

EDGERTON COMMUNITY BUILDING
PLANNING COMMISSION MEETING
REGULAR SESSION
May 8, 2018

The Edgerton Planning Commission met in regular session with Chair John Daley calling the meeting to order at 7:03 p.m.

All present participated in the Pledge of Allegiance.

The Roll Call was answered, indicating those present were: Commissioners John Daley, Katee Smith, and Josh Beem. Absent were Commissioners Andrew Merriman and Erik Erazo. Also present were: City Administrator Beth Linn, Development Services Director Katy Crow, and Recording Officer Debra Gragg.

The Recording Officer announced a quorum was present.

ELECTION OF OFFICERS FOR 2018-2019

After brief discussion, the members nominated the following list of officers: John Daley – Chair; Katee Smith – Vice-Chair; and Andrew Merriman – Secretary.

Motion by Beem, seconded by Smith, to accept and approve the nominations for Planning Commission officers for 2018-2019. The motion was approved, 3-0.

CONSENT AGENDA

Motion by Smith, seconded by Beem, to approve the item as presented in the Consent Agenda. Motion was approved, 3-0.

MINUTES

- A. Minutes for the Regular Session of April 10, 2018 were considered and approved.

NEW BUSINESS

PUBLIC HEARING – REZONING FOR NORTHEAST CORNER OF FOUR CORNERS ROAD AND 199TH STREET, ZA2018-02

The opening of a public hearing in regard to rezoning application, ZA2018-02, pertaining to the rezoning of property from Johnson County RUR and UTILITY to City of Edgerton L-P (Logistics Park) located in the Northeast Corner of Four Corners Road and 199th Street, containing approximately 119.425 acres, more or less. Applicant: NorthPoint Development LLC/Edgerton Land Holding Company LLC Management Engineer: Renaissance Infrastructure Consulting

The Development Services Director overviewed the history and reason for the rezoning request. She indicated the majority of the property was annexed in March 2014 with a small remnant annexed earlier in 2018. She noted the rezoning is request for future intermodal-related, logistics park development. She also noted the property is surrounded by Johnson County Parks and Recreation district, LPKC operations, low-density rural, single-family, and landscape nursery operations. The project has frontage along Four Corners Road, Homestead Land and West 199th Street.

Ms. Crow stated the applicant's request is for L-P, Logistics Park and overviewed the proposed uses within the noted district. She also noted staff reviewed the application in respect to the Unified Development Code, laws of Kansas and the "Golden Criteria."

Ms. Crow stated due to proximity to the LPKC, BNSF railway intermodal facility and the interstate, the L-P zoning district is the most compatible, adding the Future Land Use Map contained in the Comprehensive Plan has the property designated as appropriate and acceptable for business park/industrial uses, adding this change is not considered extreme or rare in the development. She noted the Site Plan review will help to mitigate impacts that might occur to the adjacent properties, which could include buffering, setbacks, stormwater management, and transition of uses.

The Commissioners were informed the request is an effective use of the land due to the proximity of the BNSF Railway intermodal, LPKC and Interstate 35. It was also noted the need for the community would be enhanced due to uses related to nearby facilities which allows for inland port for goods in transit, and by reducing truck traffic in area and allowing for more efficient use of the supply chain.

Ms. Crow also noted the area continues to add intermodal development with major road improvements, adding the character of the area is changing from rural to industrial. It was noted properties south of this area contain a mixture of unincorporated Johnson County which includes residential, vacant, and farm lands. It was also noted property to east is beginning to develop with industrial and Logistics Park uses; and to the west is located Milldale Farms, regional park with flood plain areas which will generally remain undeveloped, providing for open space, wildlife, stream way buffers, hiking, biking and pedestrian uses. The Development Services Director also noted the proposed zoning is compatible with the planned future uses of the surround property, which includes limitations on use for outside activities and storage of materials, noise, vibration, etc., with site plan reviews to provide potential mitigation of impacts to adjacent properties with attention to buffering, setbacks, stormwater management, and transition of uses. In addition, it was noted the existing zoning is not suitable for the proposed distribution warehouse and limited manufacturing industrial use for which the applicant is requesting, noting the L-P district is the most appropriate usage.

The Commissioners were informed this property has remained vacant under the current zoning for at least 70 years. They were also informed the proposed request is compatible with planned future uses of the surrounding property, specifically to the adjacent north and east adjacent to Waverly Road. It was noted the property is surrounded by Four Corners Road, Homestead Lane and 199th Street. They were informed staff is evaluating the capacity of 199th Street to determine if improvements to accommodate the anticipated development is needed. It was stated that Homestead Lane and intersection at 199th Street has been improved to the standard which will accommodate industrial development. They were informed the developer or the City will determine how other utilities will be added to accommodate the needs of the project. The roadway network, which includes Homestead Lane and intersection at 199th Street, is improved to accommodate industrial traffic, staff is reviewing Four Corners Road and 199th Street to determine any needs necessary.

Ms. Crow focused on the environmental impacts and informed the Planning Commission the City follows the National Pollutant Discharge Elimination System (NPDES) guidelines, adding the requirements will be reviewed and addressed as part of the Site Plan review.

Staff noted the uses allowed in the requested zoning has the potential to benefit the community in the positive by providing jobs, tax revenue and economic opportunities. It was also stated that denial of this request would not significantly add to the public health, safety or welfare. It was noted the Comprehensive plan has the area designated as appropriate for zoning and uses associated with business park and industrial zoning, adding staff believes the requested rezoning is compatible with the spirit and intent of future development as outlined in the Comprehensive Plan, Johnson County Southwest Area Plan and Future Land Use Map. Staff recommends approval with certain stipulations.

Chris Chancellor, representing ELHC, stated his concurrence with staff's comments and recommendations. He stated the utilities are available to serve on the north side.

Chair Daley opened the public hearing.

James Cahill, 19901 Peppertree Lane, Edgerton, KS stated he was interested in the timeline of the project.

Motion by Smith, seconded by Beem, to close the hearing. Motion passed 3-0.

City Administrator Beth Linn stated the preliminary plat and site plan will be considered at the next Planning Commission meeting and more information regarding the project will be known then.

Motion by Smith, seconded by Beem, to approve the rezoning requested with the following stipulations: 1.) All infrastructure requirements of the City shall be met; 2.) All platting requirements of the City shall be met; 3.) All Site Plan application requirements of the City shall be met; and 4.) Prior to issuance of the building permits, the property shall have an approved Site Plan reviewed and approved by the City. The motion was approved, 3-0.

Ms. Linn announced the rezoning request would be considered by the Edgerton City Council on May 24, 2018.

FUTURE MEETING

The next meeting is scheduled for June 12, 2018.

ADJOURNMENT

Motion by Beem, seconded by Smith, to adjourn. Motion was approved, 3-0.

The meeting adjourned at 7:26 p.m.

Submitted by:

Debra S. Gragg
Recording Officer