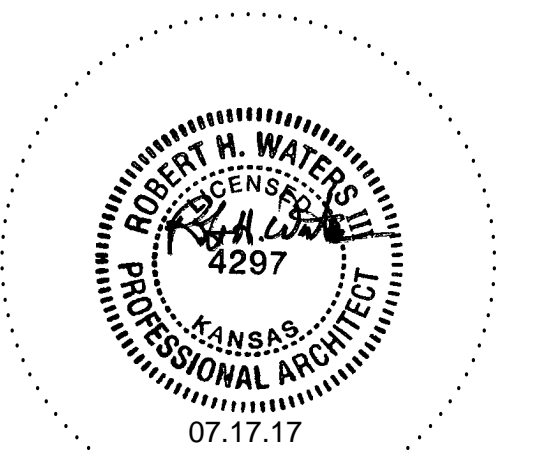
studioNorth  
ARCHITECTURE  
4825 NW 41st Street | Suite 500 | Riverside, MO 64150  
816 | 686 | 7380  
NorthPoint Development, LLC  
Kansas Certificate of Authorization No. A-1099

CIVIL RENAISSANCE INFRASTRUCTURE CONSULTING  
LANDSCAPE RENAISSANCE INFRASTRUCTURE CONSULTING  
FOUNDATIONS  
STRUCTURAL  
PLUMBING  
MECHANICAL  
ELECTRICAL  
FIRE PROTECTION  
CONTRACTOR



7  
Inland Port VII

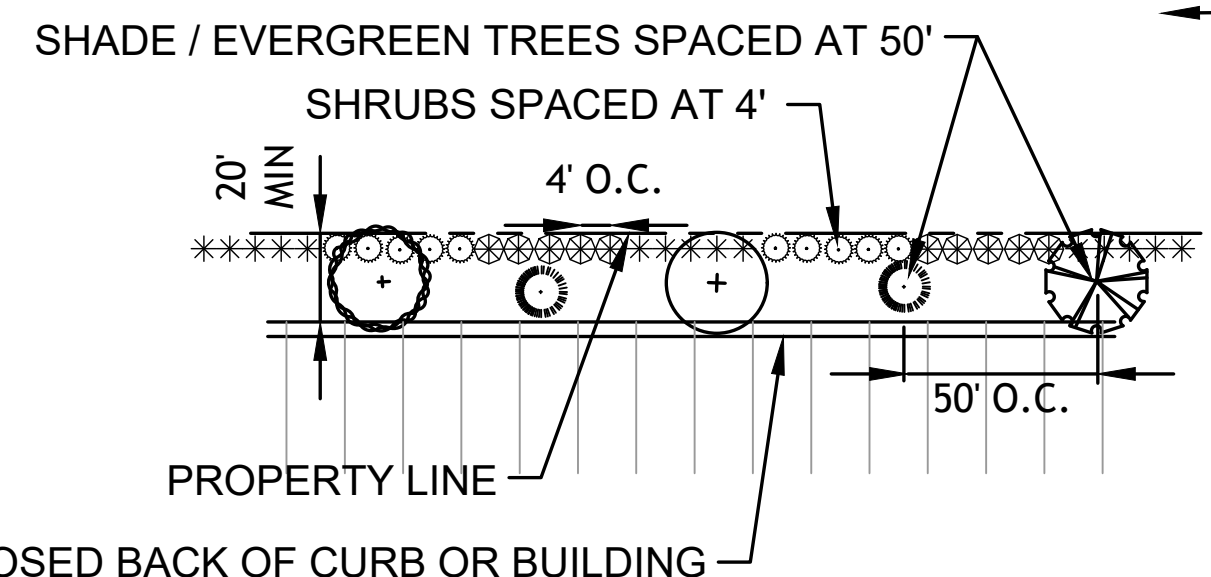
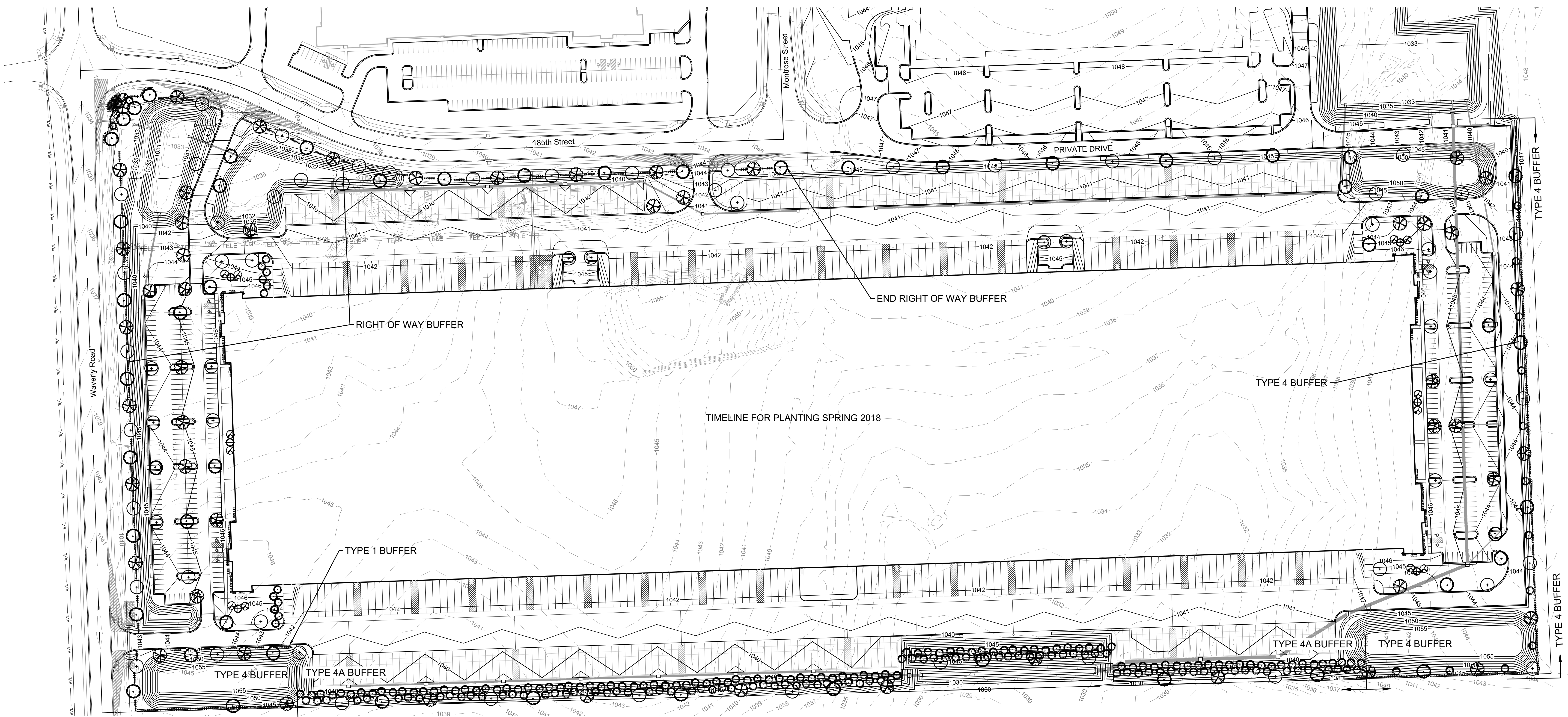
Project No.	2017-21	
Date:	07.16.17	
Issued For:	Final Development Plan	
Revisions:		
No.	Date	Description



Robert H. Waters III - Architect  
Kansas License No. 4297

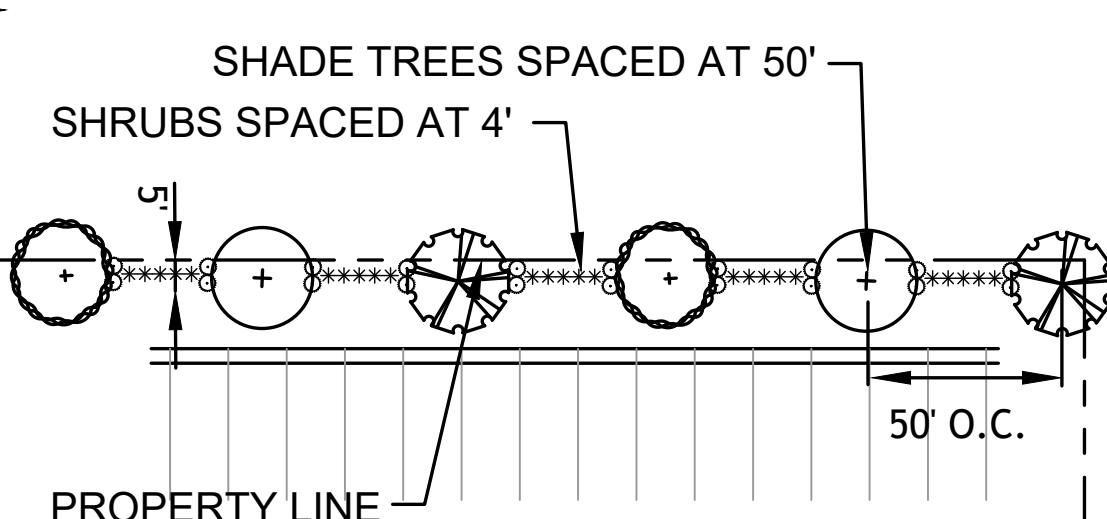
A1.07  
OVERALL FLOOR PLAN





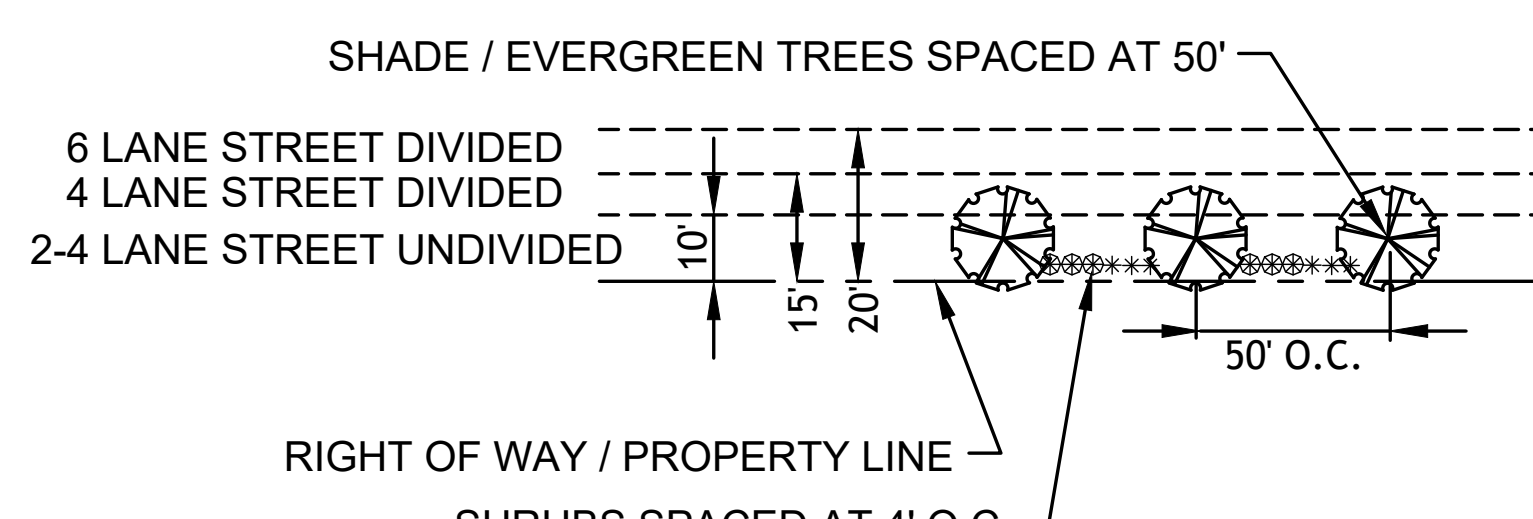
TYPE 4 BUFFER PLANTING REQUIREMENTS  
SHADE TREES SPACED 50'  
EVERGREEN TREES 50'  
SHRUBS 4'

TYPE 4 BUFFER  
NTS



TYPE 1 BUFFER PLANTING REQUIREMENTS FROM R/W LINE TO FACADE OF BUILDING  
SHADE TREES SPACED 50'  
EVERGREEN TREES 50'  
SHRUBS 4'

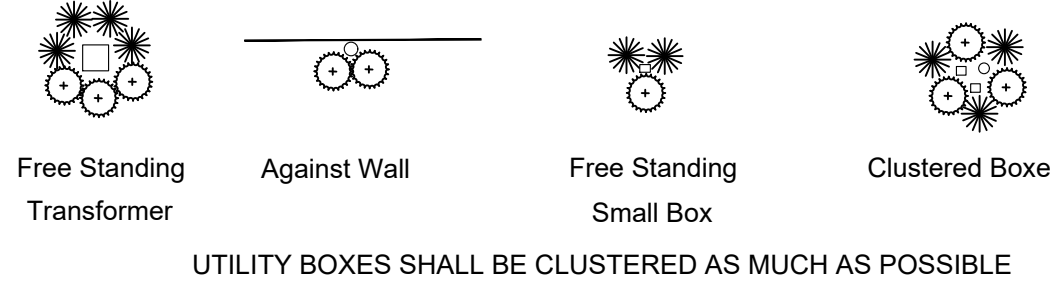
TYPE 1 BUFFER  
NTS



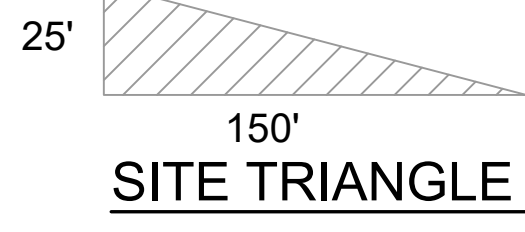
RIGHT OF WAY PLANTING REQUIREMENTS  
2-4 LANE UNDIVIDED 10' BUFFER  
4 LANE DIVIDED 15' BUFFER  
6 LANE DIVIDED 20' BUFFER

RIGHT OF WAY BUFFER  
NTS

Typical Utility Box Screening Details  
No Scale



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE



MINIMUM PLANTING REQUIREMENTS  
SHADE TREES: 2.5" CALIPER  
EVERGREEN TREES: 6" TALL  
SHRUBS: 24" TALL

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	53	Autumn Blaze Maple	Acer fremanii	2.5" cal	BB	As Shown
	65	Celebration Maple	Acer x fremanii Celebration	2.5" cal	BB	As Shown
	51	Red Oak	Quercus Rubra	2.5" cal	BB	As Shown
	6	Regal Prince Columbar English Oak	Quercus x warei 'Long'	1.5" cal	BB	As Shown
	14	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	1 1/2" cal	BB	As Shown
	223	Keteleeri Juniper	Juniperus chinensis 'Keteleeri'	12" hgt	BB	As Shown

# LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

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

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

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

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

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

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

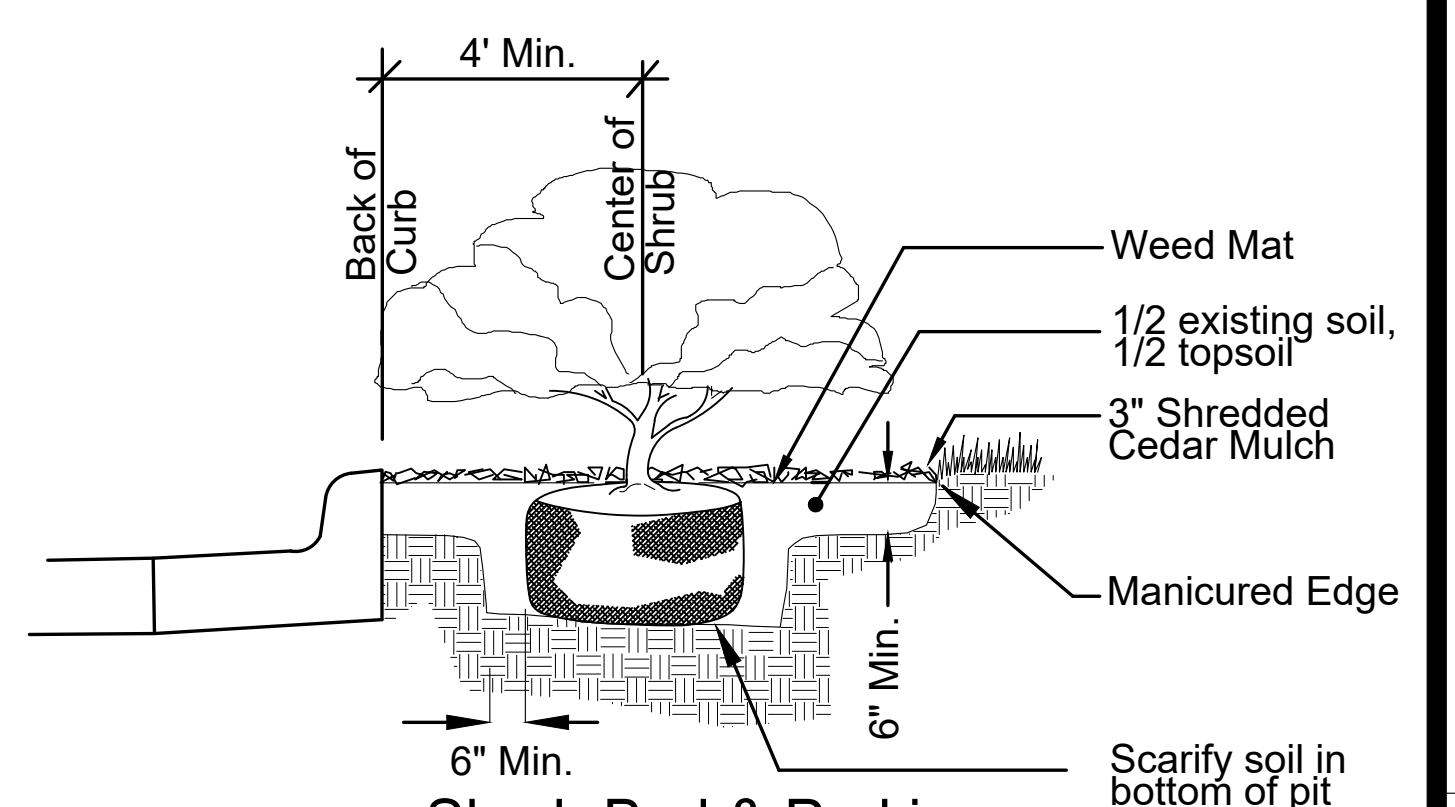
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

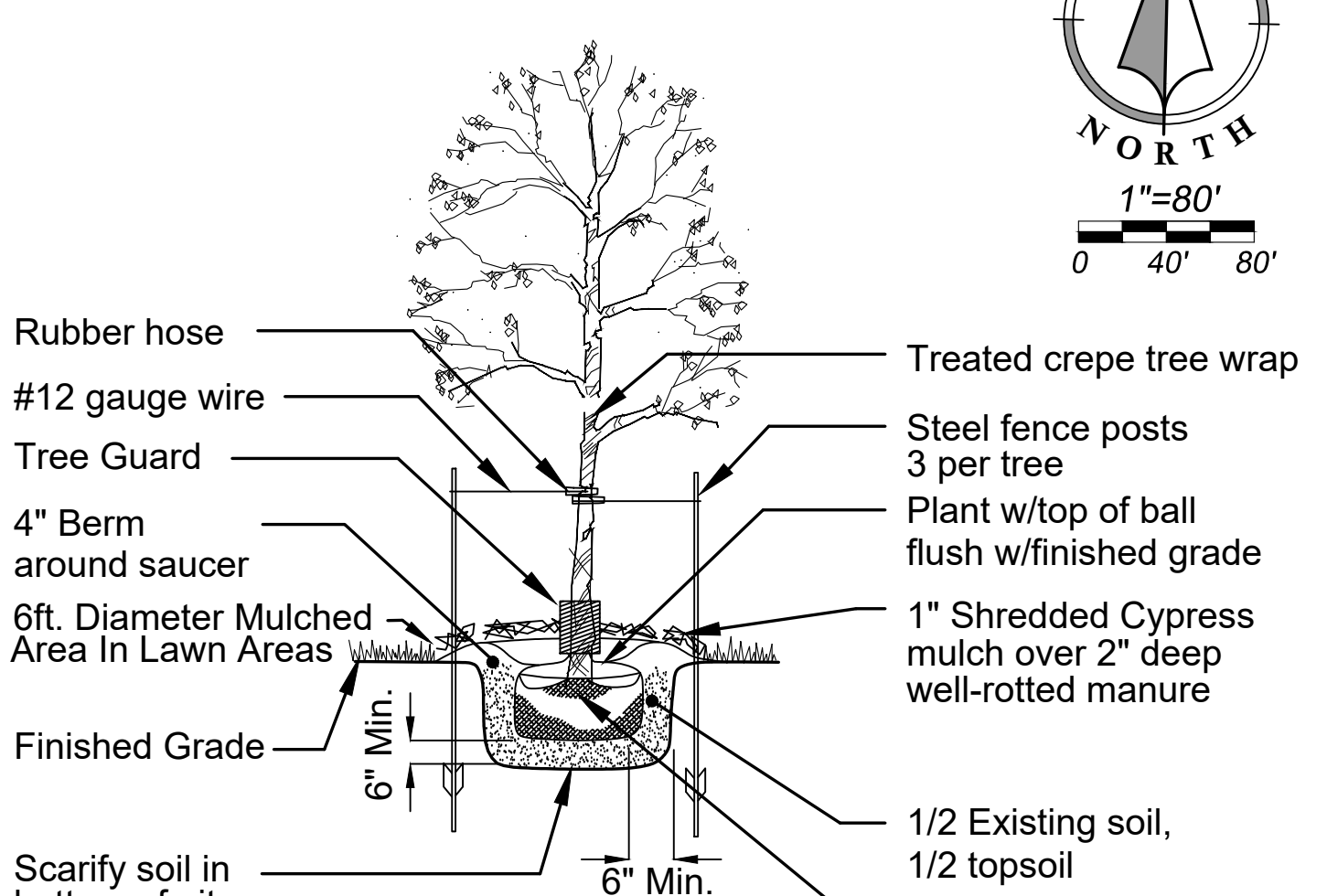
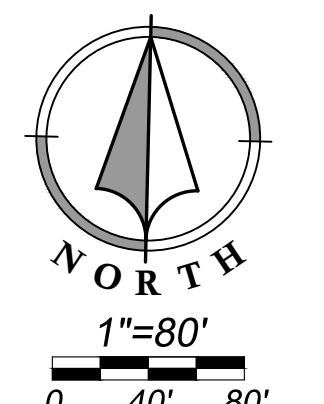
All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



Shrub Bed & Parking  
Setback Detail  
No Scale



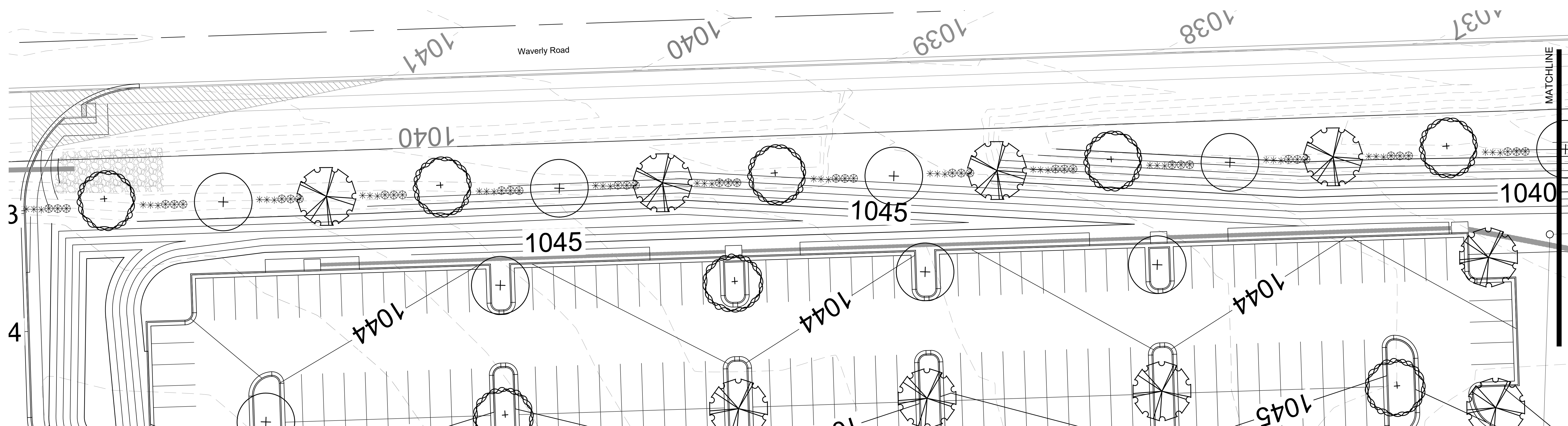
Tree Planting Detail  
No Scale








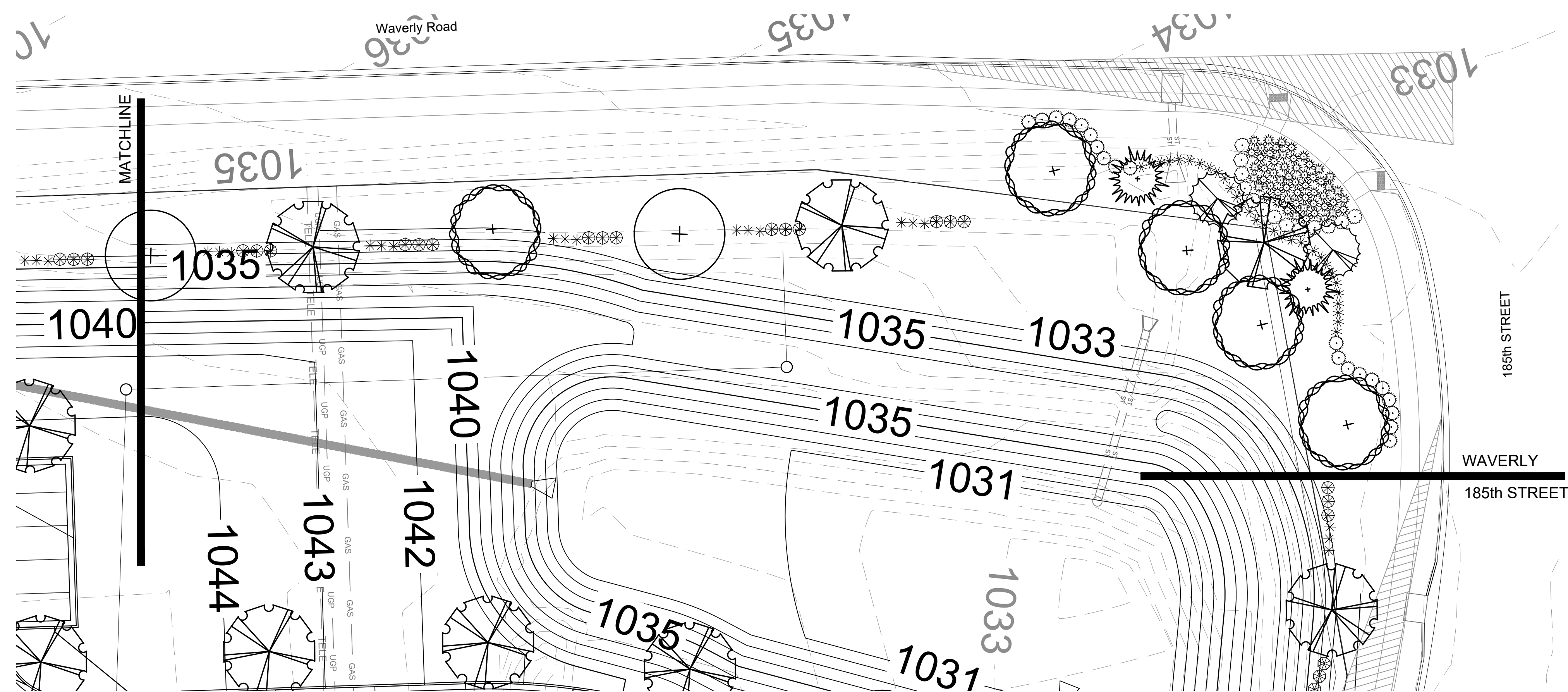




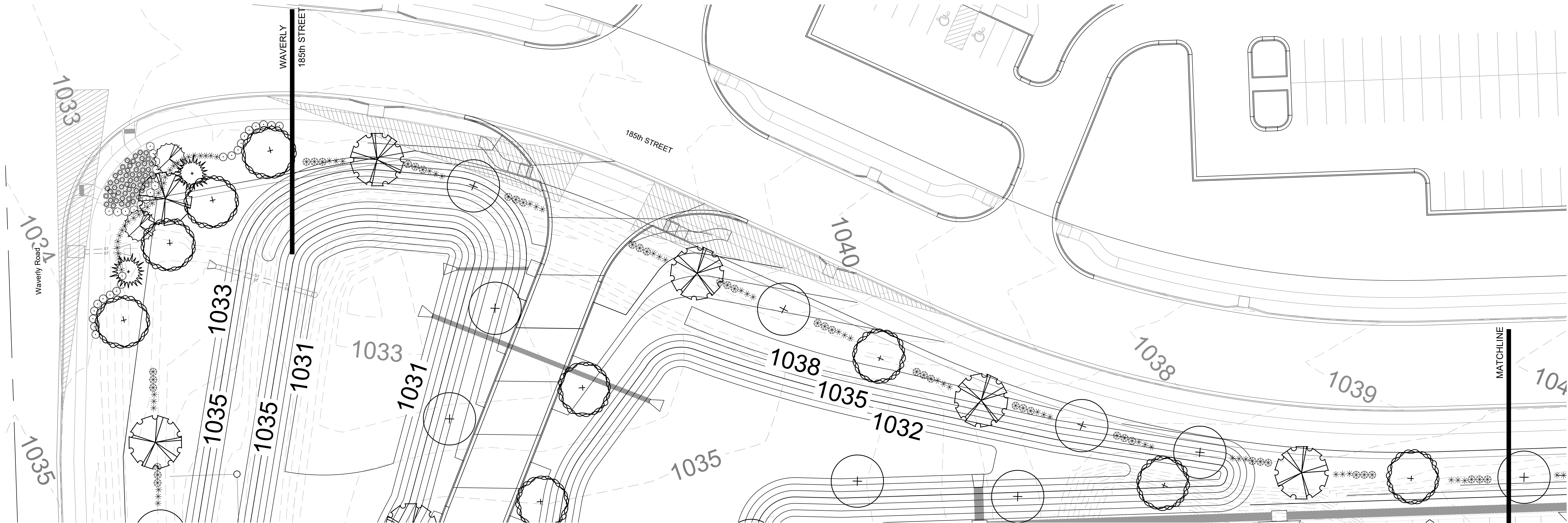
CO	RY	CD	DATE	REVISION
	GO	PNC	07/18/17	ORIGINAL SUBMITTAL



Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	20	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.
	87	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
	57	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.
	13	Anthony Waterer Spirea	Spirea Bumalda 'Anthony Waterer'	18"-24"sp.	Cont.	4'o.c.
	56	Hamlen's Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hameln'	12" sp.	Cont.	2'o.c.

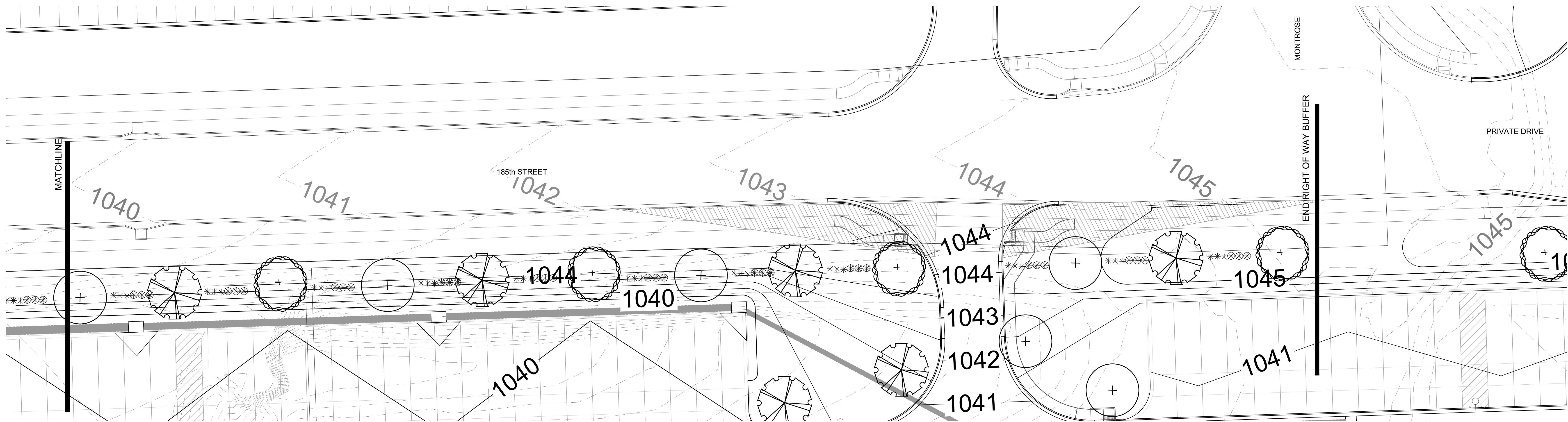
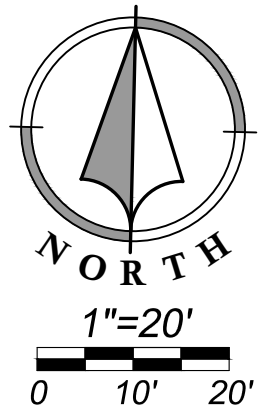




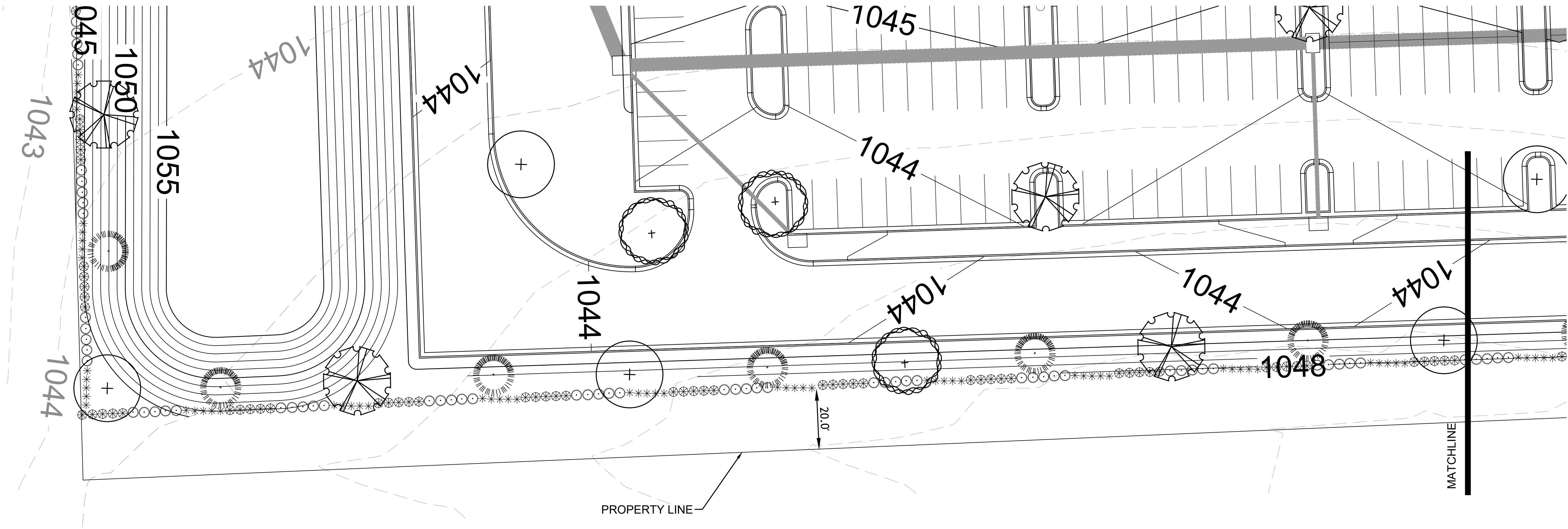


Shrub List Quantities of 185th Street only

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
* —	69	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
⊗ —	69	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.

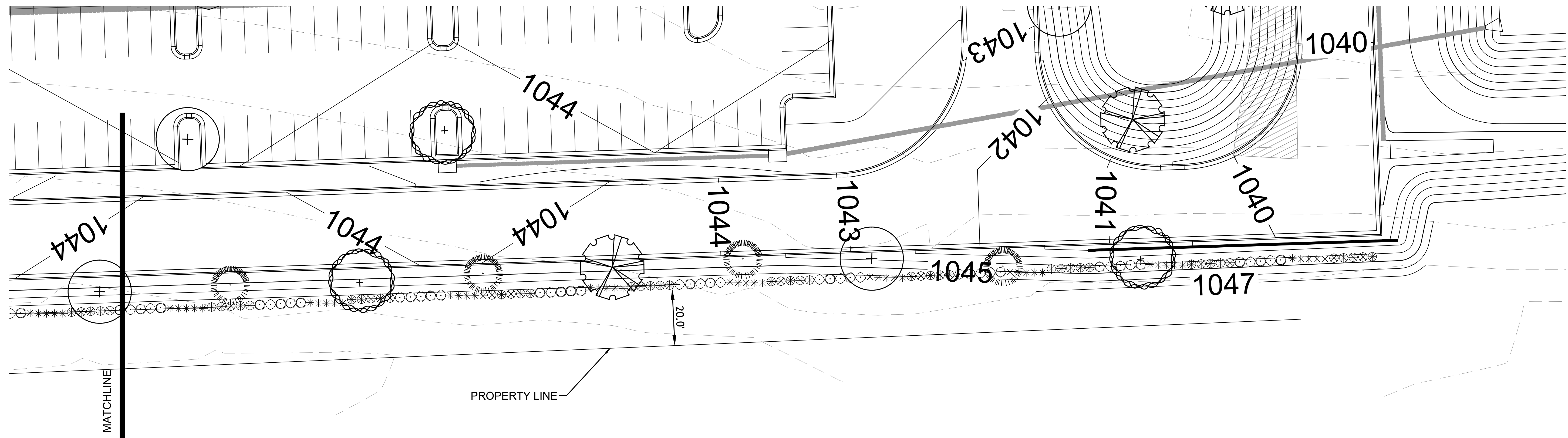






Shrub List Quantities of 185th Street only

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
* —	58	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	3'o.c.
⊗ —	58	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	3 1/2'o.c.
○ —	53	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'o.c.







**EDGERTON**  
global routes. local roots.

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

## STAFF REPORT

August 8, 2017

To: Edgerton Planning Commission

Fr: Scott Peterson, Assistant City Administrator/Zoning Administrator

Re: Application CU2017-002 for Conditional Use Permit Request for Transportation Storage and Trucking Yard

### APPLICATION INFORMATION

**Applicant/Property Owner:** United Parcel Service (UPS), on behalf of ELHC XXI, LLC

**Requested Action:** Conditional Use Permit for Transportation Storage and Trucking Yard

**Legal Description:** A tract of land in the Northeast Quarter of Section 4, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County Kansas.

**Site Address/Location:** 19400 Essex Street

**Site Size:** Approximately 4 Acres

**Existing Improvements:** 200,000-Square Foot Building with Parking

**Zoning and Land Uses:**

	ZONING	LAND USE	USER/OWNER
SITE	LP, Logistics Park District	Industrial	UPS/ELHC XXI, LLC
NORTH	RUR, Agricultural	Agricultural	Widmer Farms, LLC
SOUTH	RUR, Agricultural	Agricultural	Widmer Farms, LLC
EAST	LP, Logistics Park District RUR, Agricultural	Industrial Agricultural	ELHC XXII, LLC Widmer Farms, LLC
WEST	RUR, Agricultural	Agricultural	JO CO Park & Recreation District

## **BACKGROUND:**

The Planning Commission approved a Final Site Plan (FS2017-01) for Inland Port XXI on February 14, 2017. As recently announced, United Parcel Service (UPS) is the tenant for this building.

## **PROJECT DESCRIPTION**

To support their expected growth and operations, UPS has requested the opportunity to expand their planned truck court with a temporary gravel lot. The gravel lot would be located north of the truck court and south of the existing creek present (and will remain) on the property. The planned expansion area is illustrated on the enclosed exhibit. UPS would benefit from the excess storage lot during the holiday season and the ramp up period prior to the holiday season.

UPS is requesting a minimum 1-year and up to a 3-year use period. If the initial use period is limited to less than 3 years, UPS respectfully requests the opportunity to resubmit the Conditional Use Permit application for 6-month extensions to the approved permit duration period.

## **INFRASTRUCTURE AND SERVICES:**

All infrastructure and services remain the same as the approved Final Site Plan (FS2017-01).

## **STAFF ANALYSIS**

Based on review of the application and the plan submitted, staff determined the request to be for a transportation storage and trucking yard as allowed by the Edgerton Unified Development Code (UDC) by conditional use in the Logistics Park (L-P) zoning district.

The Planning Commission, in accordance with the procedures and standards of the UDC, may authorize buildings, structures, and uses as conditional uses in the specific instances and particular districts set forth provided that the location is appropriate, consistent with the Comprehensive Plan, that the public health, safety, morals, and general welfare will not be adversely affected, and that necessary safeguards will be provided surrounding property, persons, and neighborhood values, and further provided that the additional standards of this Article specified as a condition of approval. No conditional use shall be authorized unless the Planning Commission finds that the establishment, maintenance, or operation of the Conditional Use meets the standards set forth in the UDC. The burden of proof is on the applicant to bring forth the evidence and the burden of persuasion on all questions of fact that are determined by the Planning Commission.

## **GENERAL CRITERIA**

- a. The extent to which there is a need in the community for the proposed use. UPS has indicated that the gravel truck court is necessary to provide excess storage during the holiday season and the ramp up period prior to the holiday season adjacent to their new building (Inland Port XXI). The addition of UPS in time for the holiday season to provide transportation support services to other LPKC tenants is beneficial to the City. Staff determination: *Positive*
- b. 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

character of the neighborhood is becoming an established transportation and logistics hub. The BNSF Intermodal Facility is across 191<sup>st</sup> to the north. The lot would be wholly contained within the UPS parcel. Inland Port XXII (Horizon Global) is directly to the east. The future use of this area of property on the approved final site plan would be parking. Staff determination: **Positive**

- c. The nature and intensity of the proposed use and its compatibility with the zoning and uses of nearby properties. Such determination should include the location, nature, and height of structures, walls, fences, and other improvements connected with the proposed use, their relation to adjacent property and uses, and the need for buffering and screening. The approved final site plan meets the Edgerton UDC requirements with one exception. UPS has indicated their desire to use gravel, rather than asphalt or concrete, due to the temporary nature of the use. All parking and truck courts in the L-P district require the use of asphalt or concrete. Staff determination: **Negative**
- d. Suitability of the uses of the property without the proposed conditional use permit. The property is zoned L-P district. Truck courts and additional parking are an important support function to a sorting facility like UPS. Without the proposed conditional use permit, staff anticipates the property will remain unused until UPS expands. Staff determination: **Neutral**
- e. Length of time the subject property has remained vacant without the proposed conditional use permit. Before annexation, the property was in agricultural use in unincorporated Johnson County. Staff determination: **Positive**
- f. The extent to which the proposed use may detrimentally affect nearby property. No long term detrimental effects are expected for the use of the property as the request is temporary in nature. The use of gravel has the possibility to create increased dust. Staff determination: **Negative**
- g. The adequacy of ingress and egress to and within the site of the proposed use, traffic flow and control, the adequacy of off-street parking and loading areas, the adequacy of required yard and open space requirements and sign provisions. The proposed site plan meet city requirements for ingress/egress, traffic flow, etc as the lot is in the location of future parking. Staff determination: **Positive**
- h. The availability and adequacy of required utilities and services to serve the proposed use. 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. Availability and adequacy of utilities and services was address in the approved Final Site Plan. Staff determination: **Positive**.
- i. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the proposed use, or present parking problems in the vicinity of the property. The application is not anticipated to adversely affect the capacity of safety of the road network as it in the location of future parking. Use of gravel could cause material to be tracked on to the public rights-of-way if routing occurs directly from the gravel. Staff determination: **Negative**

- j. The environmental impacts that the proposed use 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 and have been approved with the Final Site Plan. Staff determination: ***Positive***
- k. The economic impact of the proposed use on the community. Prior to the development of the BNSF intermodal and logistics park, there have been few commercial and industrial uses within the City. Warehousing and related uses in the L-P District, if built, have the potential to benefit the residents and community in a positive way by providing needed jobs and tax revenues. This type of use is seen as necessary support for the warehousing and other related uses. Staff determination: ***Neutral***
- l. The relative gain (if any) to the public health, safety, and welfare from a denial of the application for conditional use permit as compared to the hardship imposed upon the conditional use applicant from such denial. While the application does not fully meet the requirements of the UDC, there would be little gain to the public health, safety and welfare of the City of Edgerton and the property owner due to the temporary nature of the request. Staff determination: ***Neutral***
- m. Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton, and the general safety, health, comfort and general welfare of the community. The Future Land Use Map (attached) within the Comprehensive Plan designates the subject property for industrial development. While this complies with the Comprehensive Plan, the UDC specifies that this type of use is required to use concrete or asphalt for all paving and is therefore not consistent. Staff determination: ***Negative***
- n. The recommendation of professional staff. (Ord. 798; 2005) Please see the Recommendations Section, below.

## **RECOMMENDATIONS**

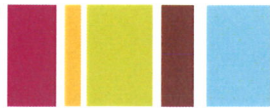
City staff recommends **approval** of the Conditional Use Permit for a Transportation Storage and Trucking Yard on a portion of the UPS parcel as shown in the enclosed site plans for a period of twelve (12) months.

At the conclusion of twelve (12) months, UPS shall do one of the following:

1. Pave the parking lot with concrete or asphalt as indicated in the approved Final Site Plan (2017-01).
2. Cease to use the gravel lot and return in to the preexisting condition (i.e. grass)

## **ATTACHMENTS**

Application (including site plans and letter)

**\$775.25**☒ PRELIMINARY SITE PLAN☐ FINAL SITE PLANNAME OF PROPOSED SUBDIVISION: Logistics Park Kansas City Phase VII, First Plat, Lot 1LOCATION OR ADDRESS OF SUBJECT PROPERTY: 30901 W. 185th Street, Edgerton, KS 66030LEGAL DESCRIPTION: See AttachedCURRENT ZONING ON SUBJECT PROPERTY: L-P CURRENT LAND USE: \_\_\_\_\_TOTAL AREA: 57.525 Acres NUMBER OF LOTS: 1 AVG. LOT SIZE: 2,505,775 Sq. Ft.DEVELOPER'S NAME(S): Edergeton Land Holding Company, LLC PHONE: 816-888-7380COMPANY: Edgerton Land Holding Company, LLC FAX: 816-888-7399MAILING ADDRESS: 4825 NW 41st Street, Suite 500, Riverside, MO 64150

Street City State Zip

PROPERTY OWNER'S NAME(S): ELHC VII, LLC PHONE: 816-888-7380COMPANY: ELHC VII FAX: 816-888-7399MAILING ADDRESS: 4825 NW 41st Street, Suite 500, Riverside, MO 64150

Street City State Zip

ENGINEER'S NAME(S): Renaissance Infrastructure Consulting PHONE: (816) 800-0950COMPANY: Renaissance Infrastructure Consulting FAX: \_\_\_\_\_MAILING ADDRESS: 5015 NW Canal St #100, Riverside, MO 64150

Street City State Zip

SIGNATURE OF OWNER OR AGENT: 

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

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

**FOR OFFICE USE ONLY**Case No. S- 2017-06 Amount of Fee Paid: \$ 775.25 Date Fee Paid: 6-13-17Received By: Nelura Strozzy Date of Hearing: 7/11/17  
CC 71718310**SITE PLAN INSTRUCTIONS****SUBMITTAL DEADLINE:** The applicant shall submit an application at least thirty (30) working days prior to a scheduled meeting.**NOTICE REQUIREMENTS:** The City shall publish notice of the public hearing at least twenty (20) days prior to the hearing in the official City newspaper. The City shall make one copy available for public inspection at least fourteen (14) days in advance of the public hearing.

vs. 9-9-11

**DESIGN STANDARDS:** Applicants within the Logistics Park (L-P) District should abide by the district regulations and design standards set forth in Section 5.2 of the Edgerton Unified Development Code. These regulations and design standards include, but are not limited to, building placement, architectural design standards, parking and loading, access management, photometrics, landscaping, signage and diesel emissions.

**PLANNING COMMISSION REVIEW:** The Edgerton Planning Commission meets in the City Hall on the second Tuesday of every month. The Planning Commission shall review the site plan to determine conformity with the design guidelines and other requirements included within the Edgerton Uniform Development Code.

**APPROVAL LIMITATIONS:** If the Final Site Plan is in conformance with an Approved Preliminary Site Plan, notice and publication of Planning Commission or City Council meetings is not required.

## CHECKLIST

The following items shall be included on the site plan. All (FINAL) Site Plans must be submitted on superior quality paper in a 24 x 36 inches format (or a format specified by the Zoning Administrator). The scale shall be a professionally acceptable standard suitable to the area of the proposed project.

### Front or Cover Sheet

- ☒ A scale, vicinity map showing the relationship of the site to surrounding neighborhoods, roads and other physical features.
- ☒ A project title, zoning designation and project sponsor.
- ☒ A street, lot or tract address of the project.
- ☒ An index to contents and a data table which includes:
  - ☐ Acreage of the site and number of units per acre (if applicable)
  - ☐ Gross square feet of the building(s) area
  - ☐ Proposed use of each building
  - ☐ Number of employees and the BOCA or Uniform Building Code or NEPA 101 Life Safety Code Occupancy Design Load
  - ☐ Total number of parking places
- ☒ Name of the architect, engineer, surveyor or draftsman.
- ☒ Following certificates and signature blocks:

### **CERTIFICATE:**

Received and placed on record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_ (Zoning Administrator).

Approved by the Edgerton City Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_ (Chair of Planning Commission).

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

Applicant signature \_\_\_\_\_ Date \_\_\_\_\_



Sheet #2

- ☐ A landscape plan drawn to scale, showing the site, building location, planting and seeding schedules, refuse and outdoor storage screening and boundary screening. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives.
- ☐ A table entitled "Planting Schedule" which lists the common name, size and condition of all planting materials, together with a timetable for planting.

Sheet #3

- ☒ A site map with the following features:
  - ☐ Topography at reasonable intervals
  - ☐ Exterior lot lines with any survey pins
  - ☐ Location of buildings
  - ☐ Parking areas, paths, walks with sizes and surfaces material specifications
  - ☐ Exterior lighting specifications
  - ☐ Site entrance and connections to streets
  - ☐ Location of easements
  - ☐ Connection point for utilities
- ☐ A sketch of the entry sign, and all other free-standing, façade, and building signs to be used on the premises *N/A*
- ☒ Features to facilitate handicapped access
- ☐ Profile and detail for roads (if required) *N/A*

Sheet #4

- ☒ Scale drawing of building floor plans
- ☐ Dimensions and use of rooms and areas *N/A*
- ☒ Dimensions of entrances/exits and corridors
- ☐ Interior specifications for handicapped accessibility as required by ANSI 117.1 and this ordinance *N/A*

Sheet #5 (if requested)

- ☒ Scale drawings of all building elevations
- ☒ Roof pitch and materials
- ☒ Siding type and materials, including facie

**ADDITIONAL REQUIREMENTS:** Depending upon circumstances (especially buildings used for assembly), the Planning Commission may require additional sheets for mechanical and electrical and building materials specifications. The Planning Commission may also require additional information for hazardous material or other environmental impacts.

INLAND PORT VI  
BOUNDARY DESCRIPTION  
April 12, 2017

Description

All that part of the East One-Half of the Northwest Quarter of Section 35, Township 14 South, Range 22 East, Johnson County, Kansas being more particularly described as follows:

Commencing at the Northeast corner of Northwest Quarter of said Section 35; thence South  $02^{\circ}24'35''$  East, along the East line of said Northwest Quarter, a distance of 22.00 feet to the Point of Beginning; thence continuing South  $02^{\circ}24'35''$  East, along said East line, a distance of 1665.06 feet; thence departing said East line, South  $87^{\circ}52'04''$  West, a distance of 1052.10 feet to a point of curvature; thence Westerly, along a curve to the right having a radius of 531.00 feet and a central angle of  $09^{\circ}26'09''$ , an arc distance of 87.45 feet to a point of tangency; thence North  $82^{\circ}41'47''$  West, a distance of 58.64 feet; thence South  $87^{\circ}24'14''$  West, a distance of 65.17 feet; thence South  $42^{\circ}46'43''$  West, a distance of 62.64 feet to the West line of the East One-Half of said Northwest Quarter of Section 35; thence North  $02^{\circ}07'50''$  West, along the West line of said East One-Half, a distance of 1687.88 feet; thence North  $42^{\circ}36'30''$  East, a distance of 28.36 feet to the Southerly right-of-way line of 183rd Street, as now established; thence North  $88^{\circ}32'07''$  East, along said Southerly right-of-way line, a distance of 1278.40 feet to the Point of Beginning. Containing 2,176,347 square feet or 49.962 acres, more or less.



**CITY OF EDGERTON, KANSAS**  
APPLICATION FOR CONDITIONAL USE PERMIT

Please print or type

REQUESTING CONDITIONAL USE PERMIT FOR: UPS (IP 21) Gravel Trailer Lot

LOCATION OR ADDRESS OF SUBJECT PROPERTY: NE Quadrant of IP 21 (see attached exhibit) - 19400 Essex St., Edgerton, KS

LEGAL DESCRIPTION: See attached exhibit and legal description

ZONING ON SUBJECT PROPERTY: LP CURRENT LAND USE: LP

PROPERTY OWNER'S NAME(S): ELHC XXI, LLC PHONE: 816-888-7380

COMPANY: ELHC XXI, LLC FAX: 816-888-7399

MAILING ADDRESS: 4825 NW 41<sup>st</sup> Street, Suite 500, Riverside, MO 64150  
STREET CITY STATE ZIP

APPLICANT/AGENT'S NAME(S): ELHC XXI, LLC PHONE: 816-888-7380

COMPANY: ELHC XXI, LLC FAX: 816-888-7399

MAILING ADDRESS: 4825 NW 41<sup>st</sup> Street, Suite 500, Riverside, MO 64150  
STREET CITY STATE ZIP

ENGINEER/ARCHITECT'S NAME(S): Renaissance Infrastructure Consulting PHONE: 816-800-0950

COMPANY: Renaissance Infrastructure Consulting FAX: \_\_\_\_\_

MAILING ADDRESS: 5015 NW Canal St, #100 Riverside MO 64150  
STREET CITY STATE ZIP



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

**FOR OFFICE USE ONLY**

Case No.: CU-2017-02 Amount of Fee Paid: \$ 250<sup>00</sup> Date Fee Paid: 7-19-17 CC 63195489

Received By: Wesley A. Magg Date of Hearing: 08-08-2017

**Legal Description**  
**UPS (IP XXI) Gravel Storage Lot - Conditional Use Permit**

A tract of land in the Northeast Quarter of Section 4, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 4; thence North 88°33'29" East, along the North line of said Northeast Quarter, a distance of 1317.05 feet; thence departing said section line, South 2°10'17" East, a distance of 1402.80 feet to the Point of Beginning; thence South 23°19'09" East, a distance of 172.28 feet; thence South 87°59'21" West, a distance of 257.20 feet; North 71°25'31" West, a distance of 282.28 feet; thence North 82°25'18" West, a distance of 120.03 feet; thence North 10°06'32" East, a distance of 308.85 feet; thence South 76°14'07" East, a distance of 491.96 feet; thence South 14°48'05" East, a distance of 66.64 feet; thence South 23°19'09" East, a distance of 66.52 feet to the Point of Beginning. Containing 172.650 square feet, or 3.963 acres, more or less.

July 6, 2017

Beth Linn, City Administrator  
City of Edgerton, KS  
404 East Nelson  
Edgerton, KS 66021

Re: Conditional Use Permit Request – Trailer Storage Gravel Lot  
United Parcel Service – Inland Port XXI

Mrs. Linn:

As announced last month, United Parcel Service (UPS) has leased Inland Port XXI. This project is part of UPS's expansion plans in the Kansas City area. As noted in a recent press release, Fern Shaw, president of UPS's Central Plains District, said the "Edgerton location is at the center of the UPS network and enables the Fortune Top 50 company to keep packages moving in all directions across the country. New technologies will give our people training and opportunity to make processing accuracy a hallmark and expand what we offer businesses and consumer who are benefiting from e-commerce growth."

To support their expected growth and operations, UPS has requested the opportunity to expanded their planned truck court with a gravel lot. The gravel lot would be located north of the truck court and south of the existing creek present (and will remain) on the property. The planned expansion area is illustrated on the attached exhibit. UPS would prefer to start storing trucks as soon as agreeable by the City of Edgerton.

UPS would benefit from the excess storage lot during the holiday season and the ramp up period prior to the holiday season. UPS is requesting a minimum 1-year and up to a 3-year use period. If the initial use period is limited to less than 3 years, UPS respectfully requests the opportunity to resubmit the Conditional Use Permit application for 6-month extensions to the approved permit duration period.

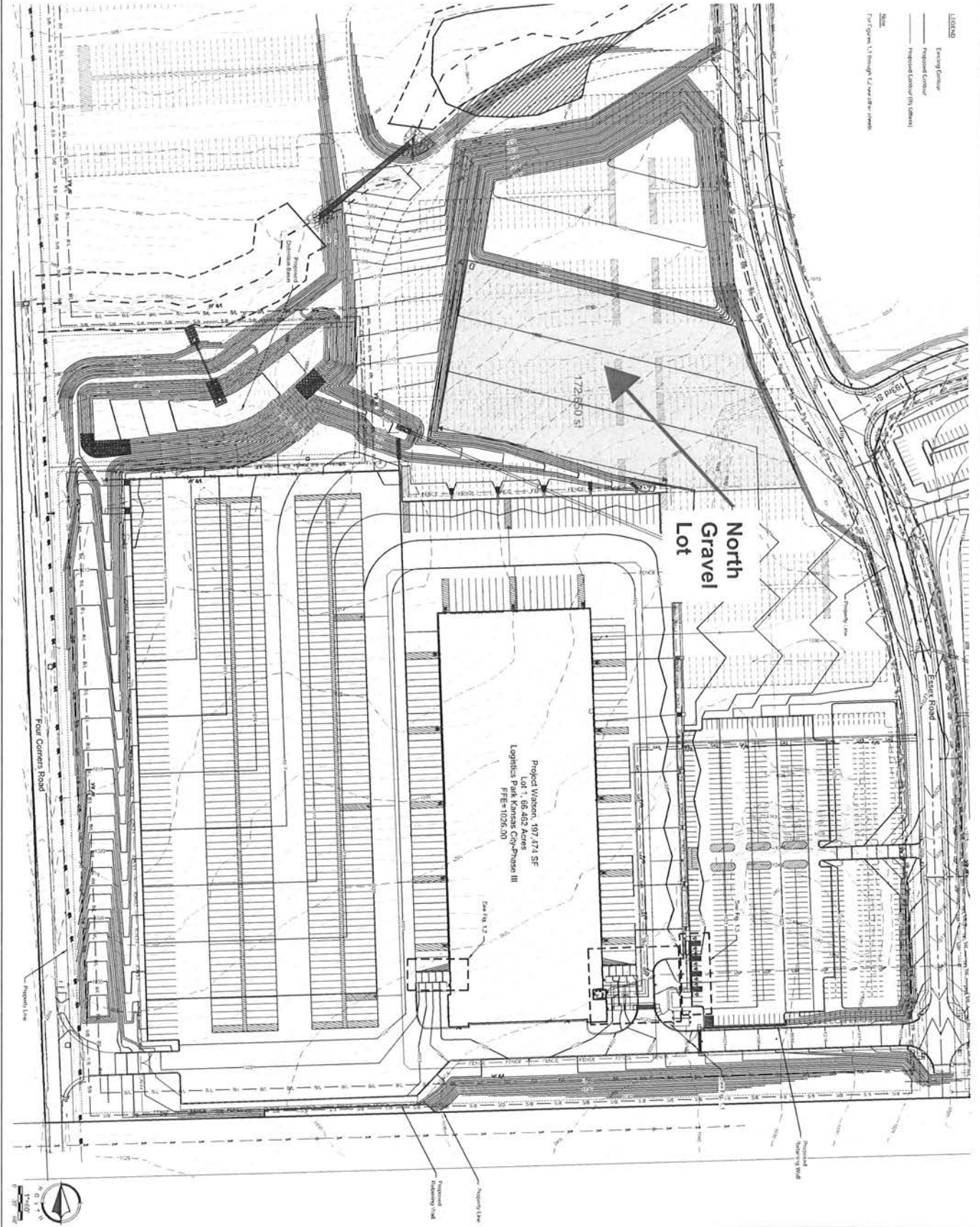
Thank you for your consideration of this Conditional Use Permit request on behalf of UPS.

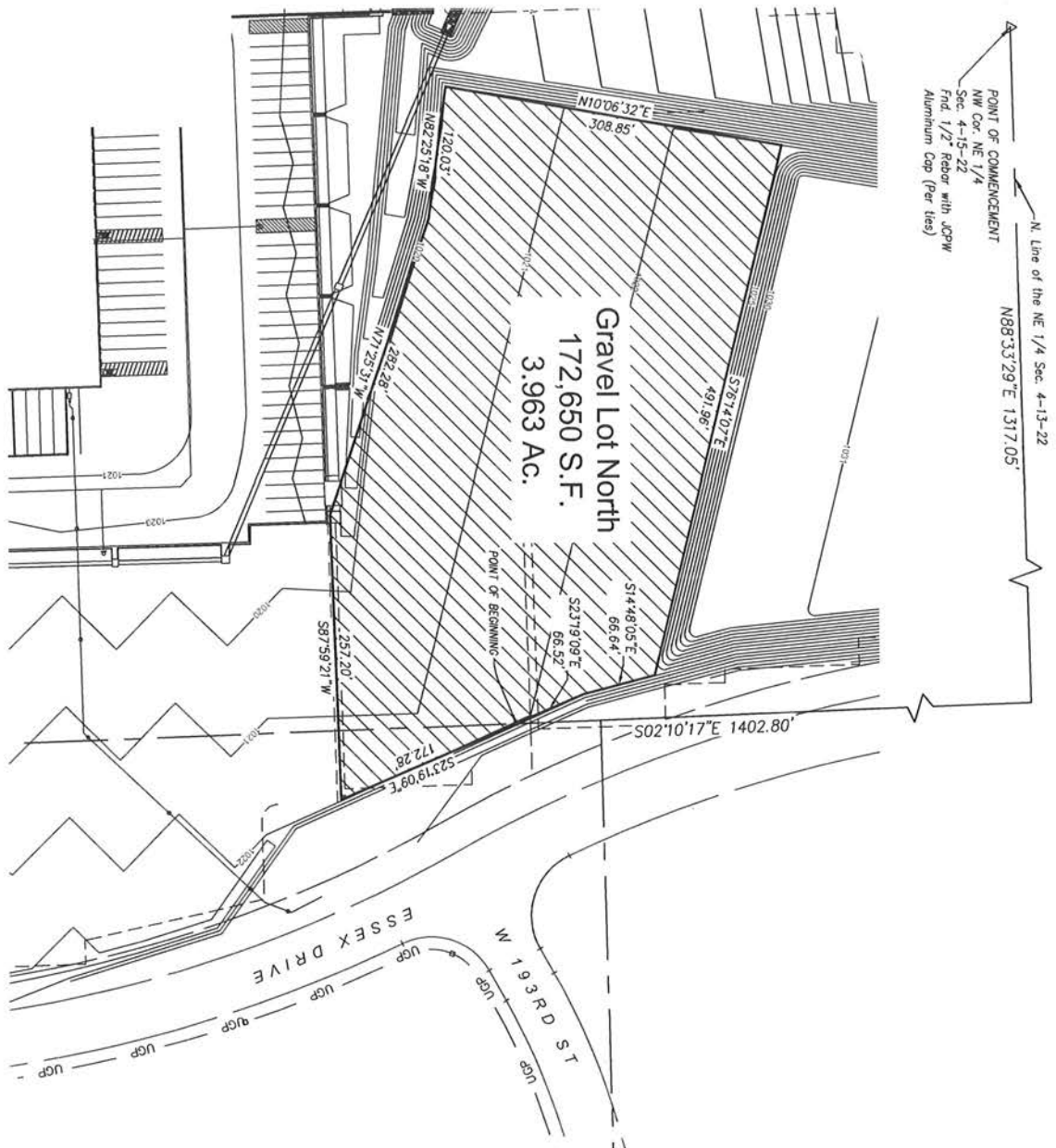
Sincerely,



John Thomas  
VP of Development

Attachments: IP XXI – Gravel Lot location Diagram, Legal Description, Legal Depiction  
cc: Mr. Kenny Wiseman – City Inspector





#### DESCRIPTION

A tract of land in the Northeast Quarter of Section 4, Township 15 South, Range 22 East, in the City of Edgerton, Johnson County, Kansas being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 4; thence North 88°33'29" East, along the North line of said Northeast Quarter, a distance of 1317.05 feet; thence departing said section line, South 2°10'17" East, a distance of 1402.80 feet to the Point of Beginning; thence South 23°19'09" East, a distance of 172.28 feet; thence South 87°59'21" West, a distance of 257.20 feet; North 71°25'31" West, a distance of 282.28 feet; thence North 82°25'18" West, a distance of 120.03 feet; thence North 10°06'32" East, a distance of 308.85 feet; thence South 76°14'07" East, a distance of 491.96 feet; thence South 14°48'05" East, a distance of 66.64 feet; thence South 23°19'09" East, a distance of 66.52 feet to the Point of Beginning. Containing 172,650 square feet, or 3.963 acres, more or less.

