

EDGERTON BOARD OF ZONING APPEALS
Edgerton City Hall
July 14, 2020
6:30 PM

Executive Order 20-52 issued by Governor Kelly requires any person in Kansas to cover their mouth and nose with a mask or other face covering when they are in inside any public space such as City Hall. Executive Order 20-52 includes a number of exemptions, including children 5 and younger and those with medical conditions that prevent mask use. The entire executive order may be found here: <https://governor.kansas.gov/executive-order-no-20-52/>

1. Call Meeting to Order
2. Roll Call
3. New Business
 - A. **MINUTES** - Consideration of the Minutes of the July 9, 2019 Board of Zoning Appeals Meeting.
 - B. **PUBLIC HEARING – VARIANCE REQUEST – VA2020-01**
Consideration of Application VA2020-01 requesting consideration and approval of a variance from the exterior lighting specifications required under the Unified Development Code Article 10, Section 10.1.G (9.e) for DeLong Company located at 32612 West 191st Street, Edgerton, KS.

Applicant: Caleb Flake
Agent: DeLong Company
4. Future Meeting
 - A. August 11, 2020 – 6:30 PM
5. Adjournment

EDGERTON COMMUNITY BUILDING
EDGERTON BOARD OF ZONING APPEALS
July 9, 2018
6:30 PM
Minutes

The Edgerton Board of Zoning Appeals (the Board) convened with Chairman John Daley calling the meeting to order at 6:31 p.m.

The Roll Call was answered, indicating those present were Chairman John Daley, Board member Jeremy Little, and Board member Charlie Crooks. Board members Tim Berger and Josh Beem were absent from the meeting. Also present were City Administrator Beth Linn, Development Services Director Katy Crow, and Planning and Zoning Coordinator Chris Clinton.

The Planning and Zoning Coordinator indicated a quorum was present.

MINUTES

The approval of the minutes from the meeting held on April 9, 2019 were considered. Mr Daley asked if these were the minutes from the last meeting. Ms. Crow stated that is correct and that the April 9, 2019 meeting, the Board heard the request from Kubota for a sign variance. Motion by Mr. Little, seconded by Mr. Crooks, to approve the minutes. The minutes were approved, 3-0.

PUBLIC HEARING – VARIANCE REQUEST FOR 32180 WEST 191ST STREET – BZA2019-02

Chairman Daley stated before the Board is Application BZA2019-02. The application is a request for consideration and approval of a variance from the signage requirements in the Logistics Park (L-P) District under Unified Development Code (UDC) Article 5, Section 5.2.P (17.e). The request is made by Mr. Bucky Brooks from Midwest Gateway Ventures, LLC. The property is located at 32180 West 191st Street in Edgerton.

Ms. Crow informed the Board the Final Site Plan for this property was approved by the Planning Commission on April 11, 2017 and is comprised of two buildings. The northern building contains 301,000 square feet, the southern building contains 186,000 square feet and abuts 191st Street approximately a quarter of a mile west of Kill Creek Road. The Board approved Application BZA2018-01 for a variance related to the size and placement of a 10-foot by 50-foot (500 square foot) banner attached to the facing of the southern building on December 11, 2018. The variance was approved for a 180-day period which expired on June 27, 2019. On June 7, 2019, City Staff received Application BZA2019-02 to renew the variance approved in application BZA2018-01 for an additional 180 days. The banner is used to promote the leasing of the site. Ms. Crow informed the Board the applicant is in attendance to present the application and why the variance is needed.

Chairman Daley invited the applicants to present before the Board. Mr. Bucky Brooks and Ms. Edna Martinson came before the Board. Ms. Martinson stated when the complex finished construction and not leased out, the variance for the banner was requested. She handed each Board member a picture of what is currently hanging on the façade now. Ms. Martinson

explained they are asking for an extension to help promote the buildings to possible tenants. She informed the Board there have been no complaints from neighbors and the banner has proved helpful in the endeavor to lease the buildings. Mr. Brooks added the construction of the buildings was completed about a year ago and there have been no leases with no sales. He explained a tenant is needed to bring in more jobs and revenue for the City of Edgerton. Chairman Daley stated he thought all the buildings were all occupied by tenants. Ms. Linn stated these two are currently unoccupied, as are some other buildings in the Logistics Park. Ms. Crow explained there have been changes to the banner from the previously approved one due to a change in the leasing agent the applicant is using.

Ms. Crow informed the Board a timeline for when the banner has to be removed should be set by the Board. Chairman Daley suggested a period of 180 days since that is what the application was requesting and what was previously approved by the Board. Mr. Crooks and Mr. Little agreed.

Ms. Linn recommended the Board go through all of the five factors and set a timeline during those votes.

Ms. Crow explained the Staff Report does have the applicant's replies to the factors with staff response after the applicant's reply.

Chairman Daley read the first factor 1; the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and it is not created by an action or actions of the property owner or the applicant. He stated the banner is currently hanging and apparently there are other buildings that are not leased. Mr. Crooks stated the Board could renew the variance for longer, so the applicant does not have to return if the buildings are not leased. Ms. Crow explained a 6-month limit would allow the banner to be displayed until January of 2020. The Board agreed the 6-month extension would be plenty for the banner. Mr. Crooks motioned to approve the first factor with the stipulation that the banner is to be removed after a 6-month period, Mr. Little seconded. The first factor was approved with the 6-month removal date, 3-0.

Chairman Daley read the second factor; that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. He stated the banner does not block anybody and if the banner was damaged it should be removed. Ms. Crow informed the Board staff does daily inspections of the Logistics Park to ensure there are no code violations and a damaged banner is something staff would notice. Mr. Crooks motioned to approve the second factor with the stipulation of removing the banner if it is damaged, Mr. Little seconded. The second factor was approved with the stipulation, 3-0.

The third factor was read by Chairman Daley; that the strict applications of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application. He stated there are real estate signs everywhere. Mr. Crooks motioned to approve the third factor, Mr. Little seconded. The third factor was approved, 3-0.

Factor number four was read by Chairman Daley; that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. Chairman Daley stated there are no public health issues. Mr. Crooks motioned to approve the fourth factor, Mr. Little seconded. The fourth factor was approved, 3-0.

Chairman Daley read the fifth and final factor; that granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations and to grant exceptions to the provisions of the zoning regulations in those instances where the board is specifically authorized to grant such exceptions and only under the terms of the zoning regulation. Chairman Daley stated the banner is designed to be temporary since a for lease sign will be removed once the space is leased. Mr. Crooks motioned to approve the fifth factor, Mr. Little seconded. The final factor was approved, 3-0.

Chairman Daley stated that the variance is approved for 6 months with the stipulations of the removal of the banner if it becomes damaged or the building is leased before the 6-month period has expired.

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Little, seconded by Mr. Crooks. The motion was approved, 3-0.

The meeting adjourned at 6:46 p.m.

Submitted by:

Chris Clinton
Planning and Zoning Coordinator

STAFF REPORT

July 14, 2020

To: Edgerton Board of Zoning Appeals
Fr: Chris Clinton, Planning and Zoning Coordinator/City Clerk
Re: **Application VA2020-01** - Variance Request for Deviation from Site Plan Requirements.

APPLICATION INFORMATION

Applicant/Property Owner: Caleb Flake, Agent for The DeLong Company
Pat DeLong, Owner

Requested Action: Variance – Deviation from site requirements provided in Article 10, Section 10.1.G (9.e) of the Unified Development Code of the City of Edgerton.

Legal Description: SW 1/4 of Section 34, Township 14 South, Range 22 East, and part of a tract of land described as the J.A. Pearce Tract in the 1892 Re-Survey of said Section, Township and Range in Johnson County, Kansas; see attached application for complete legal description.

Site Address/Location: The parcel east of 32612 W. 191st Street

Site Size: Approximately 12.00 acres

Existing Improvements: None

Zoning and Land Uses:

	ZONING	LAND USE	USER/OWNER
<i>SITE</i>	I-H, Heavy Industrial	Vacant	The DeLong Company
<i>NORTH</i>	A-G, Agricultural	Intermodal Facility	BNSF Railway Company
<i>SOUTH</i>	L-P, Logistics Park District	Trailer Storage	C Y Edgerton LLC
<i>EAST</i>	L-P, Logistics Park District	Warehouse/Logistics Park	Dot's Pretzels LLC
<i>WEST</i>	I-H, Heavy Industrial	Grain Storage/Shipping	The DeLong Company

Background:

On June 9, 2020, the Edgerton Planning Commission approved the Final Site Plan for the expansion of The DeLong Company's operations to the east subject to the stipulations noted

in the Staff Report. The proposed parking facility expansion would be built in two phases. The first phase would adjoin the parking facility with the current operations along the western boundary of the parcel and create a new access point along West 191st Street. The second phase would be additional parking stalls in the northeast corner area of the parcel. The parcel is adjacent to the Burlington Northern Santa Fe (BNSF) Intermodal facility, separated by Intermodal Parkway and the Dot's Pretzels/Midwest Gateway facility.

Project Site: Expansion Outlined in Red



On June 9, 2020, City Staff received Board of Zoning Appeals (BZA) Application VA2020-01 requesting a variance from the site plan requirements of the Unified Development Code (UDC). The requirements for a site plan are governed by the UDC under Article 10, Section 10.1.G.

Article 10, Section 10.1.G (9.3) specifically states the site plan submittal must contain, *"Exterior lighting specifications including a preliminary photometric plan. A final photometric plan will be required at the time the applicant applies for a Building Permit. Lighting should be installed in an effort to minimize spillover onto adjacent properties and streets. The maximum light level at any point on a property line shall not exceed 0.0 foot-candles when adjacent to an agricultural or residential property or 0.2 foot-candles when adjacent to a nonresidential district, measured five (5) feet above grade. Lights shall be aimed away from adjacent properties and streets and may need to be shielded to meet the foot-candle requirements. The maximum height for luminaries shall not exceed 25 feet as measured between the bottom of the luminaire and grade."*

Variance:

Per the Kansas State Statute 12-759 and the City of Edgerton Organization and Bylaws of the Board of Zoning Appeals, there are five factors the Board of Zoning Appeals must consider when approving a variance from the Unified Development Code.

All five of these factors must be considered in light of the applicant's responses and City Staff's comments during deliberation and **all five** factors must be found to be true by a majority of the Board for a variance to be granted. If any one factor does not receive a majority of Board member votes, the variance shall not be approved.

Each factor is listed below with the applicant's response from their submitted variance application. City Staff has provided comment regarding each factor.

1. **The variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and it is not created by an action or actions of the property owner or the applicant.**

Applicant: *This request is unique to this site because the property is surrounded on three sides by property zoned L-P Logistics Park. The L-P zoning district allows for light poles 180 feet tall. Lighting uniformity will still comply with IES (Illuminating Engineering Society Standards, Section RP-20-14.*

City Staff: Article 5 of the Edgerton Unified Development Code outlines the requirements for parcels containing an L-P zoning designation. Article 5, Section 5.2.N (5) specifically states "The maximum height of lighting facilities shall be 180 feet measured from ground level to the top of the structure." The facilities outlined in this section are referring to lights mounted on radio towers and other tall structures to warn aviators of the structures' presence.

Parking lot lighting facilities, such as the ones proposed, are addressed in Article 5, Section 5.2.N (3.j). That section specifically states, "Parking Lot lighting facilities shall

provide illumination within parking areas not to exceed a maintained average of one and one half (1.5) foot candles at ground level, and shall not distribute more than one half (0.5) foot candles of light at the property line and two tenths of one (0.2) foot candle of light upon any adjacent single family residential property. For uses within 24 hour operations or uses that operate during the evening and night, a maximum maintained average of two and one half (2.5) foot candles at ground level shall be allowed; such uses shall distribute not more than one half (0.5) foot candles of light at the property line and two tenths of one (0.2) foot candle of light upon any adjacent single family residential property. A minimum average of the greater of either one (1) foot candle maintained or that required by applicable Illuminating Engineering Society of North America (IESNA) practice shall be required to be maintained."

While Article 5, Section 5.2.N does not outline a maximum height for parking lot lighting facilities, Article 10 outlines lighting requirements as part of the Site Plan submission. Article 10, Section 10.1.G (9.e) outlines lighting requirements related to luminary height and this would apply to all zoning designations, including I-H and L-P.

This request is not unique to the property in that existing operations have been operating for the past eight (8) years with luminaries that are 30-feet in height. Additionally, this parcel is adjacent to two (2) L-P zoned parcels which conduct operations with luminaries that are less than the 30-foot height requested. The parcel to the south owned by C Y Edgerton, utilizes twenty-five (25) foot luminaries and the Dot's Pretzels/Midwest Gateway parcel to the east contains luminaries which are twenty-eight (28) feet in height.

2. **That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Applicant: *The taller light poles will not have an adverse affects on the rights of adjacent property owners/businesses. There are no residents within one mile of the project site.*

City Staff: The adjacent property owner to the east, Dot's Pretzels and Midwest Gateway, would be most affected by the allowance of taller lights. The photometric plan included in the Site Plan submittal for the expansion of operations shows foot-candle readings along that property line which exceed the amount allowed under Article 10, Section 10.1.G (9.e). The highest noted reading is 1.1 foot-candles which exceeds the maximum allowed of 0.2 foot-candles. Light readings above the allowed limit

Adjacent property owners are able to conduct operations under lighting which meets the code requirements related to both height and foot candle readings at the property line, this operation should be able to as well.

3. **That the strict applications of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.**

Applicant: *Following strict adherence to the ordinance this project would require 4-5 times the number of light poles. The use of taller light poles allows for fewer poles to light the same area and will significantly increase the overall project cost.*

City Staff: The current operations, approved before the recent amendment to Article 10, are conducted under luminaries which are thirty (30) feet in height. City Staff has not received any complaints or concerns from neighboring properties regarding the lighting used for the current operations. The additional number of light poles required and the increased cost for those additional luminaries does not constitute unnecessary hardship especially when the current height is acceptable for existing operations on the DeLong site and on other properties in the Logistics Park.

4. **That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

Applicant: *This variance will allow DeLong Companies to cost-effectively maintain safety on their lot, and will not have an adverse affect otherwise. Taller light poles and high light levels already exist in the immediate vicinity area.*

City Staff: As was noted previously, the height of the luminaries on neighboring parcels is 28-feet and 25-feet respectively with current DeLong operations utilizing a pole height of 30-feet. The applicant has not provided enough data to illustrate a safety concern which would warrant the need of the variance, and any safety concern brought forward could be mitigated by increasing the number of light poles at the allowed height limit. City Staff has not received any other applications requesting a variance from the height requirements of the parking lot luminaries for safety reasons nor has staff received complaints regarding the lack of lighting at other facilities in Logistics Park Kansas City.

5. **That granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations; and to grant exceptions to the provisions of the zoning regulation in those instances where the board is specifically authorized to grant such exceptions and only under the terms of the zoning regulation.**

Applicant: *The variance will not be opposed to the spirit and intent of this ordinance, and will be compatible with the surrounding uses, light pole heights, and lighting levels.*

City Staff: The proposed luminaries are twice as tall (60') as the existing luminaries (30') and more than twice of what is allowed (25') by the current UDC. While this parcel borders L-P zoned parcels, the project site itself is zoned I-H, Heavy Industrial. Neither zoning designation has a height limit specifically listed for luminaries, but the Site Plan article does. The UDC does not disallow lighting, it simply requires lighting to be installed at a reasonable height.

Article 10, *Site Plans and Design Standards*, has been revised and updated within the last year. It was the intent during that code revision to require development projects in

all zoning designations to meet a standard that was both functional and attractive. Logistics Park Kansas City (LPKC) is a very important development to the City of Edgerton and as such the City has been very deliberate in enforcing the requisite design standards which keep LPKC an attractive asset to the Edgerton community. The use of lighting facilities which meet the height requirement of 25 feet would meet the spirit and intent of the zoning regulations outlined in the Edgerton UDC.

ATTACHMENTS

- Application
- Notice of Public Hearing Affidavit of Compliance Provided by Applicant
- List of Neighboring Properties Notified of Public Hearing
- Article 5, Section 5.2.P, photometric requirements for L-P zoning district
- Article 5, Section 5.4, requirements for I-H zoning district
- Article 10, Section 10.1.G (9.e), exterior lighting requirements for all districts
- Preliminary Photometric Plans

Application is made for:

☐

APPEAL

FROM A DECISION OF THE CODE ENFORCEMENT OFFICER,
ZONING ADMINISTRATOR, OR OTHER CITY STAFF, IN THE
ENFORCEMENT OF THE UNIFIED DEVELOPMENT CODE

☒

VARIANCE

FROM SPECIFIC SECTION(S) OF THE UNIFIED
DEVELOPMENT CODE

Legal Description: (If property is not platted, please provide an electronic copy of legal description in a Microsoft Word document)

See attached

Location or address of subject property: Northeast Corner of 191st Street and Homestead

Zoning on subject property: I-H Heavy Industrial Current land use: vacant

Request: (cite specific section and subsection of the Unified Development Code from which appeal or variance is requested)

Requesting variance form Article 10, Section G.9.e. pertaining to site lighting. We request a maximum allowable height for luminaries be increased from 25 feet to 62 feet, and uniformity ratios be adjusted to allow for Ave/Min 3.5:1 Max/Min 8.5:1

Property owner name(s): DeLong Companies

Phone: 608-676-2255 Company: DeLong Company, Inc.

Email: _____

Mailing address: 214 Allen Street, PO Box 552 Clinton, WI 53525

Applicant/agent's name(s): Caleb Flake

Phone: 816-756-0444 Company: McClure Engineering Co

Email: cflake@mecresults.com

Mailing address: 1700 Swift Ave Suite 100, North Kansas City, MO 64116

Signature of owner or agent: _____



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

FOR OFFICE USE ONLY

Application No.: VA2020-01

Received by: Christopher Clinton

Permit Fee Paid: \$ 250

Date Fee Paid/Receipt #: 6-9-2020 # 57200

Publication Fee Paid: \$ 120.75

Date Fee Paid/Receipt #: _____

Hearing Date: 7-14-2020

CERTIFIED LETTERS: The applicant will be responsible for mailing notices (see attached form letter) of the public hearing for the requested appeal or variance by certified mail, return receipt requested to all owners of land within the notification area: two hundred (200) feet within the city limits; one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of ten (10) days prior to the public hearing. Information regarding ownership of the land within the notification area can be obtained from the Johnson County Department of Records and Tax Administration, or through a title insurance company (preferred method). A list of property owners within the notification area must be submitted with the application.

AFFIDAVIT OF COMPLIANCE: An affidavit (see attached form) concerning the mailing of property owner notification letters must be returned to the office of the City Clerk by no later than the Thursday preceding the Board of Zoning Appeals hearing.

BOARD OF ZONING APPEALS REVIEW AND DECISION: The Edgerton Board of Zoning Appeals meets in the City Hall. The agenda and staff reports will be available the Thursday preceding the Board of Zoning Appeals hearing. The chairperson will open the public hearing for each case to hear presentations by the city staff, the owner or authorized agent, and the audience, respectively. After everyone has had the opportunity to speak, the Board of Zoning Appeals will close or continue the public hearing to a later date.

In hearing an appeal, the Board of Zoning Appeals is asked to make a judgment regarding a city official's interpretation of the Unified Development Code. The Board of Zoning Appeals may reverse or affirm the official's decision in whole or in part.

In hearing a variance, the Board of Zoning Appeals must decide whether the request meets all five of the following criteria:

1. That the variance requested arises from a condition which is unique to the property in question, is not ordinarily found in the same zone or district, and is not created by the action(s) of the property owner(s) or the applicant(s); and
2. That the granting of the variance will not adversely affect the rights of the adjacent property owners or residents; and
3. That the strict application of the provisions of the ordinance of which variance is requested will constitute unnecessary hardship upon the property owner(s) represented in the application; and
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and
5. That granting the variance desired will not be opposed to the general spirit and intent of this ordinance.

NOTE: Decisions of the Board of Zoning Appeals may be appealed to the district court within thirty (30) days of the action.

Attach additional sheets if necessary. Please print or type.

1. Does the request arise from a condition, which is unique to the property in question, is not ordinarily found in the same zone or district, and is not created by an action(s) of the property owner(s) or applicant(s)? Explain:
This request is unique to this site because the property is surrounded on three sides by property zoned L-P Logistics Park. The L-P zoning district allows for light poles of 180 feet tall. Lighting uniformity will still comply with IES (Illuminating Engineering Society) Standards, Section RP-20-14
2. Will granting a variance adversely affect the rights of adjacent property owners or residents? Explain:
The taller light poles will not have an adverse affects on the rights of adjacent property owners/businesses. There are no residents within one mile of the project site
3. Will strict application of the provisions of this ordinance constitute unnecessary hardship upon the property owner(s) represented in the application? Explain:
Following strict adherence to the ordinance this project would require 4-5 times the number of light poles. The use of taller light poles allow for fewer poles to light the same area, and will significantly increase the overall project cost
4. Will the variance adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare? Explain:
This variance will allow DeLong Companies to cost-effectively maintain safety on their lot, and will not have an adverse affect otherwise. Taller light poles and high light levels already exist in the immediate vicinity area
5. Will the variance be opposed to the general spirit and intent of this ordinance? Explain:
The variance will not be opposed to the spirit and intent of this ordinance, and will be compatible with the surrounding uses, light pole heights, and lighting levels

Prepared by:  Date: June 5, 2020

Attach a list of names and addresses of all owners of land within the notification area (two hundred (200) feet within the city limits; one thousand (1,000) feet in the unincorporated area) of the subject property.


It is the applicant's responsibility to demonstrate that all of these conditions have been met at the time of application. Applicants are encouraged to submit any materials that will support their case, including sketch plans, photographs, studies, letters of support, etc.

NOTE: This signed affidavit is to be returned by the Thursday before the scheduled hearing.

I, Caleb J. Flake of lawful age being first duly sworn upon oath, state:

That I am the Agent (agent, owner, attorney) for the property for which the application was filed and did, not later than ten (10) days prior to the date of the public hearing scheduled before the Board of Zoning Appeals, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.

These notices were mailed on the 29th day of June, 2020.


Signature of Agent, Owner, or Attorney

Subscribed and sworn to before me this 29th day of June, 2020.

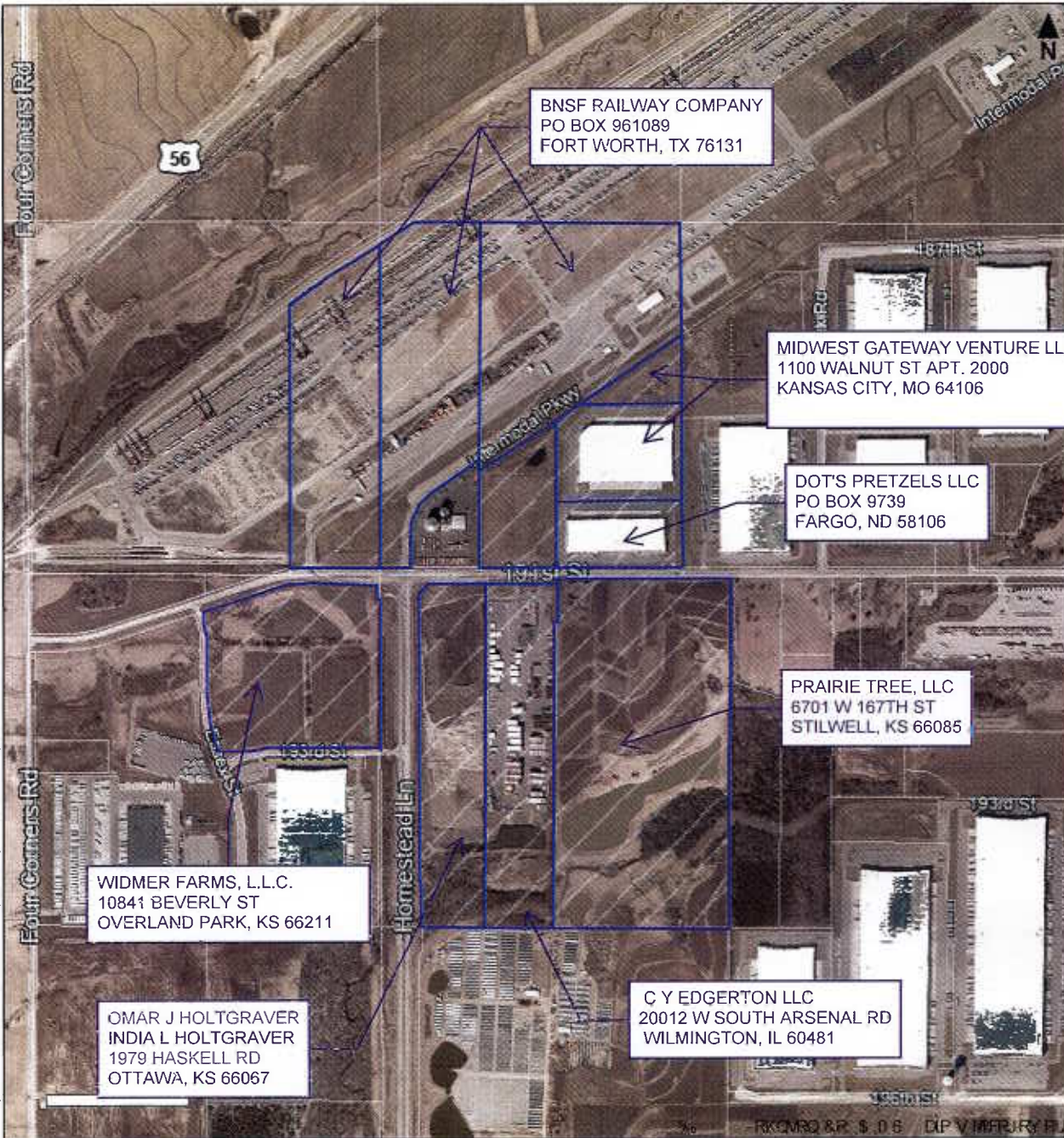
Kim Tombs - 
Notary Public

My Commission Expires:

(SEAL)

10-29-2023

KIM TOMBS
Notary Public, Notary Seal
State of Missouri
Platte County
Commission # 19478832
My Commission Expires 10-29-2023

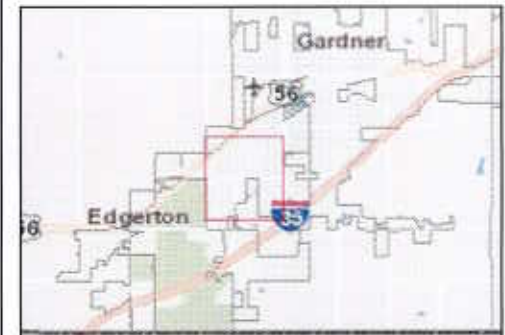


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RU ZLQDQDV WR WKHFD FDXUHQF RI WKH

JOHNSON COUNTY
KANSAS
AIMS GIS & Mapping





May 21, 2020

RE: Authorized Agent

To Whom it May Concern:

I hereby declare Caleb Flake of McClure Engineering Company an Authorized Agent for the DeLong Company and grant him authorization to act on my behalf and sign applications related to the parking lot expansion project. More specifically:

- Final Site Plan Case No. FS2020-04
- Preliminary and Final Plats PP2020-01
- Variances
- Site Construction Permits

Sam Hanni
General Manager
The DeLong Company



Signature

5-21-20

Date

shall be screened from those residential lots.

- d. **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) feet in height except as may otherwise be approved by the City.
- e. **Use of Loading Spaces.** Off-street loading spaces shall be used only for temporary loading/unloading operations and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products.
- f. **Number of Loading Spaces Required.** Any use that receives or distributes material, supplies or merchandise by motor vehicle shall provide off-street loading in accordance with Table 4, Off-Street Loading Requirements, unless otherwise approved by the City based on the anticipated size and type of use.

Table 4. Off-Street Loading Requirements

Gross Floor Area (square feet)	Minimum Loading Spaces Required
0 – 9,999	None
10,000 - 50,000	1
50,001 - 100,000	2
100,001 +	1 additional space per 100,000 sq ft

- g. **Temporary Outdoor Storage Regulations for Cargo Containers, Operational Trailers, and Tractors.** The temporary storage of cargo containers, operational trailers and tractors shall be allowed in the L-P District for a period of up to 30 days. Outdoor parking or storage spaces for cargo containers, operational trailers and tractors shall be screened from view by either a masonry wall of a type and style complementary to the primary materials of the building, wrought iron, decorative metal, living plant material or a combination of these. The height of the screening shall be sufficient to block view of the equipment or vehicles from a public right-of-way. Where a masonry wall is used to satisfy this requirement, foundation planting shall be provided on the exterior face of the wall. These spaces shall be clearly demarcated solely for tractor and trailer storage. The storage or display of boats, trailers, campers, motor vehicles or other goods, materials or products for sale is prohibited in these spaces.

N. 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 Special District. All lighting facilities shall provide proper site lighting as well as being designed with cutoff illumination to reflect the illumination away from any adjacent property. Additional design provisions and considerations are presented below.
- 2. **Submittal Process and Review.** Photometric plans shall graphically depict illumination layout and foot candle values within area being lighted as well as along all adjacent property lines. In lieu of the requirements set forth in this Section, an alternative photometric plan may be submitted to the City for its approval. An

alternative photometric plan shall include innovative design techniques in response to the unique characteristics of a particular site.

3. Types of Lighting Systems

- a. Street Lighting. Lighting designed in accordance with IESNA Standards to provide illumination of that portion of the street used by vehicular traffic.
- b. Pedestrian Lighting. Lower level lighting intended to illuminate the pedestrian walkway that generally runs parallel to that portion of the street parallel to vehicular traffic or traverses a parking lot along a clearly demarcated walkway.
- c. Parking Lot. Lighting designed in accordance with IESNA Standards to provide illumination for both vehicular parking areas and vehicular access tracts.
- d. Loading Space/Loading Dock. Lighting designed to provide illumination for loading operations typically associated with warehouse/distribution operations.
- e. Industrial Uses. Lighting designed in accordance with IESNA Standards to provide illumination for industrial uses/operations.
- f. Commercial Uses. Lighting designed in accordance with IESNA Standards to provide illumination for commercial uses/operations.
- g. Security. Lighting designed to provide to illuminate portions of a site at minimum levels to aid in surveillance during non-operational business hours.
- h. Signage. Lighting designed solely to illuminate signage.
- i. Street Lighting. Street Lighting shall conform at a minimum to the Kansas Department of Transportation Highway Illumination Manual in addition to requirements set forth by the City.
- j. Parking Lot Lighting Facilities. Parking Lot lighting facilities shall provide illumination within parking areas not to exceed a maintained average of one and one half (1.5) foot candles at ground level, and shall not distribute more than one half (0.5) foot candles of light at the property line and two tenths of one (0.2) foot candle of light upon any adjacent single family residential property. For uses with 24 hour operations or uses that operate during the evening and night, a maximum maintained average of two and one half (2.5) foot candles at ground level shall be allowed; such uses shall distribute not more than one half (0.5) foot candles of light at the property line and two tenths of one (0.2) foot candle of light upon any adjacent single family residential property. A minimum average of the greater of either one (1) foot candle (maintained) or that required by applicable IESNA practice shall be required to be maintained.

4. **Sign Lighting.** All sign lighting shall be designed to minimize uplight. The use of floodlights to illuminate signage shall be done in a manner that eliminates glare along adjacent roadways and properties.

5. **Maximum Height of Lighting Facilities.** The maximum height of lighting facilities shall be 180 feet measured from ground level to the top of the structure.

6. Light Trespass Control Measures

- a. **Luminaire Design and Location.** Any luminaire whose distance from a lot line

5. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way.
6. All parking shall be on a surface prepared from concrete or asphalt.
7. All commercial buildings shall provide a designated off-street space for the loading and unloading of goods and merchandise.
8. See Article 10 for additional parking requirements.

5.4 I-H Heavy Industry District.

A. Purpose and Intent. This district is designed to accommodate heavy industrial uses not otherwise provided for in the I-G General Industrial district. The intensity of uses permitted in this district requires separation from residential and commercial uses.

B. Uses Permitted. The following uses shall be permitted in the I-H, Heavy Industrial District:

1. Agricultural storage and processing facilities, including elevators and dehydrators.
2. Sale and bulk storage of agricultural fuels, feed, fertilizers, and pesticides.
3. Asphalt, cement plants.
4. Heavy construction trades.
5. Manufacture and processing of chemicals.
6. Pottery and porcelain products (bulk manufacturing).
7. Public safety services.
8. Public utilities or facilities.
9. Scrap metal storage yard.
10. Stone products.
11. Transfer station, solid waste.
12. Wire rope and cable.
13. Any manufacture, processing, or fabrication activity that involves substantial heat, light, and glare from welding, pressing, stamping, food preparation, assembly lines, or excessive noise from moving, machinery, or assembly.
14. Any other use similar in character to the above as approved by the Planning Commission.

C. Uses Permitted by Condition (Conditional Use). The following uses may be permitted with a conditional use permit obtained pursuant to the provisions of Article 7.

1. Acid manufacture or reclamation.
2. Pesticide or herbicide manufacture.
3. Explosives manufacture or storage.
4. Slaughtering, rendering, packing operations
5. Fertilizer manufacture.
6. Petroleum refinery.
7. Smelting of base metals.
8. Adhesive manufacture.

9. Incineration.
10. Stockyards.
11. Wholesale/storage (bulk) of gasoline and other petroleum products.

D. Setback, Yard and Area Regulations.

Table of Setbacks, Yards, and Area for I-H District				
Use	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
Principal Buildings	35'	20 feet, except that a 40-foot setback shall be established on all parcels adjacent to a residential zone or use.	25-foot setback shall be established for structures with access or service from the rear. Within this setback an alley, service court or drive is allowed.	40'

E. Special Regulations. The use of all property and buildings in the I-H district shall be conducted in a manner such that all operations, display or storage of material shall be screened by ornamental fences, walls and/or permanent tree plantings in accordance with Section 6-9.

F. Parking and Loading.

1. Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors, and others who may spend time at the establishment during working hours. Such parking spaces shall be at least nine (9) feet by twenty (20) feet.
2. Light manufacturing shall provide one parking stall per one hundred (100) sq. ft.; general manufacturing shall provide one park stall per one hundred fifty (150) sq. ft.; and, heavy manufacturing shall provide one parking stall per 200 sq. ft.
3. Minimum parking standards may be adjusted to greater or lesser capacities to account for location, expected circulation flows, and conversion probabilities by the Planning Commission or Zoning Administrator. Each establishment shall provide adequate loading space within a building or in a side or rear yard, in such a way that all storage, standing and maneuvering of trucks shall be off the public right-of-way.
4. No portion of a parking or loading space, including maneuvering areas, except the necessary drives, shall be located closer than 30 feet from a public street right-of-way.
5. All parking shall be on a surface prepared from concrete or asphalt.
6. All commercial buildings shall provide a designated off-street space for the loading and unloading of goods and merchandise.
7. See Article 10 for additional parking requirements.

I certify that I have reviewed this SITE PLAN and will comply with all specifications, changes, conditions required during Site Plan approval 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: _____
Title: _____ Organization _____

G. Contents of Site Plan Drawings. All materials shall be adequately labeled and should provide complete details which show compliance with District requirements.

1. A scale vicinity map showing the relationship of the site to surrounding neighborhoods, zoning of surrounding properties, roads and other physical features.
2. A project title, zoning designation and applicant name.
3. A street, lot or tract address of the project.
4. An index of content pages.
5. A data table which, at a minimum, includes: acreage of the site and number of units per acre (if applicable), gross square feet of the building(s) area, the proposed use of each building, number of employees and the total number of parking spaces to be provided.
6. The name of the architect, engineer, surveyor and landscape architect, all licensed in the State of Kansas, who prepared the Site Plan.
7. Engineer's seal with original signature.
8. All Site Plan submissions shall include a landscape plan sealed by a landscape architect licensed to practice in the state of Kansas which is in conformance with applicable zoning district requirements. All landscape features shall be shown in relation to sidewalks, paths, lawns, parking areas and drives. The submitted landscape plan drawn to scale, shall show the following:
 - a. All sides of the parcel site;
 - b. Name/type and size of existing trees to be retained;
 - c. Proposed building locations;
 - d. Planting timetable and seeding/sodding schedules;
 - e. All landscaping and screening;
 - f. A table entitled "Planting Schedule" which lists botanical name, the common name, size and condition of all planting materials.
9. The submitted Site Plan shall include the following features.
 - a. Existing and proposed topography including contours at two (2) foot intervals unless the property is too flat and then spot elevations shall be provided;
 - b. Exterior lot lines with any survey pins;
 - c. Location of buildings, proposed and existing if existing buildings will remain;
 - d. Parking areas, paths, sidewalks with sizes and surface material specifications;
 - e. Exterior lighting specifications including a preliminary photometric plan. A final photometric plan will be required at the time the applicant applies for a Building Permit. Lighting should be installed in an effort to minimize spillover onto adjacent properties and streets. The maximum light level at any point on a property line shall not exceed 0.0 foot-candles when adjacent to an agricultural or residential property or 0.2 foot-candles when adjacent to a nonresidential district, measured five (5) feet above grade. Lights shall be aimed away from adjacent properties and streets and may need to be shielded to meet the foot-candle requirements. The maximum height for luminaries

shall not exceed 25 feet as measured between the bottom of the luminaire and grade;

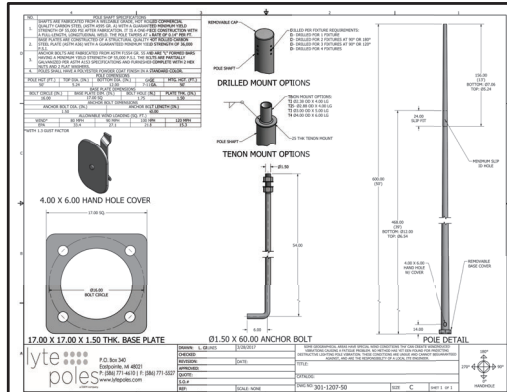
- f. Site entrance and connections to streets;
- g. The location of existing and proposed easements;
- h. Connection point for utilities and the location and size of all utility lines including but not limited to sewer lines and manholes; water lines and fire hydrants; telephone, cable, fiber, and electrical systems; and storm drainage systems including inlets, catch basins, lines and other appurtenances, existing and proposed;
- i. Vehicular and pedestrian circulation within the site, entrances and exits, loading and unloading areas, and adjacent curb cuts;
- j. Storm Drainage Systems and Facilities shall be provided in connection with the proposed development of land in accordance with the Kansas City Metropolitan chapter of the American Public Works Association Construction and Material Specifications Section 5600 Storm Drainage Systems and Facilities. Said Site Plan shall show, by use of directional arrows, the proposed flow of storm drainage from the site. A summary table shall be provided on the Site Plan in the following format:

<u>PROPERTY SURFACE SUMMARY</u>			
<u>Summary of Existing Conditions</u>		<u>Summary after project completion</u>	
<u>Total Buildings</u>	<u># ft.²</u>	<u>Total Buildings</u>	<u># ft.²</u>
<u>Total Pavement</u>	<u># ft.²</u>	<u>Total Pavement</u>	<u># ft.²</u>
<u>Total Impervious</u>	<u># ft.²</u>	<u>Total Impervious</u>	<u># ft.²</u>
<u>Total Pervious</u>	<u># ft.²</u>	<u>Total Pervious</u>	<u># ft.²</u>
<u>Total Property Area</u>	<u># ft.²</u>	<u>Total Property Area</u>	<u># ft.²</u>

A Storm Water Pollution Prevention Plan (SWPPP) shall also be provided and shall meet the known requirements of the National and Kansas General Permit. A signed and dated copy of the NOI shall be provided to the City prior to any disturbance of the soil on the construction site;

- k. Scale drawings of all proposed signage including location, height, size, area, materials and design to be used on the premises with construction drawings required when applying for a sign permit in accordance with Article 12, *Sign Regulations*, of the Unified Development Code;
- l. Features to facilitate handicapped access;
- m. Profile and detail for roads the location and width of sidewalks and the location of trails;
- n. Scale drawing of building floor plans with dimensions and square foot calculations;
- o. Scale drawings in full color with dimensions of all building facades or elevations including the labeling of exterior materials and color;
- p. Roof pitch and materials;
- q. The location of any HVAC systems (roof or ground), utility boxes and any other above ground facilities. Include line of sight drawings which indicate view from the street, right of way, and/or adjacent properties. Ground-based mechanical equipment shall be located away from property lines adjacent to public streets and residential property. Include type of screening that will be used around equipment;

K:\190328-000-06-DRAWINGS\Civil\2 ACRES SITE PROJECT PLAN\190328-000_S1-PH.DWG | DATE: 7/24/2019



LUMEC
by @lghty

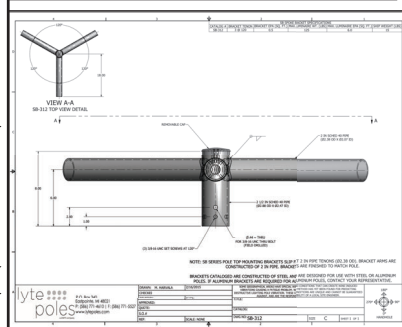
Roadway
HighFocus
HFL
High-Intensity LED
92, 184 and 276 LED

FIXTURE A

Lumec HighFocus LED high-mast luminaires provide an energy saving, low-maintenance solution that provides managers and work crews with the freedom to focus on other tasks. HighFocus LED features variable lumen packages and offers up to 97,280 lumens with up to 140 lumens per watt (lm/w). Includes Service Tag, innovative way to provide assistance throughout the life of the product.

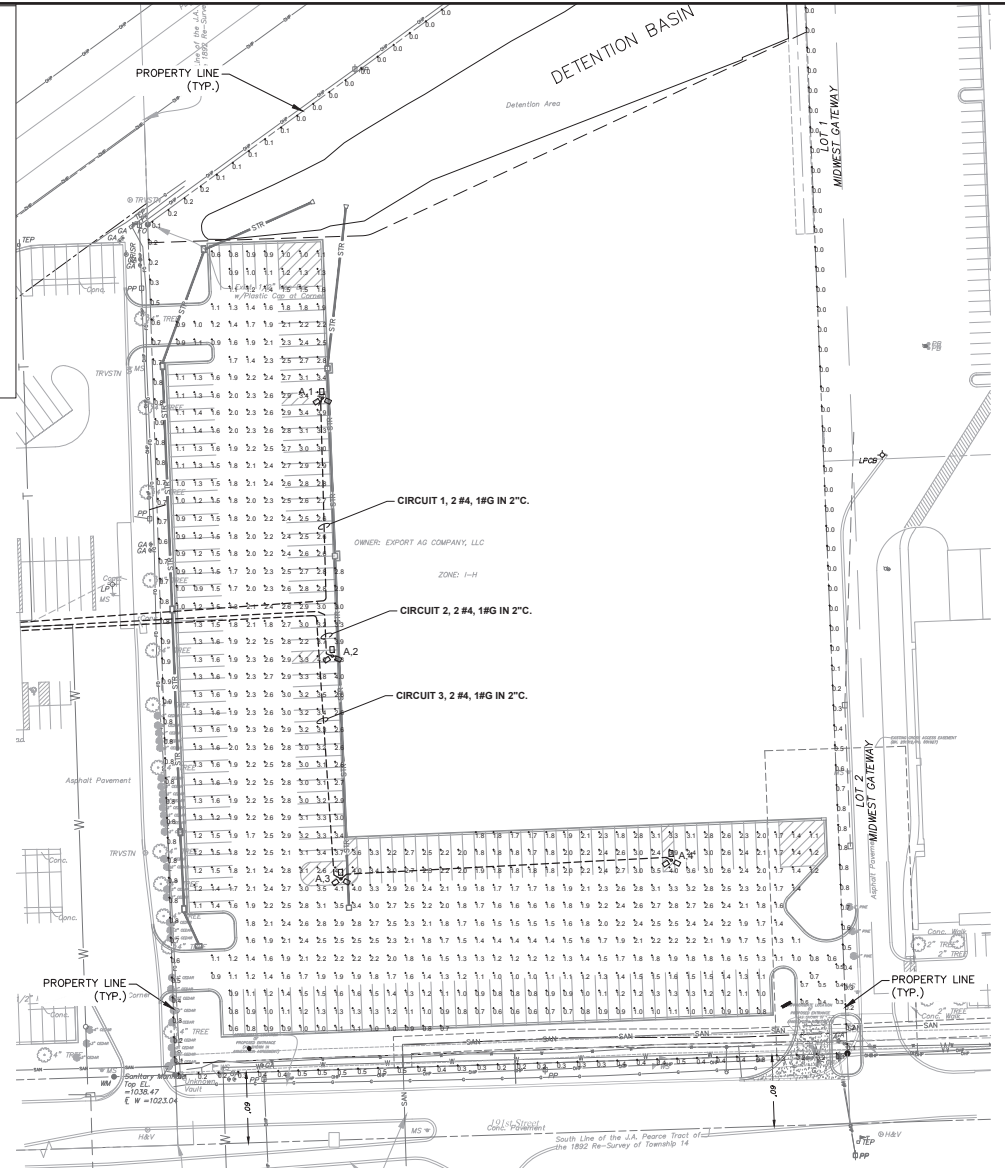
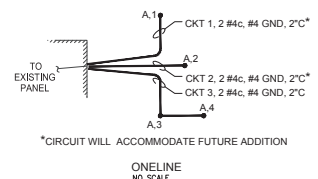
Ordering guide

Configuration	Label	Height	Beam Angle	Power	Notes
HFL-92	92	12	120	100W	Standard
HFL-184	184	18	120	200W	Standard
HFL-276	276	24	120	300W	Standard



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY VOLTAGE AVAILABLE. CIRCUITING BASED ON 208V.
2. LIGHTING LAYOUT IS BASED ON THE MANUFACTURES LISTED ON THIS SHEET. EACH LUMINAIRE SHALL BE ADJUSTED AND LEVELED TO MATCH THE ELEVATION OF THE PAVEMENT.
3. POLES SHALL BE LOCATED IN LINE WITH PARKING LOT LINES WHERE APPLICABLE.
4. FIXTURES SHALL BE MOUNTED ON 4" EXTENDED BASE WITH FINISH MOUNTING HEIGHT OF 54".



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens*	Watts*	LLF
☉	4	A	3 @ 120 DEGREES	49638	428	0.950
Description						
HFL-184L-700-NW-G1-5W						

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT (PHASE I)	Fc	1.97	4.3	0.6	3.28	7.17
SOUTHEAST ENTRANCE	Fc	.49	.70	0.3	1.63	2.33

McCLURE

making lives better.

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North Kansas City, MO 64116
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NOTICE

McClure Engineering Company reserves any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to follow and follow the engineers' guidelines with respect to any errors, omissions, inaccuracies, misinterpretations, or confusion which are contained herein.

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MEASURE CERTIFICATE OF AUTHORITY NO. 6-2008020038 EXPIRES DECEMBER 31, 2022

DELONG GRAIN PARKING EXPANSION

FINAL SITE PLAN

EDGERTON, JOHNSON COUNTY, KANSAS

DRAWING REVISION

FINAL PROJECT PLAN 03.27.2020

REVISIONS

CITY COMMENTS 05.20.2020

PRELIMINARY

NOT FOR CONSTRUCTION

DESIGNED BY
M.D.

CHECKED BY
C.F.

MEET PROJECT NUMBER
190328-000

SITE LIGHTING PLAN PH-1

E101

